

CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA

The applicable (Q) Qualified Conditions, (D) Development Limitations, and Conditions of Approval in Council Files 26-0047, 26-0047-s1, and 26-0047-s2 shall be modified to add or modify conditions as follows, and the Department of City Planning shall update the applicable entitlement Findings accordingly:

(Q) QUALIFIED CONDITIONS

Modify Condition 2:

2. On-Site Restricted Affordable Units. Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to set aside a minimum of five percent of all rental units for Extremely Low Income households, and in addition, set aside either 11 percent of all rental units for Very Low Income households or 20 percent of all rental units for Low Income households, as defined by LAMC Section 11.5.11(a)(1)(ii) and as determined to be affordable to such households by LAHD for a period of 55 years. In addition, the Project shall set aside one of the following for all for-sale units: 1) a minimum of 11 percent of all for-sale units for Very Low Income households; 2) a minimum of 20 percent of all for-sale units for Low Income households; or 3) a minimum of 40 percent of all for-sale units for Moderate Income households; as defined by LAMC Section 11.5.11(a)(1)(ii) and as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant modifies the proposed density of the project, the number of required reserved On-Site Restricted Units may be adjusted, consistent with LAMC Section 11.5.11, to the satisfaction of LAHD. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall provide a copy of the recorded covenant to the Department of City Planning for inclusion in this file. On-site restricted affordable units shall be provided in accordance with LAMC Section 11.5.11, to the satisfaction of LAHD, and with any monitoring requirements established by LAHD. The affordable housing units may be constructed in a building or buildings solely composed of affordable housing units.

Add Condition 2.a:

2.a Additional On-Site Restricted Affordable Units. In addition to the above, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to set aside an additional one half percent (0.5%) of all rental or for sale units for Extremely Low Income households as determined to be affordable to such households by the LAHD for a period of 55 years.

Modify Condition 3.a:

3. Developer Incentives. The project shall be permitted the following:

- a. A 7.5 percent increase in the allowable Floor Area Ratio (FAR), from 6:1 to 6.45:1 (to permit up to 2,116,064 square feet of floor area on a post-dedication site area of 328,072 square feet; which is an approximately 7.5 percent increase from the 1,968,432 square feet of floor area permitted under a 6:1 FAR); and

Add new Condition 7:

7. Discounted Commercial Space. The project shall provide no less than 2,500 square feet of commercial space within the project for Community-Serving Businesses or Community-Serving Organizations (“Reserved Space”). The Reserved Space shall be provided to Community-Serving Businesses or Community-Serving Organizations at a discounted rental rate set at 50 percent below the project’s average commercial market rates in consultation with the Community Governance Body and Council District 14. This condition shall become null and void if a legal challenge is filed to challenge any of the project approvals, as identified in Condition No. 8.

- a. **Community-Serving Business** shall mean a local business that: (1) is privately owned and operated; (2) has no more than twenty-five (25) full time equivalent (FTE) employees; (3) is not franchised or affiliated with a national, corporate, corporate chain; (4) pays or will pay all employees/shareholders a Living Wage; and (5) serves the community within the Little Tokyo and Skid Row community boundaries as defined by the Community Governance Body by providing culturally appropriate and/or needed goods or services, or is physically located within Little Tokyo and Skid Row community boundaries as defined by the Community Governance Body.
- b. **Community-Serving Organization** shall mean an organization that: (1) is not-for-profit and (2) serves the community within the Little Tokyo and Skid Row community boundaries as defined by the Community Governance Body by providing culturally appropriate and/or needed goods or services, or is physically located within Little Tokyo and Skid Row community boundaries as defined by the Community Governance Body.
- c. **Living Wage** shall be defined according to the City’s Living Wage Ordinance, Los Angeles Administrative Code Section 10.37.
- d. **Community Governance Body** shall be comprised of the following eleven (11) members:
 - i. Two (2) representatives from a Community-Serving Business or Organization from Little Tokyo, selected by the Office of Council District 14;
 - ii. Two (2) representatives from a Community-Serving Business or Organization from Skid Row, selected by the Office of Council District 14,
 - iii. Six (6) individuals selected by the Developer, and
 - iv. One (1) staff member from the Office of Council District 14
- e. **Community-Serving Business Referrals:** The Community Governance Body shall identify and refer Community-Serving Businesses and Community-Serving Organizations to the Developer as potential retail tenants in the Reserved Space.

Add new Condition 8:

8. Community Investment Fund. Within 90 days of the expiration of all statutes of limitation to challenge the Project’s approvals (CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA; VTT-82974-CN-HCA; ENV-2021-4071-EIR) under Government Code Section 65009 or Public Resources Code Section 21167, the Project shall donate a total of \$250,000 to the CD 14 Community Benefits Trust Fund to support the preservation of Community Serving Business

and Community Serving Organizations. In addition, the project shall donate \$3.10 to the same fund for the same purpose for every square foot of retail or restaurant space within the project, to be paid prior to issuance of the building permit for such space. This condition shall become null and void if a legal challenge is filed to any of the aforementioned project approvals.

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“D” DEVELOPMENT LIMITATIONS

Modify the beginning of Condition 1:

1. Floor Area Limits and Averaging. The Project shall be limited to a maximum floor area ratio (FAR) of 6.45:1 across the entirety of the Project Site, in substantial conformance with Exhibit A, dated September 29, 2025, not to exceed a cumulative total of 2,116,064 square feet.

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CONDITIONS OF APPROVAL

Main Conditional Use Permit for Alcohol Conditions

Add new Condition 2.c:

2.c. Any establishment proposing to sell alcoholic beverages for off-site consumption must have a minimum floor area of at least 5,000 square feet.

Add new Condition 2.d:

2.d. The developer shall establish an Alcohol Advisory Group. The Alcohol Advisory Group shall consist of a representative of the property owner (except for residential properties, which shall include but not be limited to a representative of the homeowner or tenant associations), the Little Tokyo Community Council, Little Tokyo Service Center, Social Model Recovery Systems, Skid Row Now, the City Councilmember of the district in which the project is located, the Los Angeles Police Department, the State ABC, and the Downtown Industrial District Business Improvement District.

Modify Condition 4:

4. MPA Public Hearing Requirement. A public hearing for any Main Plan Approval (MPA) request is required to be held by the Zoning Administrator's Office and cannot be waived by the Chief Zoning Administrator. Notice of the public hearing shall be provided to the Alcohol Advisory Group.

VTT-82974-CN-HCA-1A

CONDITIONS OF APPROVAL

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

Add Condition 63.c:

63.c. Option 3 Haul Route:

- i. Loaded Truck. From the project site, head east on 4th Street, and take Interstate 5 North towards the Sunshine Canyon Landfill or take the US 101 South, merge onto State Route 60 East, and take Interstate 605 North towards Irwindale.
- ii. Empty Truck Route: From the export site, turn left onto Sunshine Canyon Road, turn right onto San Fernando Road, turn right onto Sepulveda Boulevard, turn right to merge onto I-5 South Freeway, continue on I-5 South Freeway, take exit 135A for East 4th Place/East 4th Street, turn left (south) onto Central Avenue, and enter the project site on the left.

Add Condition 63.d:

Condition 63.d. Option 4 Haul Route:

- i. Loaded Truck. From the project site, head east on 4th Street, and take Interstate 5 North towards the Sunshine Canyon Landfill or merge onto Interstate 10 east, and take State Route 60 North towards Irwindale.
- ii. Empty Truck Route: From the export site, turn left onto Sunshine Canyon Road, turn right onto San Fernando Road, turn right onto Sepulveda Boulevard, turn right to merge onto I-5 South Freeway, continue on I-5 South Freeway, take exit 135A for East 4th Place/East 4th Street, turn left (south) onto Central Avenue, and enter the project site on the left.

Renumber Condition 63.c to be 63.e.: