

**APPENDIX K: LAND USE CONSISTENCY TABLES**

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**City of Los Angeles General Plan**

The Project would conform to objectives outlined in the City of Los Angeles General Plan (General Plan). The elements that would be most applicable to the Project are the Housing Element, the Mobility Plan, and the Land Use Element.

***Framework Element***

A consistency analysis of the Proposed Project with the City of Los Angeles Framework Element is provided in Table 1, below.

**Table 1  
Project Consistency with Applicable Objectives and Policies of the Framework Element**

Objective / Policy	Project Consistency Analysis
<b><i>Land Use Chapter</i></b>	
<p><b>Goal 3A:</b> A physically balanced distribution of land uses that contributes towards and facilitates the City’s long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.</p>	<p><b>No Conflict.</b> The Proposed Project would include an eight-story mixed-use residential and commercial building that would front the commercial corridor along South San Vicente Boulevard. The Proposed Project would provide new commercial restaurant uses and employment opportunities as well as potential customers to the surrounding existing businesses, which help improve the competitiveness of the commercial area. The Proposed Project would not displace any residential units and would instead provide new multi-family residential units and commercial on an infill site within a transit priority area, thus located in close proximity to alternative modes of transportation, which would help to reduce traffic congestion and air quality emissions. The Proposed Project would also provide ample open space in compliance with LAMC requirements, and all multi-family residential units would be available to all persons without discrimination. Further, compliance with regulatory compliance measures would ensure that the building maintains a safe, clean, attractive, and lively environment during the Project’s construction and operation. Thus, the Proposed Project would support this Objective.</p>
<p><b>Objective 3.1:</b> Accommodate a diversity of uses that support the needs of the City’s existing and future residents, businesses, and visitors.</p>	<p><b>No Conflict.</b> The Proposed Project would include a variety of uses, including multi-family residential and ground-floor commercial restaurant uses which would provide new opportunities for new businesses or the expansion or relocation of existing businesses. It would also provide access to jobs for future residents and employees and access to new businesses for residents, employees, and visitors, thus increasing business opportunities and economy of the Wilshire community. Therefore, the Proposed Project would not conflict with this Objective.</p>

Objective / Policy	Project Consistency Analysis
<p><b>Policy 3.1.2:</b> Allow for the provision of sufficient public infrastructure and services to support the projected needs of the City's population and businesses.</p>	<p><b>No Conflict.</b> The Proposed Project is located on an infill lot that is already adequately served by public infrastructure. The Project Site is readily accessed via South San Vicente Boulevard and is adequately supported by utilities (including water service, sewer service, electrical, and natural gas), and public services (such as police, fire, schools, and recreation/parks) (see Appendix H, Utilities and Service Provider Response Letters). Therefore, the Proposed Project is would not conflict with this Policy.</p>
<p><b>Objective 3.2:</b> Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.</p>	<p><b>No Conflict.</b> The Project Site is located in a Transit Priority Area as defined by CEQA. Additionally, the Proposed Project would develop new residential and commercial uses within walking distance to numerous personal services, retail, restaurant, and employment opportunities. Additionally, the Project Site is located within ½ mile of numerous bus routes with peak commute service intervals of 15 minutes or less and is also located within ½ mile of the Metro D (Purple) Line extension at La Cienega Boulevard and Wilshire Boulevard projected for completion in 2025. Thus, the location of the Proposed Project would encourage a variety of transportation options, such as walking, biking, and utilizing mass transit. As such, the location of the Proposed Project would help to reduce VMT, promote alternatives to driving, and aim to improve air quality. Therefore, the Proposed Project would be not conflict with this Objective.</p>
<p><b>Policy 3.2.2:</b> Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.</p>	<p><b>No Conflict.</b> The Proposed Project includes the development of a mixed-used building consisting of multi-family residential units and commercial space. The Proposed Project incorporates aspects of a compact development by providing the proposed development on previously developed commercial lots. The Proposed Project would provide ground-floor commercial space, which would serve the neighborhood and community. Therefore, the Proposed Project would integrate housing with commercial uses and have adequate access to public services (see Section XV, Public Services). Therefore, the Proposed Project would not conflict with this Policy.</p>
<p><b>Policy 3.2.3:</b> Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use appropriate locations.</p>	<p><b>No Conflict.</b> The Proposed Project would encourage improved access and mobility by providing a mix of residential and commercial uses on a single site located within a TPA. The on-site commercial uses would provide employment and patronage opportunities within walking distance of on-site residents and the nearby single-family and multi-family residential developments. In addition, the Project Site is located within ½ mile of numerous bus routes with peak commute service intervals of 15 minutes or less. The Proposed Project would also be located within ½ mile of the future Metro D (Purple) Line extension at La Cienega Boulevard and Wilshire Boulevard, expected for</p>

Objective / Policy	Project Consistency Analysis
	<p>completion in 2025. The Proposed Project would provide 109 on-site bicycle parking spaces. Thus, the location of the Proposed Project promotes the use of a variety of multiple transportation options, including walking, cycling, and utilizing public transit buses lines and the future Purple Line stop. As such, the Proposed Project would not conflict with this Policy.</p>
<p><b>Objective 3.3:</b> Accommodate projected population and employment growth within the City and each community plan area and plan for the provision of adequate supporting transportation and utility infrastructure and public services.</p>	<p><b>No Conflict.</b> The Proposed Project’s population and employment growth would be well within the projected population and employment growth in SCAG’s Connect SoCal for the City of Los Angeles, which is further discussed in Section XIV, Population and Housing. Additionally, the Proposed Project would promote a pedestrian-oriented environment with options for public transportation. The Proposed Project would also include utility infrastructure and would update any infrastructure improvements, if necessary. Further, the Proposed Project would be subject to the site plan review requirements of the LAFD and the LAPD to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles and to ensure pedestrian safety. The Proposed Project would be adequately served by public services (see Section XV, Public Services). Therefore, the Proposed Project would not conflict with this Objective.</p>
<p><b>Policy 3.3.4:</b> Provide for the siting and design of new development that maintains the prevailing scale and character of the City’s stable residential neighborhoods and enhance the character of commercial and industrial districts.</p>	<p><b>No Conflict.</b> The Proposed Project would replace existing commercial land uses with the development of a mid-rise mixed-use residential and commercial building on a Project Site zoned C2-1VL-O which has a General Plan land use designation of “General Commercial.” The C2 zone allows for the proposed multi-family uses and commercial uses. Compliance with the Citywide Design Guidelines and Chapter V Urban Design of the Wilshire Community Plan would ensure that the Proposed Project’s mixed-use development would be visually compatible with the surrounding single-family residential, multi-family residential, commercial retail, restaurant, medical office, auto-shop, hotel, and mixed-use properties. Therefore, the Proposed Project would complement and enhance scale and character of the surrounding land uses. Thus, the Proposed Project would not conflict with this Policy.</p>
<p><b>Objective 3.4:</b> Encourage new multi-family residential, retail commercial, and office development in the City’s neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.</p>	<p><b>No Conflict.</b> As stated above, the Proposed Project includes the development of a mixed-use multi-family and commercial restaurant project, which would provide residents and visitors close proximity to housing, employment, and patronage opportunities. Further, the Proposed Project is within walking distance of other services, retail stores, and employment opportunities in the Wilshire community of Los Angeles. The commercial uses on-site would further support pedestrian activity along South San Vicente Boulevard by providing ground-floor commercial uses that would front this commercial</p>

Objective / Policy	Project Consistency Analysis
	corridor. As such, the Proposed Project would not conflict with this Objective.
<p><b>Policy 3.4.1:</b> Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, and (b) in proximity to rail and bus transit stations and corridors, and (c) along the City’s major boulevard, referred to as districts, centers, and mixed-use boulevard, in accordance with the Framework Long-Range Land Use Diagram.</p>	<p><b>No Conflict.</b> As stated above, the Proposed Project would not displace any existing, stable residential neighborhoods or lower-intensity commercial districts. New commercial and mixed-use development would be located along South San Vicente, in an established commercial corridor in close proximity to bus transit and a future rail station expected to be completed by 2025. Further, the Proposed Project is within walking distance of other services, retail stores, and employment opportunities in the Wilshire community of Los Angeles. Thus, the Proposed Project would complement the existing land uses in the surrounding vicinity and promote further economic activity for the Wilshire community. Locating multi-family housing in close proximity to mass public transit and commercial land uses also promotes pedestrian activity and alternative modes of transportation. A mix of uses on-site would further support pedestrian activity in the Project Site vicinity by providing ground-floor commercial uses fronting the South San Vicente commercial corridor, which is characterized by a mix of office, restaurant, hospitality, medical, retail, and residential uses. Therefore, the Proposed Project would not conflict with this Policy.</p>
<p><b>Goal 3C:</b> Multi-family neighborhoods that enhance the quality of life for the City’s existing and future residents.</p>	<p><b>No Conflict.</b> The Proposed Project would include multi-family residential units that would be available at both affordable and market rates. Thus, the Proposed Project would not conflict with this Goal.</p>
<p><b>Policy 3.7.4:</b> Improve the quality of new multi-family dwelling units based on the Standards in Chapter 5 Urban Form and Neighborhood Design Chapter of this Element.</p>	<p><b>No Conflict.</b> The Proposed Project would redevelop a site that is currently occupied by the Beverly Plaza Shopping Center and two additional commercial buildings to the immediate southeast with a mixed-use development including 126 residential units and 11,855 square feet of ground floor commercial uses. The Proposed Project would be attractively designed and landscaped in accordance with the design guidelines of the Citywide Design Guidelines and Chapter V Urban Design of the Wilshire Community Plan. The Standards in Chapter 5 Urban Form and Neighborhood Design include placing housing over ground floor storefronts along mixed-use corridors, which the Proposed Project is consistent with. The Proposed Project also places housing in close proximity to centers, corridors, and fixed transit, as recommended within the Chapter 5 Standards. Compliance with all applicable building code requirements would further ensure that the building maintains a safe, clean, and attractive environment during the Proposed Project’s construction and operation. Therefore, the Proposed Project would not conflict with this Policy.</p>

Objective / Policy	Project Consistency Analysis
<p><b>Goal 3D:</b> Pedestrian-oriented districts that provide local identity, commercial activity, and support Los Angeles’ neighborhoods.</p>	<p><b>No Conflict.</b> The Proposed Project would promote a pedestrian-oriented environment by providing active commercial uses and multi-family residences, which would provide new foot traffic for the surrounding retail, restaurant, and commercial uses. The building’s design would enhance pedestrian activity in the area by providing storefront-facing ground floor commercial restaurant uses, especially within the Wilshire community of Los Angeles. The proposed building would also promote pedestrian-oriented districts through design in such a way as to provide security design measures which may include but not be limited to access control of the building, surveillance cameras, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public spaces configured with a minimum of dead space to eliminate areas of concealment, and the location of building entrances in high foot traffic areas. As such, the Proposed Project would not conflict with this Goal.</p>
<p><b>Policy 3.8.4:</b> Enhance pedestrian activity by the design and siting of structures in accordance with Chapter 5 Urban Form and Neighborhood Design policies of this Element and Pedestrian-Oriented District Policies.</p>	<p><b>No Conflict.</b> As discussed above, the Proposed Project would promote a pedestrian-oriented environment by providing active uses that would front South San Vicente Boulevard. Coordination with the Department of City Planning and compliance with the Citywide Design Guidelines and Chapter V Urban Design of the Wilshire Community Plan would ensure the Proposed Project would be attractively designed and landscaped. Therefore, the Proposed Project would not conflict with this Policy.</p>
<p><b>Goal 3F:</b> Mixed-use centers that provide jobs, entertainment, culture, and serve the region.</p>	<p><b>No Conflict.</b> The Proposed Project would provide ground-floor commercial restaurant spaces that would provide future and existing residents with job opportunities, additional entertainment, and culture. Thus, the Proposed Project would not conflict with this Goal.</p>
<p><b>Objective 3.10:</b> Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.</p>	<p><b>No Conflict.</b> The Project Site is currently zoned C2-1VL-O with a General Plan land use designation of General Commercial. The Proposed Project would provide commercial uses, including commercial restaurant space that would provide future and existing residents, visitors, and patrons with job opportunities. Thus, the proposed uses are consistent with the zoning and land use designations. Additionally, the new residents, employees, patrons, and visitors would provide new foot traffic for surrounding business, conventions, trade shows, and tourism, especially in the Wilshire community of Los Angeles. The Proposed Project would be compatible with the character of the surrounding vicinity and foster new business and employment opportunities and potential customers, which helps improve the competitiveness of the Wilshire commercial area. As such, the Proposed Project would not conflict with this Objective.</p>

Objective / Policy	Project Consistency Analysis
<b>Housing Chapter</b>	
<p><b>Goal 4A:</b> An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.</p>	<p><b>No Conflict.</b> The Proposed Project's dwelling units would be of different sizes and configurations (one-bedroom, two-bedroom, and three-bedroom units) and would be available at affordable and market rates. In addition, all units would be available to residents without discrimination. The Proposed Project would increase the housing choices available in Downtown Los Angeles. The additional 126 units will increase the housing supply in Wilshire community of Los Angeles and help reduce upward pressure on housing costs. Thus, the Proposed Project would not conflict with this Goal.</p>
<p><b>Objective 4.2:</b> Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.</p>	<p><b>No Conflict.</b> The Proposed Project would provide 126 multi-family residential units in a Transit Priority Area and in an urbanized area of the Wilshire community of Los Angeles. In addition to providing ground floor commercial restaurant uses, the Proposed Project would be within walking distance to numerous services, retail, restaurant, hospitality, medical, office, and employment opportunities. Additionally, the Project Site is in close proximity to public transportation options, including bus lines and a future rail station. The Proposed Project would not encroach on any existing lower-density residential neighborhoods; the Proposed Project would serve as a transition buffer between higher-density developments along South San Vicente and lower-density residential neighborhoods to the east. As such, the Proposed Project would not conflict with this Objective.</p>
<b>Urban Form and Neighborhood Design</b>	
<p><b>Objective 5.2:</b> Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.</p>	<p><b>No Conflict.</b> The Proposed Project's mixed-use design and location encourages the use of alternative modes of transportation and walking and bicycling opportunities. The Project Site is located within ½ mile of numerous bus routes with peak commute service intervals of 15 minutes or less. The Project Site is located in the urbanized Wilshire community of Los Angeles and is surrounded by a mix of single-family residential, multi-family residential, commercial retail, restaurant, medical office, auto-shop, and mixed-use developments. As such, the Proposed Project would not conflict with this Objective.</p>
<p><b>Objective 5.8:</b> Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.</p>	<p><b>No Conflict.</b> As discussed above, the Proposed Project is an infill development in a Transit Priority Area (defined by CEQA) and is within a major employment center. The Proposed Project would place residential units and ground-floor commercial space in a transit-rich and pedestrian-oriented area. Additionally, the Project Site is located within numerous bus routes with peak commute service intervals of 15 minutes or less and a planned rail station at La Cienega Boulevard and Wilshire Boulevard projected for completion by 2025. The Project Site's location near mass transit and in walking distance to services, retail stores, and employment opportunities</p>



Objective / Policy	Project Consistency Analysis
	<p>promotes a pedestrian-friendly environment. The location of the Proposed Project promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. Therefore, the Proposed Project would not conflict with this Objective.</p>
<p><b>Goal 7G:</b> A range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City's work force to both live and work in the City.</p>	<p><b>No Conflict.</b> The Proposed Project's dwelling units would be of different sizes and configurations (one-bedroom, two-bedroom units, and three-bedroom units) and would be available at affordable and market rates. The Proposed Project would increase the housing choices available in the Wilshire community of Los Angeles. The additional units will increase supply and help reduce upward pressure on housing costs. All units would be available to all persons without discrimination. Additionally, the Proposed Project's mixed-use design would allow future residents the opportunity to work on-site. Further, the Proposed Project's close proximity to public transportation would allow residents to live and work in the City. Therefore, the Proposed Project would not conflict with this Goal.</p>
<p><b>Objective 7.2:</b> Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.</p> <p><b>Policy 7.2.3:</b> Encourage new commercial development in proximity to rail and bus transit corridors and stations.</p>	<p><b>No Conflict.</b> The Proposed Project would redevelop a site that is currently occupied by the Beverly Plaza Shopping Center and one additional commercial building to the immediate southeast with the development of an eight-story mixed-use residential and commercial building, which would provide new commercial space for businesspersons in Los Angeles for the existing surrounding community. The Project Site is also directly served by multiple buses (refer to Section II, Project Description for description of public transportation serving the Project Site). The Proposed Project would implement the following features to reduce energy demands and assure maximum environmental quality: proximity to mass transit, in-fill smart growth, and resource conservation. The Proposed Project would also implement project design features, regulatory compliance measures, and mitigation measures as applicable to assure maximum feasible environmental quality. As such, the Proposed Project would not conflict with this Objective and Policy.</p>
<p><i>Source: City of Los Angeles Department of City Planning, Framework Element, December 11, 1996. Parker Environmental Consultants.</i></p>	

## Mobility Plan 2035

As shown in Table 2, the Proposed Project would promote the goals of the Mobility Plan 2035.

**Table 2  
Project Consistency with Applicable Objectives and Policies of the Mobility Plan 2035**

City of Los Angeles General Plan Goals	Project Consistency Analysis
<b><i>Mobility Plan 2035 Goals and Policies</i></b>	
<b>Goal 1:</b> Safety First: Crashes, speed, protection, security, safety education, and enforcement.	<b>No Conflict.</b> The Proposed Project would not include unusual or hazardous design features. The Project Site is generally pedestrian-oriented. Primary vehicular access for the proposed mixed-use building would be provided via one entry-only driveway along South San Vicente Boulevard and two exit-only driveways (one along South San Vicente Boulevard and one along the alleyway). The Proposed Project does not include any hazardous design features which could impede emergency access. The Proposed Project would be subject to the site plan review requirements of the LAFD and the LAPD to ensure that all access roads, driveways, and parking areas would remain accessible to emergency services vehicles and to ensure pedestrian safety. Therefore, the Proposed Project would not substantially increase hazards due to design features, or incompatible uses, and would not conflict with this Goal.
<b>Policy 1.6:</b> Design detour facilities to provide safe passage for all modes of travel during times of construction.	<b>No Conflict.</b> As discussed in Section 6 of this SCEA, the Proposed Project would implement PDF-TRANS-2 Worksite Traffic Control Requirements, to ensure construction activities do not conflict with or pose hazards to pedestrian routes to schools during construction. In addition, PDF-PS-1 requires that the construction zone be fenced off and secured during construction with security guard patrol throughout the Project Site, as needed. Thus, the Proposed Project would not conflict with this Policy.
<b>Goal 2:</b> World Class Infrastructure: Design, Complete Streets Network (walking, bicycling, transit, vehicles, goods movement), Bridges, Highways, Smart Investments.	<b>No Conflict.</b> This Goal is directed toward City goals and is not specifically applicable to the Proposed Project. Nonetheless, the Project Site's location near mass transit, walking distance to services, retail stores, and employment opportunities, and the availability of bike parking located on the Project Site promotes a variety of transportation options. Thus, the Proposed Project would not conflict with this Goal.
<b>Policy 2.3:</b> Recognize walking as a component of every trip and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.	<b>No Conflict.</b> The Proposed Project would improve pedestrian access by abutting storefront, active ground floor uses along the sidewalk along South San Vicente Boulevard and through compliance with City design guidelines to ensure high quality pedestrian access on-site. Thus, the Proposed Project would not conflict with this

City of Los Angeles General Plan Goals	Project Consistency Analysis
	Policy.
<p><b>Policy 2.6:</b> Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.</p>	<p><b>No Conflict.</b> Consistent with LAMC requirements for on-site bicycle parking, the Proposed Project would provide a total of 109 spaces (9 short-term residential, 88 long-term residential, and 12 nonresidential). Thus, the Proposed Project would not conflict with this Policy.</p>
<p><b>Goal 3:</b> Access for All Angelenos: Affordability, vulnerable users, land use, operations, reliability, demand management, community connections.</p>	<p><b>No Conflict.</b> The Project Site is located in an urbanized area of the Wilshire community in Los Angeles within a TPA. The Proposed Project would develop new residential and commercial in walking distance to numerous services, retail, and employment opportunities. Additionally, the Project Site is located within ½ mile of numerous bus routes with peak commute service intervals of 15 minutes or less. The location of the Proposed Project encourages a variety of transportation options and access and would not conflict with this Goal.</p>
<p><b>Policy 3.1:</b> Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes – including goods movement – as integral components of the City’s transportation system.</p>	<p><b>No Conflict.</b> The Proposed Project would provide adequate vehicular and pedestrian access and bicycle facilities. In addition, the Proposed Project is located in a designated TPA and is served by multiple bus lines with peak commute hour service intervals of 15 minutes or less, in addition to being located within ½-mile from the future Metro D (Purple) Line Extension at La Cienega Boulevard / Wilshire Boulevard, expected for completion by 2025. Thus, the Proposed Project would not conflict with this Policy.</p>
<p><b>Policy 3.3:</b> Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.</p>	<p><b>No Conflict.</b> The Proposed Project would develop residential uses as well as commercial uses, thereby locating dwelling units in close proximity to services and opportunities of employment. The Project Site is also located in a TPA and within ½-mile of multiple bus routes with peak commute service intervals of 15 minutes or less, in addition to being within ½-mile of the Metro D (Purple) Line Extension at La Cienega Boulevard and Wilshire Boulevard, expected for completion by 2025. Therefore, the Proposed Project would be located in an area of the City with an established public transit system and provide on-site bicycle and vehicle parking, thereby promoting a variety of transportation options. As such, the location and design of the Proposed Project would help to reduce VMT and provide greater access to jobs, destinations, and other neighborhood services. Therefore, the Proposed Project would not conflict with this Policy.</p>
<p><b>Policy 3.4:</b> Provide all residents, workers, and visitors with affordable, efficient, convenient, and attractive transit services.</p>	<p><b>No Conflict.</b> The Proposed Project would not conflict with this Policy by locating a new mixed-use development in a designated TPA. Residents, patrons, employees, and visitors would be served by an established public transit system and provided with on-site bicycle parking and vehicle parking. As such, the Proposed Project would not conflict with this Policy.</p>

City of Los Angeles General Plan Goals	Project Consistency Analysis
<p><b>Policy 3.8:</b> Provide bicyclists with convenient, secure, and well-maintained bicycle parking facilities.</p>	<p><b>No Conflict.</b> The Proposed Project would comply with LAMC requirements on bicycle parking by providing a total of 109 on-site spaces, 9 of which would be short-term residential, 88 long-term residential, and 12 nonresidential spaces. Therefore, the Proposed Project would not conflict with this Policy.</p>
<p><b>Goal 4:</b> Informed choices focuses on topics related to real-time information, open source data, transparency, monitoring, reporting, emergency response, departmental and agency cooperation, and database management.</p>	<p><b>No Conflict.</b> This Goal is oriented towards the City in providing real time information at all major transit stations and providing informed wayfinding and communication with regional transportation agencies. While it does not pertain to individual development projects, the Proposed Project would not be in conflict with this Goal.</p>
<p><b>Policy 4.8:</b> Encourage greater utilization of Transportation Demand Management (TDM) strategies to reduce dependence on single-occupancy vehicles.</p>	<p><b>No Conflict.</b> The Proposed Project would encourage the reduction of dependence on single-occupancy vehicles as an infill development located in a TPA in close proximity to mass transit opportunities, in addition to providing on-site bicycle parking and enhanced pedestrian connectivity through compliance with City design guidelines. As such, the Proposed Project would not conflict with this Policy.</p>
<p><b>Goal 5:</b> Clean Environments and Healthy Communities Environment, public health, clean air, clean fuels and fleets.</p>	<p><b>No Conflict.</b> The Proposed Project is an infill development within a TPA and is within a major employment center. The location of the Project Site promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. As discussed further in Sections III, Air Quality, and VIII, Greenhouse Gas Emissions, operational emissions and greenhouse gas emissions generated by the Proposed Project's construction and operational activities would not exceed the regional thresholds of significance set by the SCAQMD and therefore, the Proposed Project would not conflict with this Goal.</p>
<p><b>Policy 5.2:</b> Support ways to reduce vehicle miles traveled (VMT) per capita.</p>	<p><b>No Conflict.</b> As stated previously, the Proposed Project's location and design would support ways to reduce vehicle miles traveled. Specifically, the Proposed Project is an infill development located within a TPA and in close proximity to public transit opportunities, in addition to providing on-site bicycle parking and enhanced pedestrian connectivity through compliance with City design guidelines. Therefore, the Proposed Project would not conflict with this Policy.</p>
<p><b>Policy 5.4:</b> Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.</p>	<p><b>No Conflict.</b> The Proposed Project would comply with CALGreen by providing a minimum of 10 percent of the total number of parking spaces to include Electric Vehicle Charging Stations (EVCS). In addition, pursuant to LAMC Section 99.04.106.2, 30 percent of the total number of parking spaces would be EVCS capable of supporting future electric vehicle supply equipment (EVSE). The Proposed Project would also comply with the solar ready requirements of Section 110.10(b) of the Energy Code that require 15 percent of the roof area to be solar ready. Therefore, the Proposed Project would not conflict with</p>

City of Los Angeles General Plan Goals	Project Consistency Analysis
	this Policy.
<p><b>Policy 5.5:</b> Maximize opportunities to capture and infiltrate stormwater within the City's public right-of-ways.</p>	<p><b>No Conflict.</b> The Proposed Project would prevent additional stormwater effluent from entering the public right-of-way through a Stormwater Pollution Prevention Plan (SWPPP), as discussed in Section 6 of this SCEA, Hydrology and Water Quality. As such, the Proposed Project would not conflict with this Policy.</p>
<p><i>Sources: City of Los Angeles General Plan Elements, Mobility Plan 2035. Parker Environmental Consultants.</i></p>	

## City of Los Angeles 2021-2029 Housing Element

As shown in Table 3, the Proposed Project would promote the goals of the Housing Element.

**Table 3**  
**Project Consistency Analysis with Applicable Goals of the Housing Element**

City of Los Angeles General Plan Goals	Project Consistency Analysis
<b><i>Housing Element Goals and Objectives</i></b>	
<b>Goal 1:</b> A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.	<b>No Conflict.</b> The Proposed Project would increase the housing stock in the Wilshire community of Los Angeles by providing safe, attractive, and centrally located one-bedroom, two-bedroom, and three-bedroom multi-family residential dwelling units. The proposed 126 residential units would be available at the affordable and market rates to all persons without discrimination, with 15 percent (14 units) allocated as affordable housing. Thus, the Proposed Project is contributing to the City's existing and projected needs and providing a range of housing choices available in the Wilshire community of Los Angeles. Therefore, the Proposed Project would not conflict with this Goal.
<b>Objective 1.1:</b> Forecast and plan for existing and projected housing needs over time with the intention of furthering Citywide Housing Priorities.	<b>No Conflict.</b> The Project would support existing and projected housing needs providing 126 multi-family residential units, which include a mix of affordable and market rates. The Proposed Project would supplement the City's housing stock to help meet the current and projected needs of the Wilshire community and the City of Los Angeles. As such, the Project would not conflict with this Objective.
<b>Objective 1.2:</b> Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.	<b>No Conflict.</b> The Proposed Project would facilitate the production of housing and affordable housing by providing approximately 126 dwelling units of multi-family residential uses that include a mix of affordable and market rates, with 15 percent (14 units) allocated as affordable housing. As such, the Proposed Project would help meet Citywide Housing Priorities and would not conflict with this Objective.
<b>Objective 1.3:</b> Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.	<b>No Conflict.</b> Although not located within a Higher Opportunity Area as designated by the California Tax Credit Allocation Committee and the California Department of Housing and Community Development, <sup>1</sup> the Project would include 126 multi-family residential dwelling units at affordable and market rates, with 15 percent allocated as affordable housing, which would further Citywide Housing Priorities of increasing affordable housing stock. In addition, as part of the Project,

<sup>1</sup> California Tax Credit Allocation Committee, TCAC/HCD Opportunity Area Maps, <https://www.treasurer.ca.gov/ctcac/opportunity.asp>. Accessed July 2022.

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	<p>approximately 11,855 square feet of restaurant uses would be included on-site and in close proximity to existing and future transit, further prioritizing Citywide housing goals of locating new higher-density multi-family residential units next to job centers and transit that provides different mobility options. Thus, the Project would not conflict with this Objective.</p>
<p><b>Goal 2:</b> A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.</p>	<p><b>No Conflict.</b> The Proposed Project would not displace existing housing. The Proposed Project would redevelop a site that is currently occupied by the Beverly Plaza Shopping Center and two additional commercial buildings to the immediate southeast and construct an eight-story mixed-use multi-family residential and ground floor commercial building. The Proposed Project would provide 126 dwelling units in a variety of one-, two-, and three-bedrooms, available at both affordable and market rates. 15 percent (14 units) would be allocated as affordable housing. The Proposed Project would thus supplement the City's housing stock and alleviate upward pressure on the housing market in order to help meet the current and projected needs of the Wilshire community and the City of Los Angeles. Thus, the Proposed Project would not conflict with this Goal.</p>
<p><b>Objective 2.1:</b> Strengthen renter protections, prevent displacement, and increase the stock of affordable housing.</p>	<p><b>No Conflict.</b> The Project would include 126 multi-family residential dwelling units that would be available to all persons without discrimination and available at both affordable and market rates. Additionally, the Project would reserve 15 percent of the proposed units as affordable housing, which would support this Objective to increase the stock of affordable housing units within the City. As such, the Project would not conflict with this Objective.</p>
<p><b>Objective 2.3:</b> Preserve, conserve, and improve the quality of housing.</p>	<p><b>No Conflict.</b> Development of the Project would not remove any existing dwelling units, as none currently exist on-site. The Project would include 126 multi-family residential dwelling units available in varying sizes and configurations, and which would include a mix of affordable and market rates, with approximately 15 percent (14 units) of the proposed dwelling units allocated as affordable housing. Thus, the Project would improve the number and quality of housing on-site and would not conflict with this Objective.</p>
<p><b>Goal 3:</b> A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.</p>	<p><b>No Conflict.</b> The Proposed Project would provide a variety of dwelling units of different sizes and configurations that would be available at affordable and market rates. The Proposed Project is increasing the housing choices available in the Wilshire community of Los Angeles. The Proposed Project's housing opportunities would be available to all persons, without discrimination. The Proposed Project would also be attractively designed and landscaped in accordance with the design guidelines of the Citywide Design Guidelines</p>

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	<p>and Chapter V Urban Design of the Wilshire Community Plan. Compliance with all applicable building code requirements would further ensure that the building maintains a safe, clean, and attractive environment during the Project's construction and operation. In addition, the Project would be required to comply with the City's Green Building Code, which implements building requirements to promote energy efficiency and water conservation to minimize the use on non-renewable resources and promote sustainability in design. The Proposed Project would comply with CALGreen by providing a minimum of 10 percent of the total number of parking spaces to include Electric Vehicle Charging Stations (EVCS). In addition, pursuant to LAMC Section 99.04.106.2, 30 percent of the total number of parking spaces would be EVCS capable of supporting future electric vehicle supply equipment (EVSE). The Proposed Project would also comply with the solar ready requirements of Section 110.10(b) of the Energy Code that require 15 percent of the roof area to be solar ready. As such, the Proposed Project would not conflict with this Goal.</p>
<p><b>Objective 3.1:</b> Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods.</p>	<p><b>No Conflict.</b> As stated previously, compliance with the abovementioned applicable Citywide Design Guidelines and Chapter V Urban Design of the Wilshire Community Plan would ensure that the development standards of the Project are compatible with the adjacent land uses and are used to enhance community lifestyle. Locating approximately 126 multi-family residential dwelling units and retail, food and beverage uses on-site and within walking distance of food, entertainment, medical office, and hotel uses in the Project vicinity would help to foster a sense of place and promote health by locating jobs near housing, which would help reduce air quality and greenhouse gas emissions along with the Project Site's close proximity to multiple bus lines with peak commute intervals of 15 minutes or less and the future Metro D (Purple Line) Extension at La Cienega Boulevard and Wilshire Boulevard. The Project would promote diverse, inclusive communities that grant all Angelenos access to housing by providing 126 multi-family residential dwelling units of varying sizes and configurations, all of which would be available to all persons without discrimination, available at affordable and market rates, with approximately 15 percent (14 units) of the proposed dwelling units allocated as affordable housing. Thus, the Project would not conflict with this Objective.</p>
<p><b>Objective 3.2:</b> Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services, and transportation options.</p>	<p><b>No Conflict.</b> The Proposed Project would construct 126 multi-family residential dwelling units and 11,855 square feet of ground floor commercial restaurant uses that would allow residents, employees, patrons, and visitors of the Project Site access to retail, food, and residency in close proximity to transit. The Proposed Project would allow for dwelling units of different sizes and configurations and</p>



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	<p>would be available at both market rate and as affordable units. As such, the Proposed Project would diversify the housing stock and would promote individual choice in type, quality, price, and location. The Project Site is located in close proximity to seven Metro local bus lines, the LADOT DASH Fairfax Westbound line, the Antelope Valley Transit Authority bus line 786, and the future Metro D (Purple) Line extension expected for completion at La Cienega Boulevard and Wilshire Boulevard approximately 0.38-mile south of the Project Site. Additionally, the Project's mixed-use design would allow residents the opportunity to work on-site. Thus, the Project would promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services, and transit and would not conflict with this Objective. In addition, the Project would be required to comply with the City's Green Building Code, which implements building requirements to promote energy efficiency and water conservation to minimize the use on non-renewable resources and promote sustainability in design. As such, the Project would not conflict with this Objective.</p>
<p><b>Goal 4:</b> A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present.</p>	<p><b>No Conflict.</b> The Proposed Project would introduce 127 multi-family residential units in varying sizes and configurations for one-, two-, and three-bedrooms, available at both affordable and market rates, with 15 percent (14 units) allocated as affordable housing, and all units would be available to all persons without discrimination. As such, the Proposed Project would not conflict with this Goal.</p>
<p><b>Objective 4.1:</b> Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, color, ancestry, sex, national origin, color, religion, sexual orientation, gender identity, marital status, immigration status, family status, age, intellectual development, and physical disability, source of income, and student status or other arbitrary reason.</p>	<p><b>No Conflict.</b> The Project would introduce 126 multi-family residential units, all of which would be available to all persons without discrimination. As such, the Project would not conflict with this Objective.</p>
<p><b>Objective 4.2:</b> Promote outreach and education on fair housing practices and accessibility among residents, community stakeholders, and those involved in the production, preservation, and operation of housing.</p>	<p><b>No Conflict.</b> This Objective is directed toward City goals and is not specifically applicable to the Proposed Project. Nonetheless, the Proposed Project's multi-family residential dwelling units and commercial uses would be available to all persons without discrimination. The Proposed Project's mixed-use nature would support the area's residents and community stakeholders with new dwelling units, commercial space, and job opportunities. As such, the Proposed Project would not conflict with this Objective.</p>
<p><b>Objective 4.3:</b> Affirmatively further fair housing in all housing and land use programs by taking proactive measures to promote diverse, inclusive communities that grant all</p>	<p><b>No Conflict.</b> Although not located within a Higher Opportunity Area as designated by the California Tax Credit Allocation Committee and the California Department of Housing and Community Development, the</p>

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<p>Angelenos access to housing, particularly in High Opportunity Areas, increase place-based strategies to encourage community revitalization and protect existing residents from displacement.</p>	<p>Proposed Project would promote diverse, inclusive communities that grant all Angelenos access to housing by providing 127 multi-family residential dwelling units of varying sizes and configurations, all of which would be available to all persons without discrimination and would include a mix of affordable and market rates, with approximately 15 percent (14 units) of the proposed dwelling units allocated as affordable housing. In addition, the Proposed Project's mixed-use nature would support the area's residents with new dwelling units, commercial space, and job opportunities in close proximity to existing and future transit. As such, the Project would not conflict with this Objective.</p>
<p><i>Sources: City of Los Angeles General Plan Elements, Housing Element 2021-2029; Chapter 6 Policies, Objectives, and Programs. Parker Environmental Consultants.</i></p>	

## General Plan Land Use Element – Wilshire Community Plan

As shown in Table 4, the Proposed Project would promote the goals of the Wilshire Community Plan.

**Table 4**  
**Project Consistency with Applicable Goals, Objectives, Policies of the Wilshire Community Plan Land Use Element for Residential and Commercial Land Uses**

Goal / Objective / Policy	Project Consistency Analysis
<b>Residential</b>	
<p><b>Goal 1:</b> Provide a safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the Wilshire Community.</p>	<p><b>No Conflict.</b> The Proposed Project would be attractively designed and landscaped in accordance with the design guidelines of the Citywide Design Guidelines and Chapter V Urban Design of the Wilshire Community Plan. Compliance with all applicable building code requirements would further ensure that the building maintains a safe, clean, and attractive environment during the Proposed Project’s construction and operation. In addition, the Proposed Project would be required to comply with the City’s Green Building Code, which implements building requirements to promote energy efficiency and water conservation to minimize the use of non-renewable resources and promote sustainability in design. As such, the Proposed Project would not conflict with this Goal.</p> <p>The Proposed Project would provide 126 multi-family dwelling units of different sizes and configurations at affordable and market rates and available to all persons without discrimination. Further, as discussed under Section XV, Public Services, the Proposed Project would incorporate safety features, which may include, but not be limited to, secured access points of entry, surveillance cameras, well-lit and secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, the location of building entrances in high-foot traffic areas, and nighttime security lighting. As such, the Proposed Project would support this Goal by providing a safe, secure, and high quality residential environment for all segments of the Wilshire Community, and include housing types for both families and individuals. As such, the Proposed Project would not conflict with this Objective.</p>
<p><b>Objective 1-1:</b> Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area to the year 2010.</p>	<p><b>No Conflict.</b> The Project Site is currently developed with commercial uses and no residential dwelling units currently exist on the Project Site. As such, the Proposed Project would not remove any existing housing, in accordance this Objective. The Proposed Project would include 126 multi-family dwelling units of one-, two-, and three-bedroom units available at</p>

	<p>affordable and market rates and available to all persons without discrimination, thus providing a range of unit types to meet the needs of families and individuals. The Proposed Project would also comply with ADA regulations. As such, the Proposed Project would not conflict with this Objective.</p>
<p><b>Policy: 1-1.1:</b> Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential uses and other uses that are incompatible as to scale and character, or would otherwise diminish quality of life.</p>	<p><b>No Conflict.</b> The Project Site is located in a commercial area along South San Vicente Boulevard that is surrounded by a variety of single-family residential, multi-family residential, commercial retail, restaurant, medical office, auto-shop, and mixed-use properties. The Project Site is currently developed with commercial uses. No dwelling units currently exist on-site. As such, the Proposed Project would not displace existing residents. The Proposed Project would develop residential uses on-site that are consistent in scale and character to the existing multi-family and ground-level commercial retail and restaurants in the Project Site vicinity. The Proposed Project would generally improve the quality of the Project Site as compared to existing conditions. As such, the Proposed Project would not conflict with this Policy.</p>
<p><b>Policy 1-1.4:</b> Provide for housing along mixed-use boulevards where appropriate.</p>	<p><b>No Conflict.</b> Although the Project Site is not designated as a mixed-use boulevard, the Project Site is an existing commercial center with underlying zoning and land use designations that permit commercial and residential development in a mixed-use configuration. As such, the Proposed Project's mix of multi-family residential and ground floor commercial restaurant would not conflict with this Policy.</p>
<p><b>Objective 1-2:</b> Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops.</p>	<p><b>No Conflict.</b> The Proposed Project is located within a TPA, as defined by SB 743 in an urbanized part of the City of Los Angeles. The Proposed Project would be within walking distance to numerous services, retail, and employment opportunities. Additionally, the Project Site is in close proximity to many public transportation options, including bus lines and the future Metro D (Purple) Line extension at La Cienega Boulevard / Wilshire Boulevard, projected for completion by 2025. Thus, the Proposed Project would develop new housing in close proximity to mass transit. Additionally, community commercial centers and regional retail destinations are located near the Project Site along South San Vicente Boulevard. The Proposed Project's location near commercial centers and mass transit would contribute to a reduction in vehicle trips generated by the Proposed Project. The Project Site is an existing commercial area with underlying zoning and land use designations that permit commercial and residential development in a mixed-use configuration. The Project thus develops new housing on a commercial center site served by existing transit routes. As such, the Proposed Project would not conflict with this Objective.</p>

<p><b>Policy 1-2.1:</b> Encourage higher density residential uses near major public transportation centers.</p>	<p><b>No Conflict.</b> The Proposed Project would develop a mixed-use building with multi-family residential units within a TPA as defined by SB 743. The Project Site is within walking distance to numerous services, retail, and employment opportunities all in close proximity to public transportation, including bus lines and the future Metro D (Purple) Line extension at La Cienega Boulevard / Wilshire Boulevard projected for completion by 2025. As such, the Proposed Project would not conflict with this Policy.</p>
<p><b>Policy 1-3.2:</b> Support historic preservation goals in neighborhoods of architectural merit and/or historic significance.</p>	<p><b>No Conflict.</b> As discussed in Section V Cultural Resources, the Proposed Project would result a less than significant impact to historic and cultural resources. Further, the Proposed Project is not located near or within a Historic Preservation Overlay Zone and does not have any historic resources on the Project Site. As such, the Proposed Project would not conflict with this Policy.</p>
<p><b>Policy 1-3.3:</b> Promote the preservation and rehabilitation of individual residential buildings of historic significance.</p>	<p><b>No Conflict.</b> The Project Site is currently developed with commercial buildings and paved surface parking. No residential buildings currently exist on-site which may be of historic significance. As such, the Proposed Project would not conflict with this Policy.</p>
<p><b>Policy 1-3.4:</b> Monitor the impact of new development on residential streets. Locate access to major development projects so as not to encourage spillover traffic on local residential streets.</p>	<p><b>No Conflict.</b> The Proposed Project Site currently includes a commercial retail, personal care services, and restaurant center and one additional commercial building to the immediate southeast. The Project Site is bordered by West 4<sup>th</sup> Street to the north, an unnamed alleyway to the east, medical office to the south, and South San Vicente Boulevard to the west. West 4<sup>th</sup> Street is designated as a Local Street in the Mobility Plan 2035. No driveways into the Project Site currently exist on West 4<sup>th</sup> Street and none are proposed. South San Vicente Boulevard is designated as a Boulevard II in the Mobility Plan 2035. Two driveway access points currently exist on South San Vicente Boulevard – one entry-only and one full-access. Three driveways are proposed, one entry-only along South San Vicente Boulevard and two exit-only driveways (one along South San Vicente Boulevard and one along the alleyway), in similar configuration to existing driveway access on-site. Vehicular access to the Project Site’s parking garage would be provided along South San Vicente Boulevard. The nearest intersection, South San Vicente Boulevard / La Cienega Boulevard / West 4<sup>th</sup> Street, is an existing signalized intersection that provides through-traffic and right turns onto La Cienega Boulevard and West 4<sup>th</sup> Street. The Proposed Project would not reconfigure this intersection. Therefore, by providing circulation of vehicular traffic in a similar configuration to existing site conditions, the Proposed Project would not encourage spillover traffic onto local residential streets. Also, the Proposed Project’s proximity to mass transit would</p>

	facilitate transit use. Therefore, the Proposed Project would not conflict with this Policy.
<b>Policy 1-4.2:</b> Ensure that new housing opportunities minimize displacement of residents.	<b>No Conflict.</b> The Project Site is currently developed with commercial structures and surface parking. No residences currently exist on site, and no residents would be displaced due to the Proposed Project. Refer to Section XIV, Population and Housing, and question XI(a) above in the Land Use Section for further discussion regarding no resulting displacement of residents that would necessitate development of replacement housing elsewhere. As such, the Proposed Project would not conflict with this Policy.
<b>Policy 1-4.3:</b> Encourage multiple family residential and mixed use development in commercial zones.	<b>No Conflict.</b> The Project Site and adjacent properties along South San Vicente Boulevard are in a C2 zone. The Proposed Project would develop a mixed-use development with multi-family residential units and ground floor commercial within a commercial zone. This residential mixed-use development would provide commercial uses that serve the local community and housing options for residents and employees, both of which would facilitate reductions to VMT. As such, the Proposed Project would not conflict with this Policy.
<b>Commercial</b>	
<b>Goal 2:</b> Encourage strong and competitive commercial sectors which promote economic vitality and serve the needs of the Wilshire Community through well-designed, safe and accessible areas, while preserving historic and cultural character.	<b>No Conflict.</b> The Proposed Project would provide new commercial restaurant space fronting the commercial corridor of South San Vicente Boulevard. The Proposed Project would provide new opportunities for new businesses or the expansion or relocation of existing businesses, thus, increasing business opportunities in the Wilshire community. The Proposed Project would be designed to comply with the LAMC and to promote a pedestrian-oriented environment. Additionally, as discussed in Section V Cultural Resources, the Proposed Project would have no direct impacts on historical resources, since no historical resources are identified on the Project Site. As such, the Proposed Project would foster new business and employment opportunities and potential customers, which helps improve the competitiveness of the Wilshire commercial area and would not conflict with this Goal.
<b>Policy 2-1.1:</b> New commercial uses should be located in existing established commercial areas or shopping centers.	<b>No Conflict.</b> Existing uses on the Project Site include commercial retail, restaurant, and personal services. The Project Site is zoned C2-1VL-O with a General Plan land use designation of General Commercial. As such, the Project Site would support the proposed new commercial uses, which would be located in an existing established commercial area along South San Vicente Boulevard. As such, the proposed commercial uses would be consistent with existing commercial uses adjacent to and in the vicinity of the Project Site. Therefore, the Proposed Project would not conflict with this Policy.

<p><b>Policy 2-1.3:</b> Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.</p>	<p><b>No Conflict.</b> The Proposed Project includes commercial restaurant space on the ground level fronting South San Vicente Boulevard. The Proposed Project would provide new opportunities for new businesses or the expansion or relocation of existing businesses, thus increasing business opportunities in the surrounding area. The Proposed Project would also support the needs of local residents by providing new businesses, such as retail and restaurants. The Proposed Project would provide new housing, which would provide new foot traffic to support existing and new businesses in the area. This mixed-use development would provide commercial uses that serve the local community and housing options in an infill location, both of which would result in reductions to VMT. Thus, the Proposed would not conflict with this Policy.</p>
<p><b>Objective 2-2:</b> Promote distinctive commercial districts and pedestrian-oriented areas.</p>	<p><b>No Conflict.</b> The Proposed Project involves the construction of an eight-story mixed-use building, which includes multi-family residential units and includes commercial restaurant space fronting South San Vicente Boulevard. The Project Site is in walking distance to many services, employment opportunities, and retail spaces. Additionally, the Project Site is located in a transit oriented area in close proximity to several bus routes and a future rail station. As such, the Proposed Project provides new space and opportunities that can attract businesses to the Wilshire community in Los Angeles. Thus, the Proposed Project would not conflict with this Policy.</p>
<p><b>Policy 2-2.1:</b> Encourage pedestrian-oriented design in designated areas and in new development.</p>	<p><b>No Conflict.</b> The Proposed Project includes the development of an eight-story mixed-use building with multi-family residential units and commercial restaurant space. The Project Site is in walking distance to many services, employment opportunities, retail spaces, and bus routes. Thus, the Project Site's location would promote other modes of transportation, such as walking, biking, and public transportation. The commercial uses would front public rights-of-way along South San Vicente Boulevard to provide a continuous commercial-fronting development along the South San Vicente commercial corridor. Therefore, the Proposed Project would not conflict with this Policy.</p>
<p><b>Objective 2-3:</b> Enhance the visual appearance and appeal of commercial districts.</p>	<p><b>No Conflict.</b> The Proposed Project would redevelop an underutilized site that is currently developed as commercial space and surface parking. The Proposed Project would be attractively designed and landscaped with guidance from City Planning Staff to enhance the surrounding commercial land uses along South San Vicente Boulevard. Additionally, the Proposed Project would be designed in accordance with the Citywide Design Guidelines and Chapter V Urban Design in the Wilshire Community Plan to enhance the visual appearance and appeal of South San Vicente Boulevard. The Proposed Project would be compatible</p>

	<p>with the scale of adjacent commercial development, which includes buildings varying from one- to eleven-stories above grade. The Proposed Project would also include landscaping at the ground-level to physically enhance the Project Site and surrounding areas. Thus, the Proposed Project would not conflict with this Objective.</p>
<p><b>Policy 2-3.1:</b> Improve streetscape identity and character through appropriate controls of signs, landscaping, and streetscape improvements; and require that new development be compatible with the scale of adjacent neighborhoods.</p>	<p><b>No Conflict.</b> The Proposed Project would be designed in accordance with the Community Plan's Chapter V Urban Design guidelines and Citywide Design Guidelines to improve streetscape identity and character and be compatible with the scale of adjacent commercial neighborhoods. The Proposed Project would include landscaping at the ground-level to physically enhance the Project Site and surrounding area, which would help increase pedestrian activity on-site and in the vicinity. Thus, the Proposed Project would not conflict with this Policy.</p>
<p><i>Source: City of Los Angeles, Wilshire Community Plan Land Use and Planning Element, 2001. Parker Environmental Consultants.</i></p>	