

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2023-5532-ZC-HD-CU-SPR-WDI	ENV-2023-5533-MND	13 – Soto-Martinez
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
956 North Seward Street, 90038 (936-962 North Seward Street and 949-959 North Hudson Avenue)		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Baranof Holdings Land Development, LLC	949-279-8296	NBorden@baranofholdings.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Mayer Brown LLP, Edgar Khalatian	213-229-9500	ekhalatian@mayerbrown.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Valentina Knox-Jones	213-978-1741	valentina.knox.jones@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
Zone Change (ZC); Height District (HD) Change		
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
Conditional Use (CU); Site Plan Review (SPR)		
ITEMS APPEALED:		
N/A		

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List (both Word and PDF)	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

Please create Council File number

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Adjacent/Abutting <input type="checkbox"/> 100' radius <input type="checkbox"/> 300' radius <input type="checkbox"/> 500' radius <input type="checkbox"/> Neighborhood Council <input type="checkbox"/> Interested Parties	<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]

FISCAL IMPACT STATEMENT:

Yes No
 *If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:

<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
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PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
November 14, 2024	6 – 0
LAST DAY TO APPEAL:	DATE APPEALED:
December 31, 2024	N/A
COUNCIL TIME TO ACT:	TIME TO ACT START:
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input type="checkbox"/> 75 days <input checked="" type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Appeal Filing Date <input checked="" type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant II	January 14, 2025



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: DEC 1 1 2024

Case No.: **CPC-2023-5532-ZC-HD-CU-SPR-WDI**
CEQA: ENV-2023-5533-MND
Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Project Site: 956 North Seward Street
(936 – 962 North Seward Street and 949 – 959 North Hudson Avenue)

Applicant: Baranof Holdings Land Development, LLC
Representative: Edgar Khalatian, Mayer Brown LLP

At its meeting of **November 14, 2024**, the Los Angeles City Planning Commission took the actions below in conjunction with the following Project:

Demolition of the existing approximately 40,000 square-foot film storage building and its associated parking lot and truck rental business and the construction of a seven-story storage building consisting of 127,868 square-feet of self-storage and 39,510 square-feet of temperature-controlled film and media storage, and 1,100 square-feet of leasing uses; resulting in a total floor area of 168,478 square-feet. The Project will have a height of 75 feet and a floor area ratio of 3:1. The Project proposes 47 automobile parking spaces provided on-site in a surface-level parking lot and 40 bicycle parking spaces would be provided on-site at ground level. Development of the Project would require the export of approximately 5,200 cubic yards of soil. The Project proposes the removal of three parkway trees and seven trees on-site. None of the existing trees on-site are protected tree species. The Project proposes a total of 47 trees (eight parkway and 35 on-site trees).

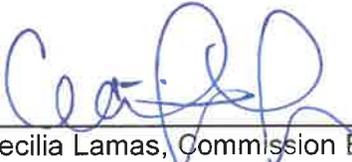
1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2023-5533-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** the mitigation measures have been made enforceable conditions on the project; and **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved**, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change and Height District Change from MR1-1 and R3-1 to [T][Q]M1-2D;
3. **Approved**, pursuant to LAMC Section 12.24 W.50, a Conditional Use Permit to permit the construction, use, and maintenance of a storage building in the M1 Zone within 500 feet from an A or R Zone or residential use;
4. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of, 50,000 gross square feet or more of nonresidential floor area;
5. **Dismissed without Prejudice**, pursuant to LAMC Section 12.37 I., the following three Waivers of Dedication and Improvements Standards, insofar as they have been addressed through the request under LAMC Section 12.32:
 - a. A waiver of the seven-foot dedication and street widening requirement for Seward Street;

- b. A waiver of five feet of the seven-foot dedication and street widening requirement for Romaine Street; the Project proposes to dedicate two feet along Romaine Street for sidewalk widening; and
- c. A waiver of the two-foot dedication and street widening requirement for Hudson Avenue;
- 6. **Adopted** the attached Conditions of Approval; and
- 7. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Newhouse
 Second: Klein
 Ayes: Diaz, Lawshe, Saitman, Zamora
 Absent: Cabildo, Choe, Mack

Vote: 6 – 0



Cecilia Lamas, Commission Executive Assistant II
 Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission as it relates to the Zone Change, Height District, and Waiver of Dedication and Improvements are appealable by the Applicant only if disapproved in whole or in part by the Commission. The decision of the Commission regarding the remaining approvals is appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department’s Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles, CA 90012 or 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401.

FINAL APPEAL DATE: DEC 31 2024

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Zone Change Ordinance, Map, Conditions of Approval, Findings, Appeal Filing Procedure

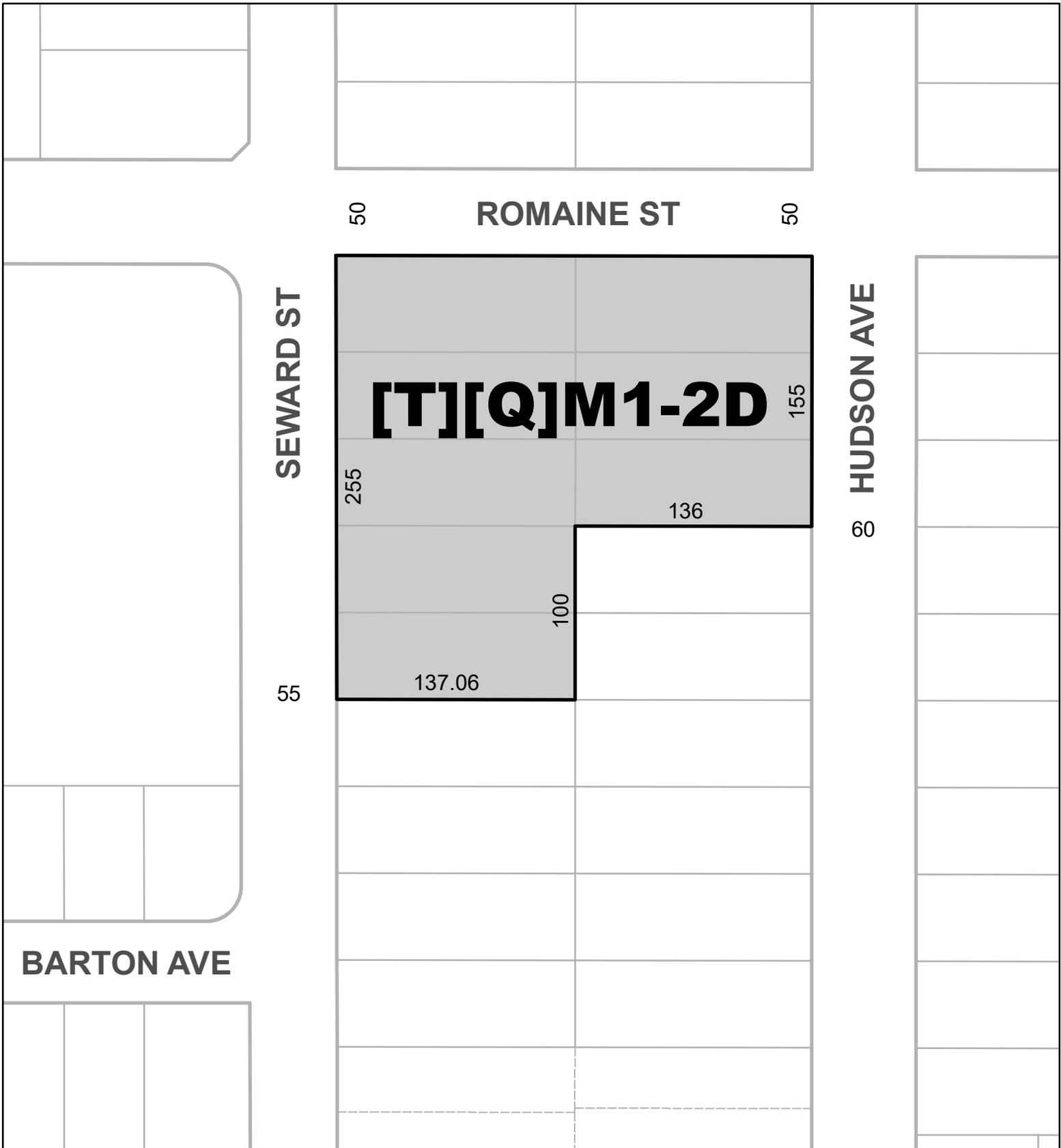
cc: Jane Choi, Principal City Planner
 Valentina Knox-Jones, City Planner

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



BARTON AVE

SEWARD ST

ROMAINE ST

HUDSON AVE

[T][Q]M1-2D

255

136

100

137.06

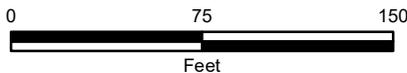
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55

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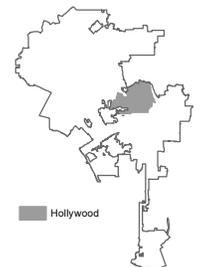
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CPC-2023-5532-ZC-HD-CU-SPR-WDI
AAI/cf 110824

City of Los Angeles



[Q] QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Los Angeles Municipal Code (“LAMC”), the following limitations are hereby imposed upon the use of the subject property, subject to the Permanent Qualified [Q] classification.

1. Site Development. Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped “Exhibit A” and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the M1 Zone.
3. Retail and restaurant uses shall be limited to the ground floor and individual retail and restaurant premises shall not exceed 20,000 square feet.

DEVELOPMENT “D” LIMITATIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the subject property, as shown on the attached Zoning Map, subject to the “D” Development Limitations:

1. **Building Height.** Development on the Project Site shall not exceed 75 feet in height measured from the lowest point of that individual building. Certain exceptions may apply for roof structures and elevator shafts, pursuant to LAMC Section 12.21.1, and to the satisfaction of the Department of Building and Safety.
2. **Floor Area.** Development on the Project Site shall be limited to a maximum floor area ratio (FAR) of 3:1. A maximum FAR of 3:1 shall be permitted for developments which incorporate a minimum FAR of 0.7:1 for the following targeted media-related industrial uses: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services.

CONDITIONS FOR EFFECTUATING [T] TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Responsibilities/Guarantees:

Dedications and Improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering:

1. As a part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Dedication(s) and Improvement(s).** Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

Bureau of Engineering. Street Dedications and Improvements shall be provided to the satisfaction of the City Engineer.

- a. **Seward Street:** A waiver of the seven-foot dedication along Seward Street; and a waiver of the seven-foot roadway widening. Improve the existing sidewalk.

Construct a new full-width concrete sidewalk abutting the property line. Repair and or replace any damaged, broken, or off-grade concrete curb and gutter, and construct new curb ramps per BOE standards and Special Order 04-0222. These improvements should suitably transition to join the existing improvements. Close all unused driveways, including any necessary removal and reconstruction of existing improvements.

- b. **Romaine Street:** In lieu of a seven-foot dedication, provide a two-foot wide strip of land dedication along the property frontage to complete a 27-foot wide half right-of-way; and provide a five-foot sidewalk easement adjacent to the dedication.

Waive the five-foot roadway widening requirement. Maintain the existing 10-foot sidewalk and provide a five-foot sidewalk easement for the purposes of providing a parkway and street trees. Said sidewalk easement shall maintain a minimum lower limit clearance below-grade of five (5) feet in depth, free and clear of any private

encroachments, subject to the satisfaction of the City Engineer. This below-grade clearance is necessary to house sufficient soil volume to accommodate any tree roots.

Construct a new full-width concrete sidewalk abutting the property line. Repair and or replace any damaged, broken, or off-grade concrete curb and gutter, and construct new curb ramps per BOE standards and Special Order 04-0222. These improvements should suitably transition to join the existing improvements. Close all unused driveways, including any necessary removal and reconstruction of existing improvements.

- c. **Hudson Avenue:** Provide a two (2) foot wide strip of land along the property frontage to complete a 32-foot wide half right-of-way.

Waive the two (2) foot roadway widening requirement. Widen the existing sidewalk by two (2) feet to provide a parkway and street trees.

Construct a new full-width concrete sidewalk abutting the property line. Repair and or replace any damaged, broken, or off-grade concrete curb and gutter, and construct new curb ramps per BOE standards and Special Order 04-0222. These improvements should suitably transition to join the existing improvements. Close all unused driveways, including any necessary removal and reconstruction of existing improvements.

- d. **Seward and Romaine Corner Cut:** Provide a 15-foot radius property line return or a 10-foot by 10-foot corner cut at the intersection of Seward Street with Romaine Street.
- e. **Hudson and Romaine Corner Cut:** Provide a 15-foot radius property line return or a 10-foot by 10-foot corner cut at the intersection of Hudson Avenue with Romaine Street.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than $\frac{1}{8}$ inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than $\frac{1}{8}$ inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-6 and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Trees: That Board of Public Works approval shall be obtained prior to the issuance of the Certificate of Occupancy of the development project for the removal of any tree in the existing or proposed public right-of-way. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees.

Removal of street trees is required in conjunction with the street widening for this project. Please include the tree removal issue in your public hearing notice for this application.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Transportation regarding traffic signals, signs and equipment (213) 482-7024 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-2715 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants (213) 482-6543 or via <https://appointments.lacity.org/apptsys/Public/Account>.

3. **Sewers.** Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit. An investigation by the BOE Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering at (213) 482-7030 or via <https://appointments.lacity.org/apptsys/Public/Account>.
4. **Drainage.** Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering. Roof drainage and surface run-off from the property shall be collected and treated on-site to the satisfaction of the Bureau of Sanitation, while the overflow is to the satisfaction of the Bureau of Engineering. The overflow must discharge through a curb drain outlet or a direct connection to a catch basin. All discharge must be by gravity flow from the property line. No pressurized discharge is allowed.
5. **Driveway/Parking Area Plan.** Preparation of a parking plan and driveway plan to the satisfaction of the appropriate District Offices of the Bureau of Engineering and the Department of Transportation.
6. **Fire.** Incorporate into the building plans the recommendations of the Fire Department relative to fire safety, which includes the submittal of a plot plan for approval by the Fire Department prior to the approval of a building permit.

7. **Cable.** Make any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05 N to the satisfaction of the Department of Telecommunications.
8. **Street Lighting.** Street lighting facilities shall be provided to the satisfaction of the Bureau of Street Lighting. Construct new street light: one (1) on Hudson Ave. If street widening per BOE improvement conditions, relocate and upgrade street lights: two (2) on Romaine St., and two (2) on Seward St.
9. **Street Trees.** Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 84 7-3077.
10. **Planning Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

CONDITIONS OF APPROVAL

Pursuant to Sections 12.24 W.50 and 16.05 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

Entitlement Conditions

1. **Site Plan.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped Exhibit "A" and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Use.** Authorized herein is a seven-story, 168,478 square-foot building consisting of 127,868 square-feet of self-storage, 1,100 square-feet of leasing uses, and 39,510 square-feet of temperature-controlled film and media storage.
3. **Hours of Operation.** The hours of operation for the self-storage facility and the temperature-controlled film and media storage shall be limited to 6:00 a.m. until 10:00 p.m., daily.
4. **Parking.**
 - a. Automobile parking shall be provided in conformance with L.A.M.C. Section 12.21 A.4.
 - b. Electric Vehicle Parking. All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC. Any parking spaces provided above LAMC requirements shall be provided with EV chargers to immediately accommodate electric vehicles within the parking areas.
 - c. Bicycle parking shall be provided in conformance with L.A.M.C. Section 12.21-A,16.
5. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.
 - a. Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel.
 - b. All pedestrian walkways, storefront entrances, and vehicular accessways shall be illuminated with lighting fixtures.
 - c. Light fixtures located on the Project Site (and not in the public right-of-way) shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.

6. **Signage.** There shall be no off-site commercial signage on construction fencing during construction.
7. **Landscape Buffer.** The landscape buffers adjacent to the building located at 945 North Hudson Avenue shall be maintained as follows: a seven (7) foot landscape buffer shall be provided to the north of said property between the drive aisle and the property line; and a 25 foot and 11 inch buffer shall be provided along the eastern portion of the building and the residential property lines. The project shall be in substantial conformance with the landscape plans submitted by the Applicant, stamped Exhibit "A" and attached to the subject case file. No reduction in the number of trees, or depth in landscape buffer, will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning
8. **Landscaping.** Prior to the issuance of a building permit, a landscape and irrigation plan shall be submitted to the Department of City Planning for approval. The landscape plan shall be in substantial conformance with the landscape plan stamped Exhibit A. Minor deviations from the requirements provided below may be permitted by the Department of City Planning to permit the existing landscaping conditions provided that the plantings are well established and in good condition.
9. **Required Trees.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit A. There shall be a minimum of 36 24-inch box, or larger, trees onsite pursuant to LAMC Section 12.21 G.2.
10. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. Street trees may be used to satisfy on-site tree requirements. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right-of- way is proven to be infeasible due to City-determined physical constraints.
11. **Tree Maintenance.** New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works.
12. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
13. **Trash.** Trash receptacles shall be stored within a fully enclosed portion of the building at all times. Trash/recycling containers shall be locked when not in use and shall not be placed in or block access to required parking.
14. **Mechanical Equipment / Utilities.** All mechanical equipment and utilities shall be fully screened from view of any abutting properties and the public right-of-way.
15. **Solar Energy Infrastructure.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
16. **Maintenance.** The subject property, including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways, and exterior walls along the

property lines, shall be maintained in an attractive condition and shall be kept free of trash and debris.

17. **Construction Generators.** The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. The Project construction contractor shall use on-site electrical sources and solar generators to power equipment rather than diesel generators, where feasible.
18. **Construction Traffic Management Plan.** The Applicant shall prepare a Construction Traffic Management Plan which will include a construction work site traffic control plan, DOT recommends that the construction work site traffic control plan be submitted to LADOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work.
19. **Circulation.** The applicant shall submit a parking and driveway plan to the Los Angeles Department of Transportation (LADOT) for approval. Review and approval of the driveways should be coordinated with DOT's Citywide Planning Coordination Section (201 North Figueroa Street, 5th Floor, Room 550, at 213-482-7024).

Environmental Conditions

20. **Implementation.** The Mitigation Monitoring Program (MMP) shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each Project Design Features (PDF) and Mitigation Measure (MM) and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.
21. **Construction Monitor.** During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

22. **Substantial Conformance and Modification.** After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and

the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not, in and of itself, require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

23. **Tribal Cultural Resource Inadvertent Discovery.** In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity), all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:
- Upon a discovery of a potential tribal cultural resource, the Applicant shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning at (213) 978-1741.
 - If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 30 days, to conduct a site visit and make recommendations to the Applicant and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
 - The Applicant shall implement the tribe's recommendations if a qualified archaeologist and by a culturally affiliated tribal monitor, both retained by the City and paid for by the Applicant, reasonably concludes that the tribe's recommendations are reasonable and feasible.
 - The Applicant shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist and by a culturally affiliated tribal monitor to be reasonable and feasible. The Applicant shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
 - If the Applicant does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or by a culturally affiliated tribal

monitor, the Applicant may request mediation by a mediator agreed to by the Applicant and the City who has the requisite professional qualifications and experience to mediate such a dispute. The Applicant shall pay any costs associated with the mediation.

- The Applicant may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and by a culturally affiliated tribal monitor and determined to be reasonable and appropriate.
- Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.

24. **Human Remains Inadvertent Discovery.** In the event that human skeletal remains are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5 which requires that no further ground disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to California Public Resources Code Section 5097.98. In the event human skeletal remains are discovered during construction or during any ground disturbance activities, the following procedures shall be followed:

- Stop immediately and contact the County Coroner: 1104 N. Mission Road Los Angeles, CA 90033 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
- If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).
- The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- The most likely descendent has 48 hours to make recommendations to the Applicant, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the Applicant does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

25. **Paleontological Resources Inadvertent Discovery.** In the event that any prehistoric subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, at which time the applicant shall notify the City and consult with a qualified paleontologist to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

26. **Inadvertent Discovery of Archaeological Resources.** In the event that any subsurface cultural resources are encountered at the project site during construction or the course of

any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5. The applicant shall notify the City and consult with a qualified archaeologist who shall evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2 and shall determine the necessary findings as to the origin and disposition to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the qualified archaeologist and approved by the Department of City Planning must be followed unless avoidance is determined to be unnecessary or infeasible by the qualified archaeologist. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

27. **AQ-PDF-1:** Off-Road Diesel-Powered Construction Equipment. All off-road diesel-powered construction equipment greater than 90 horsepower would meet California Air Resources Board Tier 4 Final off-road emissions standards. Requirements for Tier 4 Final equipment will be included in applicable bid documents and successful contractor(s) must demonstrate the ability to supply such equipment. A copy of each unit's Best Available Control Technology (BACT) documentation (certified tier specification or model year specification), and CARB or SCAQMD operating permit (if applicable) will be provided to the City upon request.
28. **NOI-PDF-1:** Noise from power construction equipment (including combustion engines), fixed or mobile, will be equipped with noise shielding devices such as noise blankets on construction equipment to reduce engine noise or muffling devices to reduce exhaust noise. All equipment will be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
29. **NOI-PDF-2:** Project construction will not include the use of driven (impact) pile systems.
30. **NOI-PDF-3:** Concrete trucks will be located on Romaine Street, away from sensitive uses south of the Project Site.
31. **NOI-PDF-4:** All construction loading areas will be acoustically screened from off-site noise sensitive receptors with temporary construction fencing equipped with sound blankets.
32. **NOI-PDF-5:** All construction haul, dump, and water trucks would be operated within the northern portion of the Project Site, at least 50 feet from any sensitive receptors, along Romaine Street, which would allow for efficient access to the highway.
33. **NOI-PDF-6:** The Project will designate a Construction Relations officer to serve as a liaison with residential communities, who will be responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) will be prominently displayed at the Project Site. Signs will be posted at the Project Site that include permitted construction days and hours.
34. **MM NOI-1:** The use of a vibratory compactor or roller shall be a minimum of 20 feet away from any adjacent structure. Any activity requiring a compactor or roller within 20 feet of an adjacent structure shall be conducted using a non-vibratory/static roller or a walk-behind roller.

35. **PDF-PS-1:** A construction fence shall be constructed around the Project Site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
36. **PDF-PS-2:** Prior to the occupancy of the Project, the Applicant shall provide the Hollywood Community Police Station with a diagram of each portion of the property, including access routes, and additional information to facilitate potential LAPD responses.
37. **PDF-TRAF-1:** Construction Management Plan. The contractor would develop a Construction Management Plan as part of the Project and submit it to the City of Los Angeles for approval to reduce the Project's potential construction impact. The Construction Management Plan would include the following:
 - Coordinate with the City to ensure adequate access to the Project Site and land uses in proximity of the Project Site is maintained.
 - Pick-ups, deliveries and exports of construction materials should be scheduled during off peak hours to the extent possible.
 - Reduce the potential of trucks waiting for extended periods to load or unload.
 - Construction truck contractor should provide off-site staging in a legal area.
 - Determine the number and location of flag personnel required during traffic rerouting and deliveries.
 - Contractor to post construction notices/hotlines at several locations on the Project Site.
 - Establish requirements for storage of materials and loading/unloading on the Project Site.

Administrative Conditions

38. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
39. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
40. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
41. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
42. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or

the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

43. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
44. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
45. **Project Plan Modifications.** Any corrections and/or modifications to the project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in Site Plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision-making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
46. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

 - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

General Plan/Charter Findings

1. Charter Section 556. The action is in substantial conformance with the purposes, intent and provisions of the General Plan.

a. General Plan Land Use Designation.

The Los Angeles General Plan sets forth goals, objectives, and policies that guide both Citywide and community specific land use policies. The General Plan comprises a range of State-mandated elements, including, but not limited to, Land Use, Transportation/Mobility, Noise, and Safety. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City. While the General Plan sets out a long-range vision and guide to future development, the 35 Community Plans provide the specific, neighborhood-level detail, relevant policies, and implementation strategies necessary to achieve the General Plan objectives.

The project site is located in the Hollywood Community Plan area which designates the property for Limited Manufacturing land uses, corresponding to the MR1, M1, P, and PB zones. The property is zoned MR1-1 and R3-1. The project site comprises eight (8) lots, three (3) of which are zoned R3-1 and five (5) are zoned MR1-1, all with a Limited Manufacturing land use designation. The applicant requests a Zone Change and Height district change from MR1-1 and R3-1 to (Q)M1-2D.

The Hollywood Community Plan Update (HCPU), recommended for approval by the City Planning Commission in August 2023 and currently under review by the City Council, includes the site in Subarea 40:2 and proposes to change the zoning of the entire subject site to [Q]M1-2D. Although Subarea 40:2 allows for a 1.5:1 FAR, it allows a maximum FAR of 3:1 for developments that incorporate a minimum FAR of 0.7:1 FAR for targeted media-related industrial uses, such as film, tape, television, video, internet, and other media production. As the timing of the Hollywood Community Plan Update was unclear, the applicant applied for a Zone Change to pre-emptively request the zoning recommended under the HCPU and request a Zone Change to [T](Q)M1-2D. Staff recommend the approval of a Zone Change and Height District Change to [T][Q]M1-2D, to incorporate Tentative 'T' Classification and a permanent '[Q]' Qualification Classification, as recommended by the HCPU. The recommended [T][Q]M1-2D Zone would be consistent with the purpose, intent, and provisions of the General Plan and the proposed Hollywood Community Plan.

b. Land Use Element.

The Land Use Element of the City's General Plan is divided into 35 Community Plans. The subject property is located within the Hollywood Community Plan. The proposed project complies with applicable provisions of the Los Angeles Municipal Code (LAMC) and the existing Hollywood Community Plan, adopted in 1988.

Hollywood Community Plan. The proposed project conforms to the following goals, objectives, and policies of the Community Plan:

- *Objective 1: To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the Metropolitan area. To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.*
- *Objective 4(a): To promote economic well being and public convenience through allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.*
- *Objective 4(b): To promote economic well-being and public convenience through designating land for industrial development that can be so used without detriment to adjacent uses of other types, and imposing restrictions on the types and intensities of industrial uses as are necessary to this purpose.*
- *Objective 4(c): Encouraging the revitalization of the motion picture industry.*

The project would require a Zone and Height District Change to permit the development of the self-storage and film storage uses. According to the applicant, the proposed use would support the motion picture industry as the “new film storage facility would provide a needed service to professionals in the film industry who live and work in the Hollywood area and would encourage revitalization of the motion picture industry. The film storage space would provide opportunities for entertainment and related companies to store film.”

The Project is compatible in height and scale to other buildings throughout the Hollywood Media District to the west while transitioning in height to the residential neighborhood to the east. The Property would be redeveloped from its current low intensity use into a new mid-rise building that would contribute to media uses within Hollywood. The project would activate the street frontage along Romaine Street and enhance the pedestrian experience with extensive landscaping. Therefore, these physical improvements and uses would complement nearby land uses and would promote economic well-being and public convenience in the community.

c. Framework Element.

The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the Project Site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land use 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.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Objective 3.2: To provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution.

Goal 3J: Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability.

Objective 3.14: Provide land and supporting services for the retention of existing and attraction of new industries.

Policy 3.14.2: Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable "themed" sectors (e.g., movie/television/media production, set design, reproductions, etc.)

The site is currently developed with an approximately 40,000 square-foot film storage building, its associated parking lot, and a truck rental business. The project proposes the demolition of the existing storage building and parking lots and the construction of a seven-story storage building consisting of 127,868 square-feet of self-storage, 39,510 square-feet of temperature-controlled film and media storage, and 1,100 square-feet of leasing uses; resulting in a total floor area of 168,478 square-feet.

The proposed use would provide a production-related use (the temperature-controlled film and media storage) which would augment the existing media production related uses within the Hollywood Media District, and would also provide a use which is beneficial for nearby residents (self-storage use). The Project is also consistent with the type of developments the City encourages as it places new development in clustered "themed" sectors (the Hollywood Media District) while preserving the surrounding neighborhoods.

d. Mobility Element.

The Mobility Plan 2035, one of the elements of the City's General Plan, lays out the policy foundation for achieving a transportation system that balances the needs of all road users. The Mobility Plan 2035 was adopted by the City Council on August 11, 2015, and last amended on September 7, 2016.

The project as designed and conditioned will meet the following goals and objectives of Mobility Plan 2035:

- *Policy 2.3: 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.*
- *Policy 3.1 Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes – including goods movement – as integral components of the City’s transportation system.*
- *Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.*
- *Policy 3.8. Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.*
- *Policy 5.4 Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.*

The development of the Project advances the above-referenced policies by promoting ground floor pedestrian activity and circulation while providing sufficient and safe facilities for bicyclists. The ground floor has been designed to activate the street level and is aesthetically pleasing and is inviting for users of the facility.

Similarly, the Project has considered and will provide access for all modes of travel, including for pedestrians, bicyclists, and transit users. Employees and patrons that bike are conveniently welcomed to the various parts of the Project with safe, well-lit, and convenient bicycle parking options would be located on-site near the pedestrian entrances. Therefore, the Project is supportive of active transportation modes, such as walking and bicycling.

Furthermore, the Project Site is served by bus lines operated by Metro along Santa Monica Boulevard, Highland Avenue, and Vine Street. Metro Local Route 4 is located within 0.2 mile of the Project Site and runs eastbound to Los Angeles and westbound to Santa Monica via Santa Monica Boulevard, with a bus stop located northwest of the Project Site at Wilcox Avenue and Santa Monica Boulevard. Metro Local Routes 210 and 224 also operate within 0.5 mile of the Project Site. Additionally, the LADOT’s DASH Hollywood line also operates 0.4 mile north of the Project Site.

Additionally, the Project’s proximity to nearby residential and commercial uses would reduce vehicular trips to and from the Project, vehicle miles traveled, and improve air pollution. The Project would provide code-required bicycle parking supporting “first mile, last mile solutions,” enabling patrons improved access to the Project. The Project is also conditioned to provide electric vehicle charging stations.

Therefore, the Project is supportive of active transportation modes, such as walking and bicycling. The Project is consistent with the applicable policies of the Mobility Plan as it is located within walking distance of high-quality transit options, includes ample bicycle parking and facilities, and improves the pedestrian experience. Thus, the services provided by the Project will be more accessible to those without automobiles and encourage those with cars to use other modes of transit which reduces vehicle trips,

vehicle miles traveled, greenhouse gases, and air pollution. Therefore, the Zone Change and Height District Change are consistent with the Mobility Plan 2035 and the goals, objectives, and policies of the General Plan.

e. Sewerage Facilities Element.

The Sewerage Facilities Element of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

f. Health and Wellness Element and Air Quality Element.

Policy 5.1 and 5.7 of the Plan for a Healthy LA, the Health and Wellness Element, and Policy 4.2.3 of the Air Quality Element are policy initiatives related to the reduction of air pollution and greenhouse gases. As conditioned herein, the Project would be required to provide parking spaces which would be equipped for the immediate installation and use of EV Charging Stations, as well as for future use. The Project has also been conditioned to install solar panels to an operating photovoltaic system. The installation and operation of the solar panels would help to reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, the conditions would provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and the City. As conditioned, the Project would be consistent with the aforementioned policies, as well as Policy 5.1.2 of the Air Quality Element, by ensuring that future developments are compatible with alternative fuel vehicles and shift to non-polluting sources of energy. The solar and EV conditions also provide a convenient service amenity to the occupants or visitors who use electric vehicles and utilize electricity on site for other functions. As such, the Project provides service amenities to improve habitability for the patrons of the Project and to minimize impacts on neighboring properties.

g. 2021-2029 Housing Element.

Pursuant to the No Net Loss Law Statute, Government Code Section 65863(b)(1), no city may permit the reduction of residential density for any parcel which is identified to meet its current share of the regional housing need, or any unaccommodated portion of the regional housing need from the prior planning period, unless specific findings are made.

The project is not located on a lot identified in the Inventory of Sites prepared for the 2021-2029 Housing Element. The Proposed Project includes zero units. Therefore, the proposed project would not result in any fewer units than those identified in the Housing Element, and the specific findings in Government Code Section 65863(b)(1) are not required.

Entitlement Findings – Zone Change and Height District

2. Pursuant to LAMC Section 12.32, and based on the findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The current application is a request to rezone the entirety of the site from MR1-1 and R3-1 to (Q)M1-2D, to permit the construction of a 168,478 square-foot storage building consisting of temperature-controlled film and media storage and self-storage. The action will ensure the zoning of the site is consistent with the existing Limited Manufacturing General Plan Land Use on site. In lieu of the applicant's request, staff are recommending the inclusion of a 'T' Tentative Classification condition, and a permanent [Q] Qualified Classification to ensure the proposed zone is consistent with zoning proposed by the Hollywood Community Plan Update which is currently under review by the City Council. The proposed [T][Q]M1-2D zone would be consistent with the Community Plan's land use as M1 is a corresponding zone of the Limited Manufacturing land use.

- a. Public Necessity: The project consists of the construction of a 168,478 square-foot storage building consisting of temperature-controlled film and media storage and self-storage. In accordance with the draft Hollywood Community Plan Update, the project is located in the Hollywood Media District Business Improvement District (BID) and the Media District consists of media/entertainment jobs subareas which emphasize the preservation and expansion of media and entertainment jobs in Hollywood. The project is located in an area in the Hollywood community comprised of commercial, residential, and manufacturing uses. Many of the properties north of the project site cater to Hollywood's media and entertainment industry with studios, production facilities, studio-equipment and manufacturing and storage, and creative offices. The Zone Change and Height District Change would be consistent with the Limited Manufacturing General Plan Land Use and would be compatible with the existing and future developments in the community, as the project incorporates a media related use (the temperature-controlled film and media storage). Redevelopment of the project site would allow for job and economic growth and due to the project's accessibility to nearby residents and media production uses, as such, the project would be of public necessity to the growth of the community.
- b. Convenience: The Project proposes the demolition of the existing approximately 40,000 square-foot film storage building and its associated parking lot and truck rental business and the construction of a seven-story storage building consisting of 127,868 square-feet of self-storage and 39,510 square-feet of temperature-controlled film and media storage, and 1,100 square-feet of leasing uses; resulting in a total floor area of 168,478 square-feet. The project will have a height of 75 feet and a floor area ratio of 3:1.

As discussed above, the project site is located in an area of the Hollywood community that is highly urbanized and developed with commercial buildings, single- and multi-family structures, public facilities, and transportation infrastructure. Granting the Zone Change would ensure the site's zoning is consistent with the General Plan Land Use designation, as a portion of the site is zoned R3-1. The Zone Change would ensure that appropriate industrial uses could be constructed on site, thereby supporting the Hollywood Media District. Granting of the Height District Change would allow the project additional floor area and height to facilitate the self-storage use and the media use. The project would complement the variety of land uses in the vicinity with access to nearby public transit and bicycle infrastructure, and as such, would provide a

convenience to residents nearby who are in need of self-storage facilities, and media production companies in the Hollywood area who are in need of temperature-controlled film and media storage.

- c. General Welfare: As previously mentioned, the Zone Change and Height District Change will permit the construction of the building for self-storage and media storage uses, which will benefit media production uses in the Hollywood area and nearby residents who may be in need of storage facilities. Additionally, the project will improve the appearance of the site through the installation of a green spaces and trees on-site and within the right of way. The project will also incorporate solar panels and EV charging, which benefit the public at larger by reducing GHG emissions.
- d. Good Zoning Practices: The project site comprises eight lots in the Hollywood Community Plan area with a land use designation of Limited Manufacturing. Three of the lots are currently zoned R3-1, and five lots are zoned MR1-1. In 2010, the Zone and General Plan Land Use for the site was changed through Case Number CPC-2009-3158-GPA-ZC-HD-SPR to apply a uniform zone of [T](Q)M1-2D and land use of Limited Manufacturing across the site. Prior to the approval, the western portion of the site was zoned MR1-1 with a Limited Manufacturing land use, while the eastern portion was zoned R3-1 with a Medium Residential land use. As the project was never effectuated, the zone change expired; however, the General Plan land use remained. As such, the R3-1 zone on the eastern portion of the site is inconsistent with the Limited Manufacturing land use designation.

According to the Hollywood Community Plan, the Limited Manufacturing land use includes the following corresponding zones: MR1, M1, P, and PB. The proposed zone change would apply the M1 zone uniformly across the site, ensuring that the site's zoning is consistent with the land use designation. The proposed use—a storage building consisting of media and film storage, as well as self-storage—aligns with the M1 zone.

The project site is located in an urbanized area surrounded by various uses. The lots directly to the north of the site across Romaine Street are zoned MR1-1 and R3-1, and are improved with a variety of one- to five-story commercial, restaurant, studio, and parking buildings. The lots directly to the west of the site, across Seward Street, are zoned MR1-1 and are improved with various one- to four-story film, commercial, and office uses. The lots directly to the east of the site, across Hudson Avenue, are zoned R3-1 and are improved with one- to five-story single-family and multifamily residential buildings.

Although the proposed structure will be seven stories tall, which is taller than the existing five-story buildings in the area, the design covers only approximately 47 percent of the site. This increases the height but reduces the impact, as the building is placed further away from residential uses to the east. Therefore, due to this placement, the height and scale of the building would be compatible with the existing character of the area.

Approval of the zone change is consistent with the type of development encouraged by the Community Plan. The project will ensure that the character and scale of residential neighborhoods are maintained while allowing for infill development on an underutilized site. This is consistent with the Limited Manufacturing General Plan Land

Use designation, as defined by the Community Plan. Moreover, situating the building away from residential uses to the east, to reduce the perceived scale, height, and massing of the proposed structure, is considered a good zoning practice.

3. Pursuant to LAMC Section 12.32 G.4, Findings for ‘D’ Development Limitations.

To protect the best interests of and ensure a development more compatible with the surrounding property or neighborhood, the proposed project includes a D Limitation in conjunction with the requested zone and height district change to [T][Q]M1-2D, pursuant to LAMC Section 12.32 G.4. This limitation would impose restrictions on the project site regarding the maximum height and FAR as proposed, ensuring that the development is compatible with the surrounding properties and neighborhood and is in harmony with the objectives of the General Plan and the Hollywood Community Plan. Without this limitation, the M1-2 zone would permit a maximum FAR of 6:1 with no height restriction. The project proposes a 3:1 FAR with a maximum height of approximately 75 feet and seven (7) stories. Although the height of the proposed structure would be taller than the buildings abutting the project site, the building is designed to cover only approximately 47 percent of the site, which increases the height of the structure but reduces its impact, as it is placed further away from residential uses to the east. Therefore, due to the placement of the building further away from residential uses, the height and scale of the building would be compatible with the existing character of the area.

4. Pursuant to LAMC Section 12.32 G.1, Findings for “T” and “Q” Classifications.

Pursuant to LAMC Section 12.32 G.1, the current action, as recommended, is contingent upon compliance with new "T" and "Q" conditions and the project-specific Conditions of Approval imposed herein for the proposed project.

The project site is located within the Hollywood Community Plan area. The existing Community Plan designates the subject property for Limited Manufacturing land uses. The site is split-zoned, with the western portion zoned MR1-1 and the eastern portion zoned R3-1.

In 2010, the zoning and General Plan land use for the site were changed through Case Number CPC-2009-3158-GPA-ZC-HD-SPR to apply a uniform zone of (T)(Q)M1-2D and a Limited Manufacturing land use across the site. Prior to the approval, the western portion of the site was zoned MR1-1 with a Limited Manufacturing land use, and the eastern portion was zoned R3-1 with a Medium Residential land use. Since the project was never effectuated, the zone change expired; however, the General Plan land use designation remained. As such, the R3-1 zone on the eastern portion of the site is now inconsistent with the land use designation.

The Hollywood Community Plan is undergoing a Community Plan Update and is currently in the adoption phase. The City Planning Commission recommended approval of the update on August 19, 2021, and the update was transmitted to the City Council for review. On April 26, 2023, the PLUM Committee recommended approval of the update with amendments. The plan implementation ordinances are currently undergoing form and legality review by the City Attorney’s office to ensure the regulations are clear and consistent with State law. Once this review is complete, the City Council will vote on the plan and its implementation ordinances.

According to draft documents in the Hollywood Community Plan Update Council File (CF 21-0934), the site is located in Subarea 40:2 and the update proposes a zone change from the existing MR1-1 and R3-1 zones to a proposed zone of [Q]M1-2D.

The proposed [Q] Qualifying Condition and “D” Development Limitations currently read as following:

[Q] Qualifying Permanent Conditions of Approval

1. *No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the M1 Zone.*
2. *Retail and restaurant uses shall be limited to the ground floor and individual retail and restaurant premises shall not exceed 20,000 square-feet.*

“D” Development Limitations

1. *The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 1.5:1, except that a maximum FAR of 3:1 shall be permitted for developments which incorporate a minimum FAR of 0.7:1 for the following targeted media-related industrial uses: film tape, television, video, Internet and other media production, editing and reconstruction; **film archiving, storage and exchange**; studio equipment manufacture, rental and storage; music, film, television and Internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media related products and services. **[emphasis added]***

The applicant has intentionally designed their project to comply with the proposed zone, the Qualifying [Q] Condition, and the “D” Development Limitation in the Hollywood Community Plan Update. As mentioned, the existing zones are MR1-1 and R3-1, and the applicant proposes a zone change and height district change to (Q)M1-2D.

No residential development or retail uses are proposed by the project. Therefore, the construction of a commercial structure for self-storage and film storage uses is not prohibited by the Qualifying [Q] Condition.

The proposed M1 zone permits storage buildings for household goods, provided the building is located more than 500 feet from an A or R Zone. If the building is within 500 feet of an A or R Zone, the use may still be permitted through a Conditional Use Permit. The proposed temperature-controlled film and media storage use appears to be permitted by right in the M1 Zone, as it allows any use permitted in the MR1 zone, which includes motion picture, television, video, and other media production uses.

The proposed project would have a floor area ratio not exceeding 3:1. As no residential uses are proposed, the lot area and the building area are the same. To comply with the limitation proposed by the Hollywood Community Plan Update, the project must provide a 0.7:1 FAR for targeted media-related industrial uses, requiring a minimum floor area of 39,377.8 square feet. The project proposes 39,510 square feet of temperature-controlled film and media storage, which aligns with the Development “D” Limitations. Therefore, the overall project with a 3:1 FAR is consistent with the Hollywood Community Plan recommendation.

Street Standards

The Project Site is bounded by Seward Street to the west, Romaine Street to the north, Hudson Avenue to the east, and various industrial and residential uses to the south. The Mobility Plan classifies Seward Street, Romaine Street, and Hudson Avenue as Industrial Local Streets.

Regarding street improvements and dedications, pursuant to LAMC Section 12.37 G.1.(a), in consideration of a proposed zone change, the Planning Commission may consider in its recommendation whether provisions must be made for street dedications and improvements, as well as drainage facilities, grading, sewers, utilities, park and recreational facilities; to ensure the orderly arrangement of development. As such, the City Planning Commission has the authority to consider and modify the recommendations in the Bureau of Engineering letter dated December 19, 2023.

Project-Adjacent Street Standards					
Street	Existing Dimensions (Per PCRf)	Mobility Plan	Required Dedication & Widening (Per PCRf and BOE letter)	Applicant Request	Staff Rec.
Seward Street					
ROW	25 ft (half)	32 ft (half)	Dedicate 7 ft	Maintain the existing dimensions	Maintain the existing dimensions
Roadway	15 ft (half)	22 ft (half)	Widen roadway 7 ft		
Romaine Street					
ROW	25 ft (half)	32 ft (half)	Dedicate 7 ft	Dedicate 2 ft	Dedicate 2 ft
Roadway	17 ft (half)	22 ft (half)	Widen roadway 5 ft Widen sidewalk 2 ft	Waive roadway widening req. Widen sidewalk 2 ft	Waive roadway widening req. Widen sidewalk 2 ft and Additional Sidewalk Easement 5 ft
Hudson Avenue					
ROW	30 ft (half)	32 ft (half)	Dedicate 2 ft	Maintain the existing dimensions	Dedicate 2 ft
Roadway	20 ft (half)	22 ft (half)			Widen sidewalk 2 ft

Instead of the (Q)M1-2D Zone and Height District requested by the applicant, staff recommend that the site be zoned [T][Q]M1-2D, incorporating a permanent Qualifying [Q]

Condition and a Tentative [T] Classification. The T classification addresses roadway dedications and right-of-way improvements. The new T and Q Conditions have been applied to ensure the necessary dedications, improvements, and construction notices are executed to meet public needs, convenience, and general welfare.

As noted in the table above, the applicant requested waivers of the dedication and roadway widening requirements for Seward Street and Hudson Avenue. The applicant also requested a 2-foot dedication along Romaine Street, in lieu of the 7-foot dedication, with a 2-foot widening of the sidewalk and no widening of the roadway.

The request to waive the dedication and roadway widening for Seward Street is reasonable but the City does not support the waiver of dedications along Romaine Street and Hudson Avenue. Instead, a two-foot dedication and a five-foot sidewalk easement is required along Romaine Street and a two-foot dedication and sidewalk widening will be required along Hudson Avenue.

By requiring the five-foot sidewalk easement along Romaine Street, this will ensure that the easement area can be provided for parkway landscaping and street trees. The project will be able to provide this area as an easement, and not a dedication which would impact the lot area of the site, while still ensuring that the City is able to provide an attractively landscaped sidewalk and improve the pedestrian experience.

Similarly, requiring the two-foot dedication along Hudson Avenue for a wider sidewalk will also ensure that sidewalks with an adequate width are provided to connect residences along Hudson Avenue with an aesthetically pleasing and comfortable path towards Santa Monica Boulevard.

For all three roadways, the project will not be required to provide roadway widening, as the widening would not add any practical benefit to circulation. The roadway widening would not be sufficient to produce a new lane, but only contribute to widening existing lanes, which would encourage higher speeds.

With the proposed dedication and improvements in the Tentative 'T' Classification, the project would improve the pedestrian experience by providing additional landscaping, ensuring that the street and sidewalk dimensions are adequate for vehicular and pedestrian circulation, and ensuring that the dedications and improvements bear a reasonable relationship to project impacts. Therefore, the project meets the goals and policies of the Mobility Plan 2035.

Entitlement Findings – Conditional Use

The applicant is requesting a Conditional Use pursuant to LAMC Sections 12.24. W.50, to permit to the construction, use, and maintenance of a storage building in the M1 Zone within 500 feet from an A or R Zone or residential use. Required Findings 5 through 8 below are analyzed to determine whether some or all of the requested deviations should be granted.

- 5. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The project site consists of eight rectangular lots with frontage along Romaine Street to the north, Hudson Avenue to the east, and Seward Street to the west, covering a total area of approximately 56,254 square feet. The site is currently improved with a two-story, 40,000-square-foot film storage facility built in 1952, along with an associated surface parking lot, currently used for a truck rental business.

The project involves the demolition of the existing 40,000-square-foot film storage building and associated parking lot and the construction of a new seven-story, 75-foot tall, 168,478-square-foot building. This building will include 127,868 square feet of self-storage, 39,510 square feet of temperature-controlled film and media storage, and 1,100 square feet of leasing space. The project will have a floor area ratio (FAR) of 3:1, with 0.7:1 of that dedicated to film and media storage uses.

The project site is located within the Hollywood Community Plan area. The existing Community Plan designates the subject property for Limited Manufacturing land uses. The site is split-zoned, with the western portion zoned MR1-1 and the eastern portion zoned R3-1.

In 2010, the zoning and General Plan land use for the site were changed through Case Number CPC-2009-3158-GPA-ZC-HD-SPR to apply a uniform zone of [T](Q)M1-2D and a Limited Manufacturing land use across the site. Prior to this approval, the western portion was zoned MR1-1 with a Limited Manufacturing land use, and the eastern portion was zoned R3-1 with a Medium Residential land use. As the project was never effectuated, the zone change expired, but the General Plan land use designation remained. As a result, the R3-1 zone on the eastern portion of the site is now inconsistent with the land use designation.

The proposed project will provide a service to the area while also serving as an important buffer between the commercial, office, and studio uses to the north and west of the site, and the residential uses to the east. The project is requesting a Conditional Use Permit to allow a building, part of which is for self-storage, within 500 feet of an A or R zone, or residential use. The project involves demolishing the existing film storage facility, with space provided in the new structure for film storage. It is located in an area planned for industrial uses and will replace the current vehicular parking use, increasing storage space on the site.

There are four similar self-storage facilities in the area, located at 6801 Santa Monica Blvd, 6840 Santa Monica Blvd, 6202 Willoughby Ave, and 6372 Santa Monica Blvd., which supports the proposed project as an appropriate use for the area. The project's design will enhance the area by improving the underutilized commercial lot. Located in the Hollywood Community Plan area, the project is considered a beneficial use, as the community includes many multi-family units, which creates demand for self-storage. As such, the project will offer a conveniently located alternative for residents in the area and provide much-needed storage facilities.

The proposed self-storage use is not intensive; it does not generate many trips, and the trips tend to be of short duration. Additionally, the Los Angeles Department of Transportation determined that the project will not result in significant traffic impacts. The development and operations of the proposed project will be substantially similar to those of the existing self-storage facilities nearby, as well as the commercial uses surrounding

the site. The proposed project will provide the surrounding community with 128,968 square feet of self-storage, offering a beneficial service.

In addition, the project site currently abuts a residential use on 945 North Hudson Avenue. The site currently does not include a landscape buffer to create a separation from the operations of the rental truck storage business and the adjacent residential dwelling units. The proposed project will incorporate an eight (8)-foot concrete masonry wall along the property line and trees to provide screening for the residential property that directly abuts the site on the Hudson Avenue frontage.

6. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The project site consists of eight rectangular lots with frontage along Romaine Street to the north, Hudson Avenue to the east, and Seward Street to the west, covering a total area of approximately 56,254 square feet. The site is currently improved with a two-story, 40,000-square-foot film storage facility built in 1952, along with an associated surface parking lot, currently used for a truck rental business.

The project involves the demolition of the existing 40,000-square-foot film storage building and associated parking lot and the construction of a new seven-story, 75-foot tall, 168,478-square-foot building. This building will include 127,868 square feet of self-storage, 39,510 square feet of temperature-controlled film and media storage, and 1,100 square feet of leasing space. The project will have a floor area ratio (FAR) of 3:1, with 0.7:1 of that dedicated to film and media storage uses.

With the concurrent Zone Change and Height District request, the project will be located on a site zoned [T][Q]M1-2D, which permits self-storage uses with a conditional use permit if the site is within 500 feet of residential uses. The '2' Height District permits an FAR of up to 6:1 and no maximum height limit. However, the project has been conditioned with D limitations to ensure that it does not exceed an FAR of 3:1 and a maximum height of 75 feet.

The development and operation of the proposed project will be substantially similar to the existing industrial and commercial uses surrounding the site. It will also incorporate the film storage uses currently onsite. The proposed project will provide the surrounding community with 127,868 square feet of self-storage and 39,510 square feet of temperature-controlled film and media storage, offering a beneficial service to the community.

The project site is located in an urbanized area surrounded by various uses. The lots directly north of the site across Romaine Street are zoned MR1-1 and R3-1 and are improved with a variety of 1- to 5-story commercial, restaurant, studio, and parking buildings. The lots to the west of the site across Seward Street are zoned MR1-1 and improved with various 1- to 4-story film, commercial, and office uses. The lots to the east of the site across Hudson Avenue are zoned R3-1 and improved with 1- to 5-story single-family and multifamily residential uses.

Although the new structure will be seven stories tall, taller than the existing 5-story structures in the area, the building is designed to cover only about 47 percent of the site.

This design increases the height but reduces the impact on neighboring properties, as the building is placed farther away from the residential uses to the east.

According to the Environmental Assessment Form submitted, the applicant proposes hours of operation from 6:00 a.m. to 10:00 p.m., daily. Given these operating hours, it is unlikely that the self-storage facility will negatively impact the surrounding residential neighborhood. A 24-hour facility, by contrast, could potentially impact neighbors due to noise and lighting from moving trucks at night. Revised architectural plans submitted with the project include a modified design that further distances the building from the residential uses to the east. A more substantial landscape buffer, approximately 25 feet wide, is provided to minimize the building's visual impact.

Therefore, the project's location, operations, and significant features will be compatible with, and will not adversely affect or further degrade, adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

7. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The project site is located within the Hollywood Community Plan area, which designates the subject property for Limited Manufacturing land uses. The site is split-zoned, with the western portion zoned MR1-1 and the eastern portion zoned R3-1. The applicant has requested a Zone Change and Height District Change from MR1-1 and R3-1 to (Q)M1-2D. However, staff recommend that the site be zoned [T][Q]M1-2D to incorporate the Tentative 'T' Classification and make the Qualifying 'Q' Condition permanent

The Community Plan text includes the following relevant land use goals, objectives, and policies:

- *Objective 1: To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the Metropolitan area. To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.*
- *Objective 4: To promote economic well being and public convenience through:*
 - a. *Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.*

The new development and improvements to the pedestrian public right-of-way will significantly enhance the existing site. The project proposes the demolition of the approximately 40,000-square-foot film storage building, along with its associated parking lot and truck rental business, and the construction of a seven-story building consisting of 127,868 square feet of self-storage, 39,510 square feet of temperature-controlled film and media storage, and 1,100 square feet of leasing space, resulting in a total floor area of 168,478 square feet. The building will have a height of 75 feet and a floor area ratio of 3:1.

The project will provide a neighborhood-serving use (the self-storage facility) and a use that supports media production in the Hollywood region. It will act as a transitional buffer

between residential and industrial areas. The project will also improve the right-of-way with additional street trees, creating a pedestrian-friendly sidewalk, which will serve as a public convenience to the community.

In conjunction with the requested conditional use, staff recommend a Zone Change and Height District Change to the [T][Q]M1-2D Zone. This new zoning is appropriate, as it aligns with the range of zones permitted under the Limited Industrial land use designation and will address the current zoning inconsistency on the eastern portion of the site. The proposed self-storage and media storage uses are industrial and commercial in nature and are consistent with the types of development permitted in the proposed [T][Q]M1-2D Zone. Therefore, the project is in substantial conformance with the purposes, intent, and provisions of the General Plan, as outlined in the adopted Framework Element and Community Plan.

The condition requiring EV-ready parking spaces (installed with chargers) onsite will support the adoption of low and zero-emission transportation fuel sources by the project's visitors. The condition requiring solar panels will support the site's EV chargers and other electrical needs, reducing dependence on fossil fuels and carbon-generating public utility power. These conditions collectively benefit public welfare by reducing pollution and greenhouse gas emissions, in accordance with General Plan Health and Wellness Element Policies 5.1 (reduce air pollution) and 5.7 (reduce greenhouse gas emissions); Air Quality Element Policy 4.2.3 (ensuring new development is compatible with alternative fuel vehicles) and 5.1.2 (shift to non-polluting energy sources in buildings and operations); and Mobility Element Policies 4.1 (expand access to transportation choices) and 5.4 (encourage the adoption of low-emission fuel sources, new mobility technologies, and supporting infrastructure). As proposed and conditioned, the project substantially conforms to the purposes, intent, and provisions of the General Plan and the applicable community plan.

8. The project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.

The project consists of an arrangement of buildings and structures (including height, bulk, and setbacks), loading areas, lighting, landscaping, trash collection, and other pertinent improvements that will be compatible with existing and future development on adjacent and neighboring properties. Additionally, the project design will provide an aesthetic enhancement to the site.

The project site is located in an urbanized area surrounded by various uses. The lots directly north of the site, across Romaine Street, are zoned (T)(Q)M1-2D, MR1-1 and R3-1 and are improved with a variety of one- to five-story commercial, restaurant, studio, and parking buildings. The lots directly west of the site, across Seward Street, are zoned (T)(QM1-1-SN and MR1-1 and are improved with various one- to four-story film, commercial, and office uses. The lots directly east of the site, across Hudson Avenue, are zoned R3-1 and are improved with one- to five-story single-family and multifamily residential uses.

Although the structure will be seven stories tall—taller than the existing five-story structures in the area—the building is designed to cover only approximately 47 percent of the site. This increases the building's height but reduces its impact, as it is placed further

away from the residential uses to the east. Landscape buffers are provided along the eastern portion of the building and along the southern property line adjacent to residential uses, minimizing impacts to residential properties and screening the visibility of vehicles and moving trucks in the drive aisle.

Primary vehicular access will be provided from Romaine Street, which leads to a short-term parking area and a security gate granting access to a longer-term parking area beyond. Egress from the parking lot will be via a driveway on Hudson Avenue. Landscaping is incorporated on all sides of the property, with significant landscape buffers along the eastern and northern sides of the building. Trash collection will be housed within the building. The project is conditioned to ensure that lighting is directed downward and shielded to prevent light from spilling onto neighboring properties.

As such, the project provides for an arrangement of uses, buildings, structures, open spaces, and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhoods.

Entitlement Findings – Site Plan Review

As the project was filed before January 22, 2024, the project is not subject to Chapter 1A procedures of the Los Angeles Municipal Code or the Project Review procedures in Section 16.05 of the Municipal Code. Instead, the project is subject to the Site Plan Review procedures of Section 16.05 which existed prior to the adoption of Ordinance No. 187,712 which amended Chapter 1 of the LAMC and established Chapter 1A of the LAMC to reorganize the administrative process and procedures related to zoning and land use entitlements.

The applicant is requesting a Site Plan Review pursuant to LAMC Section 16.05, to permit the construction of a development project that results in a development project which creates, or results in an increase of, 50,000 gross square feet or more of nonresidential floor area. Required Findings 9 through 11 below are analyzed to determine whether the request should be granted.

9. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The proposed project is consistent with the relevant goals, objectives, policies, and programs of the General Plan. The Framework Element of the General Plan and Hollywood Community Plan encourage a diversity of uses that support the needs of existing and future residents, businesses, and visitors. The Framework Element states:

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Objective 7.2: 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.

Additionally, the Hollywood Community Plan states:

Objective 4a: To promote economic well-being and public convenience through: Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.

Objective 4b: To promote economic well-being and public convenience through: Designating land for industrial development that can be so used without detriment to adjacent uses of other types, and imposing restrictions on the types and intensities of industrial uses as are necessary to this purpose.

Objective 4c: To promote economic well-being and public convenience through: Encouraging the revitalization of the motion picture industry.

Approval of the Site Plan Review will facilitate the redevelopment of this site with the proposed project, which provides an essential and beneficial function to the community. The redevelopment will preserve the film and media storage facility to support existing media production uses in the Hollywood region, while introducing a new commercial use (self-storage) for nearby residents, providing a public convenience and promoting economic growth in the area. The continued media-related use of the site will contribute to the ongoing revitalization of the motion picture industry in Hollywood.

Health and Wellness, Mobility 2035, and Air Quality Elements. The condition requiring EV-ready parking spaces (installed with chargers) onsite will support the adoption of low and zero emission transportation fuel sources by the project's visitors. The condition requiring solar panels will support the site's EV chargers and other site electrical uses to help reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, these conditions provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and City in response to General Plan Health and Wellness Element Policies 5.1 (reduce air pollution), 5.7 (reduce greenhouse gas emissions); Air Quality Element policy 4.2.3 (ensuring new development is compatible with alternative fuel vehicles), 5.1.2 (shift to non-polluting sources of energy in buildings and operations); Mobility Element Policy 4.1 (expand access to transportation choices) and 5.4 (encourage adoption of low emission fuel sources, new mobility technology and supporting infrastructure). The solar and EV conditions are also good zoning practice because they provide a convenient service amenity to the visitors who use electric vehicles and utilize electricity on site for other functions.

Regarding the Citywide Design Guidelines, the project is required to comply with these guidelines, which apply to all new developments seeking discretionary actions for which the Department of City Planning has design authority. The project is consistent with the following Design Guidelines:

Guideline 1: Promote a safe, comfortable and accessible pedestrian experience for all.

Guideline 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.

Guideline 3: Design projects to actively engage with streets and public space and maintain human scale.

Guideline 5: Express a clear and coherent architectural idea.

The project complies with all four of these guidelines. A significant landscaped area and plaza are provided at the building entrance, along with a clearly marked pedestrian entrance and bicycle parking. Additionally, a landscape buffer is included along the site boundaries to enhance the pedestrian experience along the right-of-way. Additional trees along the northern and eastern property lines will provide shade for pedestrians.

Vehicular access will be provided from Romaine Street via a two-way driveway that leads to a short-term parking area and a security gate for access to a longer-term parking area. Egress from the parking lot will be via a driveway on Hudson Avenue, and the design ensures that vehicles exiting onto Hudson Avenue will not disrupt the pedestrian experience, create traffic issues, or negatively impact adjacent residents.

The architectural design of the building incorporates horizontal and vertical metal siding, metal-framed window projections, linen white steel trowel stucco, matte finish steel columns, and concrete, creating a consistent aesthetic across all facades. Additionally, well-designed window trims are incorporated to articulate the façade and break up the massing of the building.

In conclusion, the proposed project is in substantial conformance with the objectives of the General Plan, Hollywood Community Plan, and Citywide Design Guidelines, demonstrating alignment with the purposes, intent, and provisions of applicable community and specific plans.

10. **The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

The project involves the demolition of the existing approximately 40,000 square-foot film storage building, along with its associated parking lot and truck rental business, and the construction of a seven-story storage building. The new building will include 127,868 square feet of self-storage, 39,510 square feet of temperature-controlled film and media storage, and 1,100 square feet of leasing space, resulting in a total floor area of 168,478 square feet.

The storage building is confined to the western portion of the site due to the placement of existing overhead electrical lines that bisect the property from north to south. This affects the building's location, as it must be positioned on a smaller percentage of the site, resulting in a structure that is two stories taller than other buildings in the area. The massing of the building is placed on the western side of the site, as far as possible from the residential properties to the east, in order to minimize the perceived height and bulk.

Although no setbacks are required for structures in the "M1" Limited Industrial Zone, the project includes a side yard setback of 24 feet, 11.75 inches between the building and the

residential buildings to the east, providing a landscape buffer between the structure and the residences. Additionally, a seven-foot-wide landscape buffer is provided between the drive aisle and the nearest residence, located at 945 North Hudson Avenue, to screen the parking lot and drive aisles from view. Landscaping is also provided along other property lines adjacent to rights-of-way to improve the pedestrian experience on adjacent sidewalks and to soften the appearance of the parking lot.

As conditioned, all exterior lighting on the project will be shielded and directed downward to prevent light from spilling onto adjacent properties. Lastly, trash collection will be housed within the interior of the building, ensuring it is not visible from neighboring properties. These measures ensure the building design will be compatible with the surrounding properties.

11. The residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The proposed project is for the construction of a storage facility, of which a portion will be for temperature-controlled film and media storage and the remainder for self-service storage. The project does not propose residential uses, and as such, this finding does not apply.

Entitlement Findings – Waiver of Dedication and Improvements

12. The Director may waive, reduce or modify the required dedication or improvement as appropriate after making any of the following findings, in writing, based on substantial evidence in the record:

(1) The dedication or improvement requirement does not bear a reasonable relationship to any project impact.

(2) The dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on guidelines the Streets Standards Committee has established.

(3) The dedication or improvement requirement is physically impractical.

The request for a Waiver of Dedication and Improvements (WDI) under LAMC Section 12.37 to request relief from dedication and improvements along Seward Street, Romaine Street, and Hudson Avenue are dismissed because the authority to impose and grant relief for street dedication and public improvements falls within the authority under the action being taken under LAMC Section 12.32. LAMC Section 12.32 establishes the authority for the decisionmaker to impose public improvements as part of a zone change action. Therefore, the Applicant's requests are considered under the Zone and Height District request under the [T] Classification and the request for the WDI under LAMC Section 12.37 are dismissed without prejudice.

ADDITIONAL MANDATORY FINDINGS

13. Environmental Finding. A Mitigated Negative Declaration (ENV-2023-5533-MND) was prepared and published for the proposed project. The proposed MND was circulated for a 20-day review and comment period, beginning on September 5, 2024 and ending on

September 25, 2024. On the basis of the whole of the record before the lead agency, including any comments received, the lead agency finds that, pursuant to CEQA Guidelines Section 15074(b), with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed Project will have a significant effect on the environment. The attached MND reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Department of City Planning at 200 North Spring Street, Room 621, Los Angeles, CA 90012.

14. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a flood zone.



LOS ANGELES CITY PLANNING APPEAL FILING PROCEDURES

Entitlement and CEQA appeals may be filed using either the Online Application System (OAS) or in person Drop Off at DSC (Development Services Center).

Online Application System: The OAS (<https://planning.lacity.org/oas>) allows appeals to be submitted entirely electronically online; fee payment is by credit card or e-check.

Drop off at DSC: Appeals of this determination can be submitted in person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC

(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC

(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable Los Angeles Municipal Code provisions.

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure that DSC staff members have adequate time to review and accept the documents, and to allow appellants time to submit payment.



QR Code to Online
Appeal Filing



QR Code to Forms
for In-Person Filing