

## 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 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 large 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)(Q)M1-1-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.