

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.

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 is comprised of 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 Neighborhood Office Commercial land uses, corresponding to the C1, C2, C4, P, RAS3 and RAS4 zones. The property is zoned C4-1VL and R4-1VL. The project site is comprised of 25 lots. Of the 25 lots, 11 lots are zoned R4-1VL and one (1) lot is dual zoned (R4-1VL and C4-1VL) all with a Neighborhood Office Commercial land use designation. The remaining lots are zoned C4-1VL with a Neighborhood Office Commercial land use designation. The applicant requests a zone change and height district change from C4-1VL and R4-1VL to C4-2D consistent with the subject site current land use designation of Neighborhood Office Commercial.

The proposed C4-2D zone does not establish a restriction on height for the subject site and would impose a 6:1 Floor Area Ratio maximum. However, the proposed height of the project is limited to a maximum of 93 feet and six (6) stories, with a FAR of approximately 2.44:1. The proposed project for the development of offices, production studios, retail spaces, and related accessory uses with a combined floor area of approximately 510,621 square feet is permitted in the proposed C4-2D zone. Therefore, the Project is in substantial conformance with the purposes, intent, and provisions of the General 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 Hollywood Community Plan.

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: 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 zone and height district change would promote a strong and competitive commercial sector with the demolition of the existing building and surface parking lot and redeveloping the project site into economically viable uses in the area, including 109,957 square feet of production studios and related support spaces, 388,286 square feet of creative office, 12,378 square feet of retail uses in proximity to commercial uses and residences in the Hollywood neighborhood. The east and west ends of the project site would be constructed with six-story office towers and four (4) soundstages. Here, because of the medium density residential uses to the north, the northern portion of the project includes two-story office bungalows that are 26 feet in height. The height difference between the different portions of the project site is designed to be compatible with the existing developments on different directions of the project site.

The project would result in the construction of 510,621 square feet of development consisting of production studios (four sound stages and a flex stage), offices, retail and restaurant spaces, and accessory related uses with 981 spaces of automobile parking provided onsite within a two-level subterranean parking garage, a ground level soundstage parking and loading area with 162 short term and long-term bicycle parking spaces. In addition, the parking areas would be accessible through driveways along Wilton Place and St. Andrews Place. The project would activate the street frontage along Santa Monica Boulevard and enhance the pedestrian experience with the installation of a parklet on Santa Monica Boulevard. Therefore, these improvements would complement nearby land uses and would promote economic well-being and public convenience in the community.

- *Policy – Land Use – Commercial:*

The Plan does not seek to promote nor to hinder growth; rather it accepts the likelihood that growth will take place and must be provided for. The Plan encourages the preservation of lower density residential areas, and the conservation of open space lands.

The Project proposes to demolish the existing onsite improvements and construct soundstages along Santa Monica Boulevard with architectural slant roofs and mid-rise office towers along Wilton Place and St Andrews Place. The soundstages and flex stage are designed at a lower height than the office towers proposed so that the soundstages blend in with the low to mid-rise residential and commercial uses that are currently developed along Santa Monica Boulevard. The soundstage roofs are further designed to be slant roofs, so the massing of the proposed project is broken up and the soundstages do not appear intrusive and be compatible with the residential uses within the surrounding neighborhood. As such, the project would increase employment opportunities in the

community. The project site is within 500 feet of single- and multi-family structures making it within walkable distance to housing.

- *Policy – Land Use – Commerce:*

Parking areas should be located between commercial and residential uses on the commercially-zoned properties where appropriate to provide a buffer, and shall be separated from residential uses by means of at least a solid masonry wall and landscaped setback.

The project's parking area would be covered and screened such that it would not impose nuisances to nearby residential uses. The project would provide a total of 981 automobile parking spaces within a ground level soundstage parking and loading area, and a two-level, subterranean parking garage. A majority of the parking spaces would be located within the subterranean parking garage thereby reducing parking impacts onto nearby properties. In addition, the proposed building would cover the surface parking area. Landscape buffers would be installed along the project site to reduce glare from vehicular lights.

Consistency with the Hollywood Community Plan Update

The project will be consistent with the Goals, Objectives, and Policies of the updated Hollywood Community Plan. On May 3, 2023, the Los Angeles City Council adopted the Hollywood Community Plan Update. The proposed project conforms to the following goals, objectives and policies of the updated Hollywood Community Plan:

- *Goal LU6: Neighborhoods with local serving businesses that provide employment opportunities, community services, and amenities, and sustain unique scale, block patterns, and cultural design elements.*

LU6.4: Activated ground floors. Encourage activated ground floors to support pedestrian activity along key corridors.

- *Goal LU7: Strong and competitive commercial districts that are aesthetically appealing, pedestrian-oriented, easily accessible and serve the needs and enhance the character of the community.*

LU7.1: Encourage investment. Strengthen and encourage investment along Hollywood's existing commercial corridors.

The project proposes the construction of a new development consisting of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking and will be consistent with the Neighborhood Office Commercial land use designation subject to the approval of the requested Zone Change and Height District Change from C4-1VL and R4-1VL to C4-2D. The project would provide new employment opportunities to the surrounding area, complement the existing commercial, residential, and industrial land uses, would strengthen, and encourage investment along Santa Monica Boulevard.

- c. **Framework Element.** The Framework Element for the General Plan 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 goals, objectives and policies relevant to the instant request:

- *Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.*
- *Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.*
 - *Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1 (Land Use Standards and Typical Development Characteristics)*
- *Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.*
 - *Policy 3.4.1: Conserve existing stable residential neighborhoods and lower intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.*

The project and the requested Zone Change and Height District Change from C4-1VL and R4-1VL to C4-2D would assist in facilitating the City's long-term fiscal and economic viability by redeveloping the project site from a single commercial building and surface parking lot to a six-story production studio building. The project site is located within a developed and urbanized neighborhood comprised of commercial, and residential uses. Surrounding properties are developed with a mix of residential and commercial uses. Properties to the north, across Virginia Avenue, are zoned R3 and are developed with multi-family residential uses. Properties to the east, St. Andrews Place, are zoned R4 and C4, and are developed commercial uses, a vacant building, and a surface parking lot. Properties to the south, across Santa Monica Boulevard, are zoned C2 and are developed with residential and commercial uses. Properties to the west, across Wilton Place, are zoned CM and R3, and developed with residential and commercial uses. The project would be comparable and compatible with these development as well as nearby multi-family residential buildings located north of the project site.

The project substantially conforms with goals, objectives, and policies of the General Plan Framework Element. Therefore, the requested Zone Change and Height District Change

would contribute to the general character of the existing commercial, residential, and manufacturing uses in the area as well as future developments in the immediate neighborhood.

- 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 project site is located in an area of Hollywood that provides access to numerous Metro transit and LADOT transit bus lines that runs and stops in the greater vicinity of the subject site. These transit options include Metro Rapid Line 757, and Metro Rapid Line 704. The project's proximity to these public transit lines allows residents and workers across the City to connect to jobs, commercial amenities, housing, and other neighborhood-serving services within the community, thereby encouraging the pedestrian experience and convenient access to transit. Further, the project site is designated as an AB 2907 Reduced Parking Area because the property is within a one-half mile radius of a Major Transit Stop. As such, the project is eligible to utilize reduced parking requirements per AB 2097.

The proposed project would provide access for all modes of travel, including for pedestrians and cyclists. Two ground floor lobbies are proposed as part of the design; one on the west side of the building along Wilton Place, and the other on the east side along St Andrews Place, each with a circular drop-off area so that vehicles dropping off passengers would not conflict with pedestrians walking along either street. In addition, two commercial spaces for restaurant and retail uses are proposed along Santa Monica Boulevard. These commercial spaces are designed with storefronts and pedestrian access, as well as outdoor seating areas, along Santa Monica Boulevard. Pedestrian access points from Wilton Place, St Andrews Place, and Santa Monica Boulevard are proposed to enhance the walkability along the three public streets. Further, proposed street level landscaping along Virginia Avenue and Santa Monica Boulevard to greenify Hollywood, would enhance the streetscape, and provide a safe and comfortable walking

environment for the pedestrians along the public streets. The project would also provide a variety of automobile and bicycle amenities for project users which include a valet/drop-off area, on-site bicycle parking, restrooms, showers, and a locker room for project users to clean and refresh themselves, and a bicycle repair area all located within the subterranean parking garage.

As conditioned, a minimum of 30 percent of the proposed 981 automobile parking spaces would be reserved for electric vehicles and 10 percent shall be reserved for electric vehicle charging stations (EVCSs). Therefore, 294 automobile parking spaces would be devoted to low and zero-emission vehicles.

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. **Health and Wellness Element.** The proposed project will support the policies and objectives of the Health and Wellness Element of the General Plan. The project has been conditioned to provide, at a minimum, 30% of the provided parking spaces for electric vehicle charging and 10% for electric vehicle charging stations. In addition, the project will install a solar zone in compliance with LAMC Section 99.04.211.4 regarding solar ready buildings.

Policy 2.2: Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools, practices, and programs.

Policy 5.1: Reduce air pollution from stationary and mobile sources; protect human health and welfare and promote improved respiratory health.

- f. **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.

2021-2029 Housing Element

Pursuant to the No Net Loss Law Statute, Government Code Section 65863(b)(1):

1. The reduction is consistent with the General Plan including the Housing Element. The Housing Element is a required component of every jurisdiction's General Plan and must comply with specific standards and requirements set by the state. The Housing Element identifies the City's housing conditions and needs, establishes goals, objectives, and policies to guide future housing decisions, and provides an array of programs to meet Citywide Housing Priorities. The City's Housing Element for 2021-2029 was adopted by City Council on November 24, 2021. The Project would be in conformance with following Housing Element goals, objectives, and policies.

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.1: Forecast and plan for existing and projected housing needs over time with the intention of furthering Citywide Housing Priorities.

Policy 1.1.2: Account for existing housing needs when planning for future development by conducting analysis to develop and incorporate a buffer above household projections.

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

As of April 1, 2023, the City's remaining RHNA Allocation for the 2021-2029 Planning period is as follows: 112,281 Very Low Income Units and 67,086 Low Income Units. As of April 1, 2023, the City has a remaining capacity of 330,056 Very Low Income Units and 332,096 Low Income Units. Therefore, the City's remaining RHNA Allocation for the 2021-2029 Planning period for Very Low Income Units represents 34 percent of the City's total remaining capacity of Very low Income Units and 20.2 percent of the total remaining capacity for Low Income Units; less than half of the City's total capacity for either affordable housing type.

While the Housing Element identified the project site as being able to accommodate Low Income Units and the project would reduce the number of City parcels that allow for residential uses with the construction of production studios, the City's share of the RHNA Allocation for the 2021-2029 Planning period can be located on other parcels throughout the City. Therefore, the City finds that there are adequate remaining sites in the Housing Element to accommodate the remaining RHNA Allocation for the 2021-2029 Planning period. Thus, consistent with Goal 1, Objective 1.1, and Policy 1.1.2, the City has forecasted for existing and projected housing needs and developed a buffer above household projections that would meet existing and projected needs.

Consistent with Objective 1.2 and Policy 1.2.2, the City could meet the remaining RHNA Allocation for the 2021-2029 Planning period for Very Low and Low Income Units through development of the identified remaining sites located throughout the City. While the Housing Element determined that Low Income units could be located on the project site, the City maintains ample capacity to meet the remaining RHNA Allocation for Very Low and Low income units. Thus, the units that were originally allocated to the project site could be accommodated on other parcels located throughout the City. Therefore, the reduction would not constrict the Citywide production of Affordable Housing and/or the construction of a range of different housing types, and the Project is consistent with Objective 1.2 and Policy 1.2.2.

Lastly, as discussed above, the project would be consistent with the purposes, intent and provisions of the General Plan and its elements, including the Framework Element, Mobility Element, Health and Wellness Element and Air Quality Element, and the Land Use Element – Hollywood Community Plan that relate to commercial and economic vitality. Therefore, the reduction is consistent with the General Plan including the Housing Element.

2. The remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

The Project is located on a parcel identified in the Inventory of Sites prepared for the 2021-2029 Housing Element (Housing Element) and was anticipated to accommodate Low Income Units. As the Project does not propose a residential component, the project would result in fewer units by income category on the project site than those identified in the Housing Element.

Pursuant to Government Code Section 65863(b)(2), the City finds that while the project would result in fewer units by income category on the project site than those identified in the Inventory of Sites prepared for the Housing Element, the remaining sites identified in the Housing Element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584. As of April 1, 2023, the City's remaining RHNA Allocation for the 2021-2029 Planning period is as follows: 112,281 Very Low Income Units, 67,086 Low Income Units, 74,964 Moderate Income Units, and 168,892 Above-Moderate Income Units. As of April 1, 2023, the City has a remaining capacity of 330,056 Very Low Income Units and 332,096 Low Income Units, 63,107 Moderate Income Units, and 907,466 Above-Moderate Income Units on sites identified in the Housing Element. 1 Thus the City's RHNA allocation for the 2021-2029 Planning period for Very Low and Low Income Units makes up 34 percent and 20.2 percent of the City's remaining housing capacity, respectively. Therefore, the City finds that there are adequate remaining sites identified in the Housing Element and located throughout the City to accommodate the remaining RHNA Allocation for the Planning Period, and in compliance with the requirements of GC 65583.2. Nothing in GC Section 65863 shall authorize a city, county, or city and county to disapprove a housing development project on the basis that approval of the housing project would require compliance with Section 65683(b)(2).

As such, the Project is consistent with the applicable goals of the 2021-2029 Housing Element and the No Net Loss Law Statute, Government Code Section 65863.

Zone and Height District Change Findings

2. **Pursuant to City Charter Section 558 and LAMC Section 12.32, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

- a. Public Necessity

The requested zone and height district change from C4-1VL and R4-1VL to C4-2D will be consistent with public necessity because the zone and height district change will allow the redevelopment of the project site with a development that is consistent with the goals and objectives of the General Plan Framework Element and the Hollywood Community Plan as discussed above. In addition, the project site will be consistent with the land use designation for the property. The project, which proposes to demolish a vacant retail building and construct a combination of offices, production studios (soundstages), commercial spaces (restaurant and retail), support uses, and parking spaces, would provide film and entertainment

uses within a commercially zoned area in Hollywood. The project will enhance the neighborhood and contribute to the revitalization of this portion of Santa Monica Boulevard, introduce new employment opportunities, and generate tax revenues from an underutilized site designated for commercial use. The project, with the proposed zone and height district changes, would further commercial opportunities in the Community Plan area, thereby providing a public necessity.

b. Convenience

The site is currently vacant and has been vacant for over 10 years. It is currently a blight along Santa Monica Boulevard and is often the target for graffiti and littering. The project would demolish the existing development provide much needed new offices, production studios, supporting offices, and retail and restaurant spaces along Santa Monica Boulevard to further the Community Plan's goal to further Hollywood Community Plan's objective to promote economic wellbeing and public convenience through the revitalization of the motion picture industry.

c. General Welfare

The project site and the existing development has been vacant for several years. The project proposes to demolish the onsite structure and parking lot and construct four production studios along Santa Monica Boulevard, wrapped with supporting office spaces along Virginia Avenue, Wilton Place, and St Andrews Place. Granting of the zone and height district change to C4-2D would facilitate the development of the project. As designed, the office spaces would provide lower height offices with outdoor terraces along Virginia Avenue, and offices with more contemporary styles along the east and the west property lines. The project also proposes green walls, retail, restaurant, and lobby entrances along Santa Monica Boulevard. The project would contribute to the revitalization of Santa Monica Boulevard in this area, which would advance general welfare by redeveloping the blighted property with the new development.

d. Good Zoning Practices

The project Site is presently zoned C4-1VL and R4-1VL and is located within the Neighborhood Office Commercial land use designation, which includes the corresponding zones of C1, C2, C4, P, RAS3, and RAS4. The request includes approval of a zone and height district change to C4-2D which is consistent with the land use designation. The project's proposed C4-2D zoning would be consistent with the new Hollywood Community Plan Update. The project proposes a FAR of 2.44:1 lower than the allowed 6:1 FAR allowed by the C4-2D zone. As proposed the project will be consistent with the future development of the area and also be compatible with the current commercial and residential developments in the area.

Therefore, the zone and height district change request is beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice, and is consistent with the General Plan.

e. D Limitation Finding

To protect the best interests of and assure a development more compatible with the surrounding property or neighborhood.

Pursuant to LAMC Section 12.32-G,4, the proposed project includes a D Limitation in conjunction with the requested zone and height district change to C4-2D, which would impose limitations for the project site with 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 the limitation, the C4-2 zone would permit a maximum FAR of 6:1 with no height limitation. While the Project proposes a 2.44:1 FAR with a maximum height of approximately 93 feet and 6 stories. Although the height of the proposed structure would be taller than the buildings abutting the project site, the project is designed so that the production studio facades fronting Santa Monica Boulevard would appear to be more industrial with slanted roofs to add visual interest, and the offices fronting Virginia Avenue would appear as small bungalows with maximum heights of approximately 60 feet. The glass and metal contemporary office towers along Wilton Place and St Andrews Place are taller, however, the overall design and the combination of the different heights and styles would allow the project to appear harmonious with the current and future developments along all sides of the subject property.

Conditional Use Findings

- 3. That 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 proposed project involves the construction of a new development consisting of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking. Specifically, the project includes 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail within one interconnected building up to 93 feet in height, with a number of detached office bungalows.

"Major" Development Project

The proposed 510,621 square feet development of the subject site includes production studios and related support space; creative offices, and retail uses. The development will enhance the built environment by replacing an existing surface parking lot and vacant retail building with a mixed development which will operate movie production campus. The project will increase the economic vitality of the Hollywood area and will promote the entertainment industry by bringing an influx of jobs to the Hollywood Community Plan area, thereby contributing toward and facilitating the City's long-term fiscal and economic viability.

Alcohol

The applicant is seeking a Main Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption throughout the site in conjunction with a ground floor restaurant at the corner of St Andrews Place and Santa Monica Boulevard with 6,031 square feet of indoor space and 3,291 square feet of outdoor space, and 166 indoor seats and 185 outdoor seats; a ground floor restaurant at the corner of Wilton Place and Santa Monica Boulevard with 2,468 square feet of indoor space and 800 square feet of outdoor space, and 61 indoor seats and 54 outdoor seats; the third floor tenant amenity space with 2,083 square feet of indoor area and 1,150 square feet of outdoor area, with 87 indoor seats and 72 outdoor seats; and throughout the site's office towers, office bungalows, production studios, and outdoor terrace, to allow alcoholic beverages to be served during special events. The hours of operation are generally from 7:30 a.m. to 11:00 p.m. daily with the third-floor

amenity space having an end time of 9:00 p.m. daily. The provision of the dining facilities and amenity space is a necessary amenity for workers and guests conducting business at the site.

At this stage in the development process, specific tenants for the restaurants have not been identified, therefore certain mode and characteristics of the restaurants cannot be determined. With the approval of the Main Conditional Use Permit, separate Plan Approval applications are required to review the specific details and operations of each establishment, including a review of the mode and character of the establishment, the proposed floor plan, patron capacity, hours of operation, and other pertinent operational details of the business. At that time, the decision-maker may impose more specific conditions of approval to ensure that the operations of the proposed establishment will not result in incompatibilities with the use.

Nevertheless, the authorization for the sale and dispensing of alcoholic beverages for on-site consumption within the restaurants, third floor amenity space, and throughout the site's office towers, office bungalows, production studios, and outdoor terrace during special events will complement the proposed project as well as the larger mixed-use development and provide a service that is beneficial to employees and visitors. The project will contribute to the ongoing development of the Hollywood area as an activity center. Approval of the request will contribute to the nature of the development in the area which caters to a variety of needs and provides a variety of alternative to dining options for residents, visitors and employees. Further, approval of the request will provide the opportunity for enhanced dining and support a more pedestrian friendly environment, thereby enhancing the built environment in the surrounding neighborhood and providing a service that is essential or beneficial to the community.

4. That 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 involves the construction of a new development consisting of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking including 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail within one interconnected building up to 93 feet in height, with a number of detached office bungalows with a Floor Area Ratio (FAR) of 2.44:1. Uses within the project site would be supported by 981 vehicle parking spaces within three levels of subterranean parking. The project would also provide 162 bicycle parking spaces (56 short-term and 106 long-term).

The subject property is a 225,456 square-foot lot with an approximately 743-foot frontage along Santa Monica Boulevard (to the south) and Virginia Avenue (to the north), and an approximately 303-foot frontage along St. Andrews Place (to the east) and Wilton Place (to the west). The subject property is currently developed with a 98,352 square-foot building that is proposed to be demolished. Additionally, the majority of the subject site is improved with a surface parking lot. The property is located in the Hollywood Community Plan which designates the property for Neighborhood Office Commercial land uses, corresponding to the C1, C2, C4, P, RAS3 and RAS4 zones. The property is zoned C4-1VL and R4-1VL. The subject site is listed on the Housing Element inventory of adequate sites, a Transit Priority Area in the City of Los Angeles, State Enterprise Zone: Los Angeles, and the Hollywood Redevelopment Project Area. The site is located 2.15 kilometers from the Hollywood Fault.

The area surrounding the project site is urbanized and is developed with a mix of residential and commercial uses. Properties to the north, across Virginia Avenue, are zoned R3 and are developed with multi-family residential uses. Properties to the east, St. Andrews Place, are zoned R4 and C4, and are developed commercial uses, a vacant building, and a surface

parking lot. Properties to the south, across Santa Monica Boulevard, are zoned C2 and are developed with residential and commercial uses. Properties to the west, across Wilton Place, are zoned CM and R3, and developed with residential and commercial uses.

“Major” Development Project

The project consists of one interconnected structure, which will be a maximum of six stories with a maximum height of 93 feet. This scale of the building is compatible with the surrounding neighborhood. The project would be constructed over the existing surface parking lot to create one interconnected building flanked on the east and west by six story office towers with a total of four sound stages. The project also includes ground floor retail and restaurant on the southeast and southwest corner of the project site with outdoor seating to enhance the pedestrian experience along Santa Monica Boulevard. In total, this would create approximately 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail.

The main project entrances and pedestrian access is located on Santa Monica Boulevard, Wilton Place and St. Andrews Place with adequate parking and additional egress gates in close proximity. The at-grade main entrances for both the east and west towers on St. Andrews Place and Wilton Place, respectively, as well as the two pedestrian access points off of Virginia Avenue will be well lit and landscaped, providing pedestrians central access to all structures, ground floor retail and restaurants on the project site. These features will ensure that the project will provide easily accessible pedestrian connections throughout the project site.

The building is design by utilizing modulated facades and distinctive architectural features to add visual interest and maintain varying exterior design between the buildings. The project design also treats all facades with detail and articulation to enhance the design and built environment. Further, the project proposes approximately 46,292 square feet of open space for the offices and the production studios on the third floor through the sixth floor, which will be landscaped with a variety of water conserving vegetation and trees. Landscaping is further provided in open areas not used for building, driveways, and parking. Additionally, a parklet is proposed along Santa Monica Boulevard to enhance the pedestrian experience.

The project will be supported by 981 automobile parking spaces within three levels of subterranean parking and staging surface automobile parking spaces. The project will provide 56 short-term and 106 long-term bicycle parking spaces for a total of 162 bicycle parking spaces. Thirty percent of the vehicular parking spaces will be EV ready offering 294 spaces while 10% of the parking spaces will be capable for future EV use. Bicycle parking will be located within a dedicated enclosure within the subterranean level of the building.

Alcohol

The proposed project includes the sale and dispensing of alcoholic beverages for on-site consumption throughout the site in conjunction with a ground floor restaurant at the corner of St Andrews Place and Santa Monica Boulevard with 6,031 square feet of indoor space and 3,291 square feet of outdoor space, and 166 indoor seats and 185 outdoor seats; a ground floor restaurant at the corner of Wilton Place and Santa Monica Boulevard with 2,468 square feet of indoor space and 800 square feet of outdoor space, and 61 indoor seats and 54 outdoor seats; the third floor tenant amenity space with 2,083 square feet of indoor area and 1,150 square feet of outdoor area, with 87 indoor seats and 72 outdoor seats; and throughout the site's office towers, office bungalows, production studios, and outdoor terrace, to allow alcoholic beverages to be served during special events. The hours of operation are generally from 7:30 a.m. to 11:00 p.m. daily. As a film and television production studios, creative offices,

retail, and accessory related uses, the daily operations require that the campus remains a secure environment.

The request to serve a full line of alcoholic beverages in conjunction with food service will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety. The consumption of alcoholic beverages will take place completely on the subject property and will not be taken off the premises. This grant includes general conditions which will be supplemented by more tenant specific conditions designed to address the specific characteristics of each establishment through the required Plan Approval process. These conditions may include, but are not limited to a term grant, security, hours of operation, seating, size, and any other conditions which are intended to minimize negative impacts on surrounding uses. Additionally, during the Plan Approval process, the Los Angeles Police Department will have an opportunity to comment on the application and provide recommended conditions.

Therefore, as conditioned, 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.

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

The City of Los Angeles' General Plan consists of elements that dictate policies that provide the regulatory environment in managing the City and addressing environmental concerns. The resulting policies from these Elements are translated into requirements of Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject site is located in the Hollywood Community Plan Area. The Hollywood Community Plan Map designates the property for Neighborhood Office Commercial land uses, corresponding to the C1, C2, C4, P, RAS3 and RAS4 zones. The land use designation and surrounding zoning permits for a variety of mixed commercial and residential uses including the proposed project. The Hollywood Community Plan text is silent in regard to alcohol sales however, the conditional authorization for the sale and dispensing of a full line of alcoholic beverages for on-site consumption within the subject site is allowed, subject to certain findings.

The purpose of the Hollywood Community Plan is "to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community," within the larger framework of the City in conformance with the goals and objectives of local and regional plans and policies. The use of the subject site is consistent with and aids to advance the following objectives identified in the Hollywood Community Plan and objectives and policy identified in the General Plan.

Objective 1	<i>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.</i>
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Objective 4	<i>To promote economic well-being and public convenience through:</i>
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- a. *Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.*

The request is also consistent with Chapter 7 of the General Plan Framework Element objectives:

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.*

Policy 7.3.2 *Retain existing neighborhood commercial activities within walking distance of residential areas.*

“Major” Development Project

The proposed project revitalizes the motion picture industry by adding another production campus that will generate more entertainment industry jobs and further reinforcing Hollywood as the international center of the motion picture industry. Additionally, the project would replace an underutilized surface parking lot and vacant retail building and enhance the built environment to better serve neighborhood needs through ground floor retail and office space. The project would promote a balanced community that meets the needs of residential, commercial, arts and entertainment sectors, thereby promoting the entertainment and business industries, commerce, and furthering the goals and objectives of the Community Plan.

Alcohol

The availability of the sale and dispensing of a full line of alcoholic beverages for on-site consumption is often an expected amenity and a central component in the viability of a restaurants and event spaces. Moreover, the proposed use will contribute to furthering the development of Hollywood as a major center of population, employment, retail services, and entertainment and provide an alternative dining and retail option for residents, tourists and employees of the area.

Therefore, the proposed use of the subject site conforms to the intent, purpose, and provisions of the General Plan and the Hollywood Community Plan and advances the objectives and intent of the plan by offering a service that will address the needs of the visitors and residents in the community.

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 goals, objectives and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods,

equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

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

Policy 3.1.1: Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Policy 3.1.5: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram.

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

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Objective 3.3: Accommodate projected population and employment growth within the City and each community plan area and plan for the provision of adequate supporting transportation and utility infrastructure and public services.

Policy 3.3.1: Accommodate projected population and employment growth in accordance with the Long-Range Land Use Diagram and forecasts in Table 2-2 (see Chapter 2: Growth and Capacity), using these in the formulation of the community plans and as the basis for the planning for and implementation of infrastructure improvements and public services.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

The subject property is zoned C4-1VL and R4-1VL with a land use designation of Neighborhood Office Commercial. The request includes a Zone and Height district change from C4-1VL and R4-1VL to C4-2D. The property is approximately 225,456 square-foot in size (5.18 acres) and is currently developed with a surface parking lot and a 98,352

square-foot building that is proposed to be demolished. The area surrounding the project site is developed with a mix of residential and commercial uses.

The proposed project involves the construction of a new development consisting of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking including 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail within one interconnected building with a number of detached office bungalows.

Lastly, the proposed project includes two (2) on-site eating establishments which would enable employees and visitors to the property to remain on-site without the need to drive to off-site locations for food and beverage options.

The project will encourage the growth of and attract new industries that will provide new job opportunities for the City's residents, thereby contributing to the City's fiscal viability and employment base with the development of the proposed project.

Therefore, the project is consistent with the General Plan Framework Element in that the project will implement the abovementioned goals, objectives and policies of the Plan.

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. Additionally, the project site is designated as an AB 2907 Reduced Parking Area because the property is within a one-half mile radius of a Major Transit Stop. As such, the project is eligible to utilize reduced parking requirements per AB 2097.

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.*

Santa Monica Boulevard, adjoining the property to the south, is designated as a Modified

Avenue I, dedicated to a variable width of 80 to 90 feet and is improved with roadway, curb, gutter and sidewalks. Wilton Place Boulevard, adjoining the property to the west, is designated as a Modified Avenue III, dedicated to a width of 60 and is improved with roadway, curb, gutter and sidewalks. Virginia Avenue, adjoining the property to the north, is a Local Street, dedicated to a width of 60 feet and is improved with roadway, curb, gutter and sidewalks. St. Andrews Place, adjoining the property to the east, is a Local Street, dedicated to a width of 60 feet and is improved with roadway, curb, gutter and sidewalks. The project as proposed is required to provide dedication and improvements as required by the Bureau of Engineering to meet the Mobility Plan standards.

As conditioned, a minimum of 30 percent of the proposed 981 automobile parking spaces would be reserved for electric vehicles and 10 percent shall be reserved for electric vehicle charging stations (EVCSs). Therefore, 294 automobile parking spaces would be devoted to low and zero-emission vehicles.

Therefore, the project is consistent with Mobility Plan 2035 in that the project will implement the abovementioned policies of the Plan.

Air Quality

The Air Quality Element of the General Plan will be implemented by the recommended action herein. The Air Quality Element sets forth the goals, objectives and policies which will guide the city in the implementation of its air quality improvement programs and strategies. The Air Quality Element recognizes that air quality strategies must be integrated into land use decisions and represent the city's effort to achieve consistency with regional Air Quality, Growth Management, Mobility and Congestion Management Plans. The Air Quality Element includes the following Goal and Objective relevant to the instant request:

Goal 5: Energy efficiency through land use and transportation planning, the use of renewable resources and less polluting fuels, and the implementation of conservation measures including passive methods such as site orientation and tree planting.

Objective 5.1: It is the objective of the City of Los Angeles to increase energy efficiency of City facilities and private developments.

As conditioned, project shall comply with the City's Solar-Ready requirements and the California Energy Code.

Therefore, the project is in substantial conformance with the purpose, intent and provisions of the General Plan and the applicable community plan.

6. 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. ("Major" Development Project)

As discussed above, 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 one interconnected structure, which will be a maximum of six stories with a maximum height of 93 feet. This scale of the building is compatible with the surrounding neighborhood. The project would construct over the existing surface parking lot to create one interconnected building flanked on the east and west by six story office towers with a total of

four sound stages. The project also includes ground floor retail and restaurant on the southeast and southwest corner of the project site with outdoor seating to enhance the pedestrian experience along Santa Monica Boulevard. In total, this would create approximately 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail.

The main project entrances and pedestrian access is located on Santa Monica Boulevard, Wilton Place and St. Andrews Place with adequate parking and additional egress gates in close proximity. The at-grade main entrances for both the east and west towers on St. Andrews Place and Wilton Place, respectively, as well as the two pedestrian access points off of Virginia Avenue will be well lit and landscaped, providing pedestrians central access to all structures, ground floor retail and restaurants on the project site. These features will ensure that the project will provide easily accessible pedestrian connections throughout the project site.

The building is design by utilizing modulated facades and distinctive architectural features to add visual interest and maintain varying exterior design between the buildings. The project design also treats all facades with detail and articulation to enhance the design and built environment. Further, the project proposes approximately 46,292 square feet of open space for the offices and the production studios on the third floor through the sixth floor, which will be landscaped with a variety of water conserving vegetation and trees. Landscaping is further provided in open areas not used for building, driveways, and parking. Additionally, a parklet is proposed along Santa Monica Boulevard to enhance the pedestrian experience.

The project will be supported by 981 automobile parking spaces within three levels of subterranean parking and staging surface automobile parking spaces. The project will provide 56 short-term and 106 long-term bicycle parking spaces for a total of 162 bicycle parking spaces. Thirty percent of the vehicular parking spaces will be EV ready offering 294 spaces while 10% of the parking spaces will be capable for future EV use. Bicycle parking will be located within a dedicated enclosure within the subterranean level of the building.

7. The project complies with the height and area regulations of the zone in which it is located. ("Major" Development Project)

The subject property is zone C4-1VL and R4-1VL (Neighborhood Office Commercial). The underlying base zoning is split-zoned R4-1VL and C4-1VL covering, respectively, the rear 105,567 square foot portion of the property fronting Virginia Avenue and front 106,990 square foot portion of the property fronting Santa Monica Boulevard. The site is within Height District 1VL which permits a maximum height of 45 feet and would allow for a respective maximum allowable FAR of 3:1 and 1.5:1. The request includes a zone and height district change to C4-2D. While the C4-2D zone does not generally limit height and allows an FAR of 6:1, the project has been requested a 2.44 to 1 FAR. Additionally, the C4 zone does not require setbacks for commercial uses. As such, the project proposes zero setbacks along the property lines.

Therefore, as the C4-2D has no setback requirement for commercial uses, lot area or lot width requirements, and no building height limitations, and the project's 2.44 to 1 FAR is within the maximum permitted FAR of 6 to 1, that would be allowed by the C4-2D zone, the proposed project would comply with the height and area regulations of the C4-2D Zone in which it is located.

8. The project is consistent with the City Planning Commission's design guidelines for Major Development Projects. ("Major" Development Project)

The City Planning Commission has not adopted design guidelines for Major Development

Projects; however, the project is consistent with the Citywide Design Guidelines:

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

The project has been thoughtfully designed to integrate the new facilities in a manner that is compatible with existing uses and development, but also reflective of the new proposed studio use.

The project involves the construction of a new development consisting of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking including 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail within one interconnected building up to 93 feet in height, with a number of detached office bungalows.

The project proposes a linear park strip along Virginia Avenue consisting of a five-foot planting area along the sidewalk to enhance the pedestrian experience. Seating areas and a puppy waste bag station, along with varied shrubs and trees, are proposed in the park strip and along the building to create a more pedestrian-friendly environment and to connect the project to the surrounding development. In addition, a linear park strip is proposed along Santa Monica Boulevard with a parklet along the center of the block. The parklet is enhanced with a green wall back drop and serves to create a break in massing along Santa Monica Boulevard. Further, storefronts are located on Santa Monica Boulevard to promote an active streetscape. Drop off areas along Wilton Place and St Andrews Place are recessed within the building footprint and in front of the office tower lobbies so that pick up and drop off activities would not interfere with pedestrian traffic and will promote a safe, comfortable, and accessible pedestrian experience.

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

The project limits vehicular access to the site in order to facilitate circulation onsite internally and not degrade the pedestrian experience. No vehicular access is proposed on Santa Monica Boulevard in order to provide a fully active street experience along this important arterial. The subterranean garage is accessible from Wilton Place and St Andrews Place, access points are limited to one driveway. A circular driveway is provided in front of the office lobby along the east property line and the west property line to ensure that any passenger pick up or drop off happens away from the public street and within the project footprint. Lastly, the production studio and soundstage loading and parking area is accessible from only two ingress/egress points along Virginia Avenue to minimize any impact it may have on pedestrians.

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

The Project steps back at the ground floor level retail spaces to create an open and engaging restaurant/retail and lobby entrances on the ground floor along Wilton Place, Santa Monica Boulevard, and St Andrews Place. The recessed entrances and the ground floor outdoor seating area proposed along Santa Monica Boulevard would activate the street and provide opportunities for patrons and guests to engage with the street and experience the outdoors while dining or shopping at the project site. Landscaping and treatment of the building edges mitigate the scale of the sound stages, the flex stage, and the Basecamp, providing an active pedestrian frontage. The ground floor Basecamp is shielded with vertical green walls and screens to enhance the pedestrian experience.

Guideline 7: Carefully arrange design elements and uses to protect site users.

The project includes wayfinding as the design provides clear separation and organization of the onsite uses, including the Basecamp and the mill, production studios (sound stages and flex stage), production support areas, creative offices, and the bungalow office suites. Site entrances are similarly organized for convenient and logical movement throughout the project site, ensuring pedestrians and vehicles are kept separate for the safety of the drivers and the pedestrians. Entry into the subterranean parking garage, the Basecamp, and the building are secured through onsite security and access cards, maintaining safety for all occupants. Landscape strips are provided along all four streets to provide a buffer between the pedestrians and vehicular traffic. Additional landscaping is provided along Virginia Avenue between the Basecamp's two driveways, as well as along Santa Monica Boulevard, to provide additional greenery for the benefit of the pedestrians along the public streets.

Guideline 9: Configure the site layout, building massing and orientation to lower energy demand and increase the comfort and well-being of users.

The project utilizes active and passive sustainable features to lower energy demand and increase the comfort and well-being of users. The building elements are oriented and designed to take advantage of prevailing breezes to help naturally cool and ventilate the indoor spaces with operable windows, solar shading overhangs, and shading screens. Engineered facades limit solar heat gain and create comfortable work environments. The project would provide solar panels to facilitate onsite energy collection. Additionally, the building design will incorporate many shaded and comfortable outdoor areas through the use of screened balconies, terraces, porches, gardens, and community plazas, promoting outdoor working and meeting spaces to support the offices. The project also proposes to provide electric vehicle charging stations and long-term bicycle parking spaces in the first subterranean parking level, and short-term bicycle parking spaces on the ground floor. The amenities are intended to promote alternative means of transportation and promote the utilization of zero emission vehicles.

Therefore, as proposed and conditioned, the project is consistent with the Citywide Design Guidelines.

9. The proposed use will not adversely affect the welfare of the pertinent community.
(Alcohol)

The request includes a MCUP to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the two ground floor restaurants along Santa Monica Boulevard, in the third floor tenant amenity space, and in the offices, production studios, and outdoor terrace during special events. The areas where alcoholic beverages would be served would be part of a controlled and monitored environment. The restaurants on the ground floor would serve alcoholic beverages only with food orders, during hours of operation of 7:30 a.m. to 11:00 p.m. The third-floor tenant amenity space would serve alcoholic beverages from 7:30 a.m. to 9:00 p.m. only to onsite tenants, workers, and guests. The requests also include that alcoholic beverages be allowed throughout the project site during special events to facilitate film and production related celebrations. The consumption of alcoholic beverages will not create detrimental impacts to the surrounding community as the studio will ensure that all activity on the site be restricted to the project site. Any concerns associated with any individual venue may be addressed in more detail through the Plan Approval process, which is an opportunity to consider more specific operational characteristics as tenants are identified and the details of each establishment are provided.

- 10. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area. (Alcohol)**

According to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, four (4) on-sale and two (2) off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1909.01. Data provided on the ABC's License Query System indicate that there are five (5) existing on-site and four (4) existing off-site alcoholic beverage licenses within the subject Census Tract.

According to statistics provided by the Los Angeles Police Department Hollywood Division, which has jurisdiction over the subject property within Crime Reporting District No. 668 a total of 380 crimes were reported in 2022 (311 Part I Crimes and 69 Part II Arrests) compared to the citywide average of 156 crimes and arrests and the high crime average of 187 crimes for 2022. In 2022, there were (9) Narcotics, (2) Liquor Law, (2) Public Drunkenness, (0) Disturbing the Peace, (0) Disorderly Conduct, (4) Gambling, and (11) DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The subject site is located within a Census Tract where the number of active on-site ABC licenses exceeds ABC guidelines significantly above the number allocated for the census tract. The crime rate in the reporting district where the subject site is located is also substantially higher than those rates identified for the City. The subject site is located in the Hollywood Entertainment District, a regional destination with a high number of entertainment venues, hotels, restaurants, taverns and nightclubs, accounting for the higher number of licensed premises as well as the area's high crime rate. Additionally, each individual establishment seeking to utilize a permit to sell alcoholic beverages for on-site is required to apply for a Plan Approval. The Plan Approval process will allow the Department of City Planning to impose specific conditions to each individual applicant and establishment and create measures which will minimize any impact that might be generated by each individual establishment seeking to sell alcoholic beverage.

Moreover, negative impacts commonly associated with the sale and dispensing of a full line of alcoholic beverages such as criminal activity, public drunkenness, and loitering are minimized by the conditions of approval that are imposed by this grant. Therefore, approval of the request will not contribute to the area's crime and will not result in an undue concentration of licensed premises.

- 11. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine. (Alcohol)**

The project site is zoned for commercial uses and will be utilized as such with the proposed

zone change and the proposed use of the subject site. There are residential uses located within a 1000-foot radius of the subject site. The approval of the request is not anticipated to impact the sensitive uses or residentially zoned communities negatively by the sale, dispensing and on-site consumption of a full line of alcoholic beverages in conjunction with the proposed uses located on the subject site. The project is consistent with the zoning and in keeping with the existing uses adjacent to the project site. Included in this grant are a number of general conditions that will act to minimize any impacts that might be generated by alcohol serving establishments. Also, as imposed by the instant grant, each individual establishment seeking to utilize a permit to sell alcoholic beverages on the subject property is required to apply for a Plan Approval. The Plan Approval process will allow the Department of City Planning to impose specific conditions to each individual applicant and establishment and create measures which will minimize any impact that might be generated by each individual establishment seeking to sell alcoholic beverage. As conditioned, the proposed project is anticipated to not have a detrimental effect on any sensitive use in the area.

Site Plan Review Findings

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

As discussed in Finding No. 5 above, the project is in substantial conformance with the purpose, intent and provisions of the General Plan and the applicable community plan.

13. 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 consists of one interconnected structure, which will be a maximum of six stories with a maximum height of 93 feet. This scale of the building is compatible with the surrounding neighborhood. The project would construct over the existing surface parking lot to create one interconnected building flanked on the east and west by six story office towers with a total of four sound stages. The project also includes ground floor retail and restaurant on the southeast and southwest corner of the project site with outdoor seating to enhance the pedestrian experience along Santa Monica Boulevard. In total, this would create approximately 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail.

The main project entrances and pedestrian access is located on Santa Monica Boulevard, Wilton Place and St. Andrews Place with adequate parking and additional egress gates in close proximity. The at-grade main entrances for both the east and west towers on St. Andrews Place and Wilton Place, respectively, as well as the two pedestrian access points off of Virginia Avenue will be well lit and landscaped, providing pedestrians central access to all structures, ground floor retail and restaurants on the project site. These features will ensure that the project will provide easily accessible pedestrian connections throughout the project site.

The building is design by utilizing modulated facades and distinctive architectural features to add visual interest and maintain varying exterior design between the buildings. The project design also treats all facades with detail and articulation to enhance the design and built environment. Further, the project proposes approximately 46,292 square feet of open space for the offices and the production studios on the third floor through the sixth floor, which will be landscaped with a variety of water conserving vegetation and trees. Landscaping is further

provided in open areas not used for building, driveways, and parking. Additionally, a parklet is proposed along Santa Monica Boulevard to enhance the pedestrian experience.

The project will be supported by 981 automobile parking spaces within three levels of subterranean parking and staging surface automobile parking spaces. The project will provide 56 short-term and 106 long-term bicycle parking spaces for a total of 162 bicycle parking spaces. Thirty percent of the vehicular parking spaces will be EV ready offering 294 spaces while 10% of the parking spaces will be capable for future EV use. Bicycle parking will be located within a dedicated enclosure within the subterranean level of the building.

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

This finding is not applicable because the project does not provide propose any residential uses and is therefore not required to provide recreational and service amenities to improve habitability for residents and minimize impacts on neighboring properties.

Additional Findings

15. 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 a flood zone.

16. On May 3, 2023, a Mitigated Negative Declaration (ENV-2021-7332-MND) was prepared and published for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Department of City Planning in Room 763, 200 North Spring Street.