

FINDINGS

In connection with the approval of Vesting Tentative Tract Map No. 83478 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

1. THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The project site is located within the Hollywood Community Plan, one of 35 Community Plans which form the land use element of the General Plan, with a land use designation of Neighborhood Office Commercial land uses, corresponding to the C1, C2, C4, P, RAS3 and RAS4 zones. The property is currently zoned R4-1VL and C4-1VL. The applicant has filed a concurrent request for a Zone and Height District Change to C4-2D under Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR; upon approval, the zoning will be consistent with the existing land use designation.

The Vesting Tentative Tract Map describes and illustrates a land use consistent with the existing General Plan land use designation and proposed zoning. Studio space, production facilities, workshops, and ancillary office uses are permitted in the C4-2D Zone and Neighborhood Office Commercial land use designation. The proposed C4-2D Zone has unlimited height and Floor Area Ratio (FAR) of 3.84 to 1. The subdivision merger of an existing public alley that runs through the property and subdivision resulting in a ground lot and seven (7) air lots.

The proposed use is permitted in the designated Zone. The proposed project is the construction of a development consisting of 551,258 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking. Specifically, the project includes 112,810 square feet of production studios and related space, 426,061 square feet of creative office and 12,378 square feet of retail within one interconnected building up to 94 feet in height, with a number of detached office bungalows.

The applicant has filed a concurrent request under Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR for the following: a Zone and Height District Change from R4-1VL and C4-1VL to C4-2D, a Vesting Conditional Use Permit for Major Development Project to allow the construction of over 100,000 square feet of non-residential uses in the C4 zone, a Main Conditional Use Permit to allow: a) The sale and dispensing of a full line of alcoholic beverages for on-site consumption within 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, with hours of operation from 7:30 am to 11:00 pm, daily; b) The sale and dispensing of a full line of alcoholic beverages for on-site consumption within 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, with hours of operation from 7:30 am to 11:00 pm, daily; c) The sale and dispensing of beer and wine on 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, with hours of operation from 7:30 am to 9:00 pm, daily; and d) The sale and dispensing of alcoholic beverages throughout the site's office towers, office bungalows, production studios, and outdoor terrace, to allow alcoholic beverages to be served during special events; and a Site Plan Review to allow the construction of 551,258 square feet of development containing production studios, office, retail and accessory related uses with on-site

associated parking. The proposed development is contingent upon the approval of Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code (“LAMC”). The Vesting Tentative Tract Map is for the merger of an existing public alley that runs through the property and subdivision resulting in a ground lot and seven (7) air lots.

The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and the subdivision of land. The Hollywood Community Plan does not address subdivision explicitly, however, the plan does provide for land designations with the corresponding zone.

The Vesting Tentative Tract Map for the merger and subdivision of land to create a motion picture production studio is allowable under the zone. The land use designation will be consistent with the General and Community Plan, and the request is consistent with Article 7 (Division of Land Regulations) of the Los Angeles Municipal Code. Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site.

2. THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Pursuant to Section 66418 of the Subdivision Map Act, “design” of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the “design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.” Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes (“net area”). The requested map meets the required components of a Vesting Tentative Tract Map. The project is located within an Outside Flood Zone, Methane Zone, and Special Grading Area. The project is not located within a Liquefaction area and Landslide area.

The design and layout of the Vesting Tentative Tract Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building

and Safety, Bureau of Engineering, and the Department of Water and Power) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Therefore, as conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General and Specific Plans.

3. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The subject property is 225,456 square-foot (5.18 acres) 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.

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.

Removal of trees on-site and street trees through the development of the proposed project will be replaced as per the requirements of the Bureau of Street Services, Urban Forestry Division. The proposed development is an allowable use under the C4-2D Zone. The proposed project is the construction of a development consisting of 551,258 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking is contingent upon approval of Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR.

In addition, the site is not located within an Alquist-Priolo Fault Zone, however it is located within an Outside Flood Zone. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Therefore, material evidence supports that the site will be physically suitable for the proposed type of development.

4. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth expected to occur. The Hollywood Community Plan designates the site for Neighborhood Office Commercial land uses. The property is currently zoned R4-1VL and C4-1VL. The applicant has filed a concurrent request for a Zone and Height District Change to C4-2D under Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR; upon approval, the zoning will be consistent with the existing land use designation. As such, the construction of the proposed uses on the project site would be consistent with the land use designation of the site and the applicable zoning of the site.

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.

Based on the density calculation and land uses in the vicinity, this subdivision involves a density consistent with the General Plan and Zoning affecting the site, as approved by Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR. There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located as a result of the project's proposed density. Therefore, the site is physically suitable for the proposed density of development.

5. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site, as well as the surrounding area, is developed with structures and no identified fish, wildlife, or established habitat is located on-site. As such, the proposed design of the subdivision and the proposed improvements are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject site is located in a developed area of the City of Los Angeles and therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or wildlife or their habitat.

6. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandated by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located on a hazardous materials site and/or on a site having unsuitable soil conditions, however the project is located within an Outside Flood Zone. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The area surrounding the property is fully developed with similar uses indicating that sewers and other services are available. Additionally, the project has been determined to not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Conditions No. 73 and 74 of the Tract's approval which indicates that no adverse impacts to the public health or safety would occur as a result of the design and improvements are not likely to cause serious public health problems.

7. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR

ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site contains legally recorded lots identified by the Assessor Parcel Map No. 5536-012-017. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved to the specific requirements of the Los Angeles Municipal Code for providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at-large for access through or use of the property within the proposed subdivision.

8. THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcels to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.