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January 10, 2024

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

SUPPLEMENTAL REPORT REGARDING CASE NO. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR AND ENV-2021-7332-MND AND APPEAL OF CASE NO. VTT-83478-2A FOR PROPERTY LOCATED AT 5601-5673 WEST SANTA MONICA BOULEVARD, 5612-5666 WEST VIRGINIA AVENUE AND 1110-1118 NORTH WILTON PLACE WITHIN THE HOLLYWOOD COMMUNITY PLAN AREA (CFS 23-1329 & 23-1329-S1)

The proposed project involves the construction, use, and maintenance of a new mixed-use development consisting of approximately 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking. The proposed project will rise to a maximum of six stories and 93 feet in height. Requested entitlements in conjunction with the proposed project include a Zone Change and Height District Change from R4-1VL and C4-1VL to (T)(Q)C4-2D; a Vesting Conditional Use to permit a Major Development Project to allow the development of the proposed project; a Main Conditional Use to allow alcoholic beverage service for on-site consumption in various portions of the project site; a Site Plan Review for a development project that results in 50,000 gross square feet or more of non-residential floor area; and a Vesting Tentative Tract Map (No. 83478) for the vacation of an alley running through a portion of the subject property, the merger and resubdivision of the property into one ground lot and seven airspace lots, and a Waiver of all highway dedication improvements.

On June 23, 2023, the Advisory Agency approved the tract map but denied the Waiver of Dedications. Subsequently, the applicant appealed the tract map to the City Planning Commission. On August 10, 2023, the City Planning Commission approved all of the requested entitlements and sustained the Advisory Agency's determination, upholding approval of the tract map but denying the Waiver of Dedications. The applicant subsequently appealed the City Planning Commission's action related to the tract map to the City Council; the Zone Change and Height District Change also move concurrently to the City Council.

The applicant/appellant is seeking to waive all highway dedication requirements associated with the proposed project; there are no other appeal points raised and there are no appeals against any other portion of the project. As the City Planning Commission found in its decision, the relevant highway dedications at this time are only for that portion of land directly in front of the existing building on the project site, as the Bureau of Engineering has confirmed that the remaining portions of the subject property have previously been dedicated to the appropriate standards. As such, it would be justifiable to dedicate the remaining portion of land in front of the existing building to complete a uniformly dedicated street frontage, as the building is proposed to be demolished. Any vacation of existing public right-of-way would not be captured under the appeal of the tract map at this time.

Therefore, Planning recommends that the Planning and Land Use Management Committee deny the appeal and sustain the City Planning Commission's decision to approve the project, approve the requested Zone Change and Height District Change, and adopt the Mitigated Negative Declaration as the project's environmental clearance.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read 'V. Bertoni', with a stylized flourish extending to the right.

MORE SONG
City Planner