

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2021-7331-ZC-HD-VCU-MCUP-SPR	ENV-2021-7332-MND	13 – Soto-Martinez
RELATED CASE NOS.		COUNCIL FILE NO:
VTT-83478-1A		<input checked="" type="checkbox"/> N/A
PROJECT ADDRESS / LOCATION:		
5601 – 5673 West Santa Monica Boulevard; 5612 – 5666 West Virginia Avenue; 1110 – 1118 North Wilton Place		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Santa Monica Boulevard Owner, LLC	N/A	N/A
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Kyndra Casper, DLA Piper	213-712-8145	Kyndra.casper@us.dlapiper.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
More Song	213-978-1319	more.song@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
Zone Change (ZC); Height District Change (HD) <input type="checkbox"/> <i>The preparation of a draft ordinance by the City Attorney will be required.</i>		
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
Vesting Conditional Use (VCU); Main Conditional Use Permit (MCUP); Site Plan Review (SPR)		
ITEMS APPEALED:		
<input checked="" type="checkbox"/> N/A		

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination <input checked="" type="checkbox"/> Findings of Fact <input checked="" type="checkbox"/> Staff Recommendation Report <input checked="" type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> T Conditions <input type="checkbox"/> Proposed Ordinance <input checked="" type="checkbox"/> Zone Change Map and Ordinance <input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A – Plans <input checked="" type="checkbox"/> Mailing List <input checked="" type="checkbox"/> Interested Parties List <input type="checkbox"/> Appeal <input type="checkbox"/> Development Agreement <input type="checkbox"/> Site Photographs <input type="checkbox"/> Other:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption) <input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption) <input type="checkbox"/> Negative Declaration (ND) <input checked="" type="checkbox"/> Mitigated Negative Declaration (MND) <input type="checkbox"/> Environmental Impact Report (EIR) <input type="checkbox"/> Mitigation Monitoring Program (MMP) <input type="checkbox"/> Sustainable Communities Project Exemption (SCPE) <input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA) <input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR) <input type="checkbox"/> Appendices <input type="checkbox"/> Other:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
NOTES / INSTRUCTIONS:			
Please create Council File			
FISCAL IMPACT STATEMENT:			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No *If determination states administrative costs are recovered through fees, indicate "Yes."			
PLANNING COMMISSION:			
<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission		<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission	
PLANNING COMMISSION HEARING DATE:		COMMISSION VOTE:	
August 10, 2023		6 – 0	
LAST DAY TO APPEAL:		DATE APPEALED:	
November 20, 2023		N/A	
TRANSMITTED BY:		TRANSMITTAL DATE:	
Cecilia Lamas Commission Executive Assistant II		November 28, 2023	



LOS ANGELES CITY PLANNING COMMISSION

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

LETTER OF DETERMINATION

MAILING DATE: OCTOBER 31, 2023

Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR
CEQA: ENV-2021-7332-MND
Plan Area: Hollywood
Related Case: VTT-83478-1A

Council District: 13 – Soto-Martinez

Project Site: 5601 – 5673 West Santa Monica Boulevard;
5612 – 5666 West Virginia Avenue; 1110 – 1118 North Wilton Place

Applicant: Santa Monica Boulevard Owner, LLC
Representative: Kyndra Casper, DLA Piper LLC

At its meeting of **August 10, 2023**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following Project:

Demolition of an existing commercial building and the construction of a new 510,621-square-foot production studio and creative office campus with a maximum building height of six stories and 93 feet, including 109,957 square feet of production studios and related support space, 388,286 square feet of creative office space, and 12,378 square feet of restaurant space, with 981 vehicular parking spaces on-site within two levels of subterranean parking.

1. **Found** pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-7332-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved and Recommended** that the City Council **adopt**, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone and Height District Change from R4-1VL and C4-1VL to (T)(Q)C4-2D;
3. **Approved**, pursuant to LAMC Section 12.24 U.14, a Vesting Conditional Use to permit a Major Development Project to allow the construction use and maintenance of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking;
4. **Approved**, pursuant to LAMC Section 12.24 W.1, 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;
5. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for a development project that results in 50,000 gross square feet or more of non-residential floor area;
 6. **Adopted** the attached Modified Conditions of Approval; and
 7. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Noonan
 Second: Gold
 Ayes: Lawshe, Mack, Millman, Zamora
 Absent: Cabildo, Choe, Leung

Vote: 6 – 0


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

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

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission as it relates to the Zone and Height District Change, is appealable by the Applicant only, if disapproved in whole or in part by the Commission. The decision of the Los Angeles City Planning Commission, regarding the remaining approvals, is appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: NOVEMBER 20, 2023

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

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

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

c: Heather Bleemers, Senior City Planner
 More Song, City Planner

ORDINANCE NO. _____

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

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

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications on the properties shown upon a portion of the zone maps attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall set forth the zones and height districts as shown on the attached zoning map. This ordinance supersedes portions of Subarea 34 in Ordinance No. 176825.

LEXINGTON AVE

VIRGINIA AVE

WILTON PL

ST ANDREWS PL

(T)(Q)C4-2D

20' ALLEY

16' ALLEY

(T)(Q)C4-2D

SANTA MONICA BLVD

ST ANDREWS PL



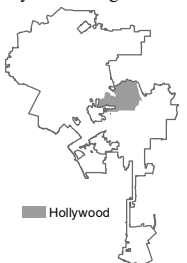
110 55 0 110 Feet

CPC-2021-7331-ZC-HD-VCU-MCUP-SPR

RG/Cf

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City of Los Angeles



(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the project site, subject to the "Q" Qualified Classification:

1. **Site Plan.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
2. **Use.** The use and area regulations for the new development on-site shall be developed for the uses as permitted in the C4 Zone as defined in LAMC Section 12.16, except as modified by the conditions herein or subsequent action.
3. **Residential Capacity.** Notwithstanding the above, in accordance with California Government Section 66300(b)(1), the site may also be developed with residential uses allowed and in accordance with the density and all other development standards of the C4-2D zone.

“D” DEVELOPMENT LIMITATIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “D” Development Limitations.

1. **Floor Area.** The total floor area permitted on the subject property shall not exceed a Floor Area Ratio of 2.44 to 1.
2. **Height.** The project shall be limited to six (6) stories and 93 feet in height. Roof structures and equipment shall not exceed the height limit by more than what is permitted in LAMC Section 12.21.1 B.3.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of the final tract map (VTT- 83478) or by posting of guarantees through the B-permit process of the City Engineer to secure those dedications and improvements without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary):

Responsibilities/Guarantees

1. As a part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Bureau of Engineering.** Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. The applicant/developer shall record the final map of Vesting Tentative Tract No. VTT- 83478 or shall provide the necessary dedications and public improvements required under VTT- 83478.

CONDITIONS OF APPROVAL

(As Modified by the City Planning Commission at its meeting on August 10, 2023)

Pursuant to Sections 12.37 I.3, 12.24 and 16.05 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. Site Development. The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Director to impose additional corrective Conditions, if, in the Director's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.

"Major" Development Project/Site Plan Review Conditions

7. Authorized herein is the construction use and maintenance 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 the project site.
8. **Solar Energy Panels.** The project shall comply with Section 99.05.211.1 of the LAMC.
9. **Parking.** Parking shall meet requirements pursuant to LAMC Section 12.21 A.4. or consistent with AB 2097.
10. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Section 99.05.106 of Article 9, Chapter IX of the LAMC.
11. **Circulation.** The applicant shall submit a parking and driveway plan to the Los Angeles Department of Transportation (LADOT) for approval. Review and approval of the driveways

should be coordinated with DOT's Citywide Planning Coordination Section (201 North Figueroa Street, 5th Floor, Room 550, at 213-482-7024).

12. **Vesting Tentative Tract.** The project shall comply with the terms and conditions under Vesting Tentative Tract No. 83478 (VTT- 83478).

Main Conditional Use Conditions

13. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a 6,031 square foot of ground floor restaurant with 3,291 square feet of outdoor space at the corner of St Andrews Place and Santa Monica Boulevard; a 2,468 ground floor restaurant with 800 square feet of outdoor space at the corner of Wilton Place and Santa Monica Boulevard; 2,083 square feet of indoor area and 1,150 square feet of outdoor area of third floor tenant amenity space; and throughout the site's office towers, office bungalows, production studios, and outdoor terrace during special events. The grant shall be subject to the following limitations:
- A. The hours of operation shall be limited to 7:30 a.m. to 11:00 p.m. daily.
 - B. Indoor seating shall be limited to a maximum of 166 indoor seats for the ground floor restaurant at the corner of St Andrews Place and Santa Monica Boulevard; a maximum of 61 indoor seats for the ground floor restaurant at the corner of Wilton Place and Santa Monica Boulevard; and a maximum of 87 indoor seats in the third floor tenant amenity space. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
 - C. Outdoor seating shall be limited to a maximum of 185 outdoor seats for the ground floor restaurant at the corner of St Andrews Place and Santa Monica Boulevard; a maximum of 54 outdoor seats for the ground floor restaurant at the corner of Wilton Place and Santa Monica Boulevard; and a maximum of 72 outdoor seats in the third floor tenant amenity space. The final number of seats and their location may be modified by the Department of Building and Safety in order to provide accessibility and required clearances from existing structures.
14. **Main Plan Approval (MPA) Requirement.** Each individual venue shall be subject to a Main Plan Approval (MPA) determination pursuant to Section 12.24-M of the Los Angeles Municipal Code in order to implement and utilize the Master Conditional Use authorization granted. The purpose of the Master Plan Approval determination is to review each proposed venue in greater detail and to tailor site-specific conditions of approval for each of the premises including but not limited to hours of operation, seating capacity, size, security, live entertainment, the length of a term grant and/or any requirement for a subsequent MPA application to evaluate compliance and effectiveness of the conditions of approval. The Zoning Administrator may impose more restrictive or less restrictive conditions on each individual tenant at the time of review of each Plan Approval application.
15. **MPA Public Hearing Requirement.** A public hearing for any Master Plan Approval (MPA) request may be waived at the discretion of the Chief Zoning Administrator.
16. Notwithstanding approved "Exhibit A" and the Conditions above, this grant recognizes that there may be changes resulting from identified tenants, which may result in smaller or larger restaurants, different locations, and/or a reduced number of restaurants than those originally proposed and identified in "Exhibit A". Such outcome is permitted provided that the other conditions noted herein, specifically those related to the combined maximum interior floor areas, maximum interior and exterior seating numbers, maximum (total) number of

establishments authorized under this grant, and the maximum number of establishments approved for each type of grant in the Conditions above are not exceeded. The sale and dispensing of beer and wine may be provided in lieu of a full line of alcoholic beverages at any of the establishments approved for a full line of alcoholic beverages (but not the reverse), provided that the maximum (total) number of establishments authorized for alcoholic beverages is not exceeded, and subject to all other conditions of this grant.

17. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
18. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
19. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
20. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
21. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department “Standardized Training for Alcohol Retailers” (STAR) or Department of Alcoholic Beverage Control “Licensee Education on Alcohol and Drugs” (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
22. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining property owners, and businesses.

Project Design Features

23. During construction, the Project will implement appropriate temporary security measures including security fencing (e.g., chain-link fencing), low-level security lighting and locked entry (e.g., padlock gates or guard restricted access) to limit access by the general public. Regular and multiple security patrols during non-construction hours (e.g., nighttime hours, weekends, and holidays) will also be provided. During construction activities, the Contractor will document the security measures; and the documentation will be made available to the Construction Monitor.
24. The Project will provide an extensive 24-hours-a-day/7-day-a-week security program during Project operations to ensure the safety of employees and other visitors to the Project Site. The Project will incorporate strategies in design and planning, as well as active security features. On-site security measures during Project operation will include:
 - a. Provision of on-site security personnel whose duties will include but not be limited to the following:
 - Monitoring entrances and exits;
 - Patrolling the perimeter of the property;
 - Controlling and monitoring activities in the public spaces;

- Managing and monitoring fire/life/safety systems; and
 - Controlling and monitoring activities in the parking facilities.
- b. Installation of industry standard security lighting at recommended locations including parking areas, pathways, and curbside drop-off areas;
 - c. Installation of closed-circuit security cameras at select locations including (but not limited to) entry and exit points, lobby areas, outdoor open spaces, and parking areas;
 - d. Provision of adequate lighting of parking areas, elevators, and lobbies to reduce areas of concealment;
 - e. Provision of lighting of building entries and open spaces to provide pedestrian orientation and to clearly identify a secure route between the parking areas and access points; and
 - f. Prominent posting of contact information for on-site security staff throughout the Project Site.
25. Prior to the issuance of a building permit, the Project Applicant or its successor will consult with LAPD's Crime Prevention Unit regarding the incorporation of any additional crime prevention features appropriate for the design of the Project.
26. Upon completion of Project construction and prior to the issuance of a certificate of occupancy, the Applicant will submit a diagram of the Project Site to LAPD's Hollywood Division Commanding Officer that includes access routes and any additional information that might facilitate police response.
27. Construction Noise.
- a. Use of noise control devices, such as equipment mufflers, enclosures, and barriers. Natural and artificial barriers such as ground elevation changes and existing buildings can shield construction noise. Stage construction operations as far from noise sensitive uses as possible.
 - b. Avoid residential areas when planning haul truck routes and locate the haul truck staging/ingress/egress area as far away from noise sensitive uses as possible.
 - c. Maintain all sound-reducing devices and restrictions throughout the construction period.
 - d. Replace noisy equipment with quieter equipment (for example, rubber-tired equipment rather than track equipment).
 - e. Change the timing and/or sequence of the noisiest construction operations to avoid sensitive times of the day.
28. The construction contractor shall construct at least a 0.5 inch plywood noise barrier surrounding a truck-sized opening in the noise barrier along Virginia Avenue, near St Andrews Place. This plywood noise barrier shall block the line-of-sight from the closest sensitive receptors on the northern side of Virginia Avenue to the haul trucks entering and exiting the Project Site at this location. The construction contractor shall limit the number of haul trucks utilizing the Virginia Avenue access to the Project Site and require that the majority of haul

truck activity access the Project Site from a location on the southern portion of St Andrews Place, at a distance of approximately 104 feet from the building façade of the closest sensitive receptor (located on the northwestern corner of Virginia Avenue and St Andrews Place).

29. Transportation Demand Management Program. A preliminary TDM program shall be prepared and provided for DOT review prior to the issuance of the first building permit for this project and a final TDM program approved by DOT is required prior to the issuance of the first certificate of occupancy for the Project. The TDM program shall include, but shall not be limited to, the following strategies:

- Reduced Parking Supply – This strategy changes the Project’s parking supply to provide less than the amount of vehicle parking required by direct application of the LAMC requirements without consideration of parking reduction permitted in the code. Per direct application of the LAMC for the Project would be required to provide 1,012 parking spaces. The Project will apply reductions through replacement of each vehicle space with 4 bicycle spaces for a total of 981 vehicle parking spaces.
- Bicycle Infrastructure – Include Bike Parking per LAMC - This strategy involves implementation of short and long-term bicycle parking to support safe and comfortable bicycle travel by providing parking facilities at destinations under existing LAMC regulations applicable to the Project. The Project is required to, and will provide, a minimum of 162 bicycle parking spaces.
- Bicycle Infrastructure – Include Bike Parking and Showers - This strategy involves implementation of additional end of trip bicycle facilities to support safe and comfortable bicycle travel by providing amenities at the Project. This Project will provide up to 10 showers and 162 secure lockers.

30. Prior to the issuance of a building permit for the Project, a detailed Construction Staging and Traffic Management Plan (CSTMP) would be submitted to LADOT’s Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. The plan would show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. The CSTMP would formalize how construction would be carried out and identify specific actions that will be required to reduce effects on the surrounding community. The CSTMP will be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site. Construction management meetings with City Staff and other surrounding construction Related Project representatives (i.e., construction contractors) whose projects will potentially be under construction at around the same time as the Project shall be conducted bimonthly, or as otherwise determined appropriate by City Staff. This coordination will ensure construction activities of the concurrent Related Projects and associated hauling activities are managed in collaboration with one another and the Project. LADOT also recommends that all construction related truck traffic be restricted to off-peak hours. The CSTMP would include, but not be limited to, the following elements as appropriate:

- Emergency access shall be maintained to the Project Site during construction through marked emergency access points approved by the Los Angeles Fire Department (LAFD).
- Construction worker parking on nearby residential streets shall be prohibited.
- Worker parking shall be provided on-site or in designated off-site public parking areas.
- Temporary traffic control during all construction activities adjacent to public rights-of-way shall be provided to improve traffic flow on public roadways (e.g., flag men).
- Construction-related deliveries, haul trips, etc., shall be scheduled so as to occur outside the commuter peak hours to the extent feasible, to reduce the effect on traffic flow on surrounding streets.

- Construction-related vehicles shall be prohibited from parking on surrounding public streets.
- Safety precautions for pedestrians and bicyclists shall be obtained through such measures as alternate routing and protection barriers as appropriate, especially as it pertains to maintaining safe routes to schools, particularly Metropolitan High School.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.
- In the event of a lane or sidewalk closure, traffic and/or pedestrians shall be routed around any such lane or sidewalk closures.
- The locations of the off-site truck staging shall be identified to include, staging in a legal area, and which would detail measures to ensure that trucks use the specified haul route, and do not travel through nearby residential neighborhoods.
- There would be coordination with nearby projects, that have potential overlapping construction timeframes, to schedule vehicle movements to ensure that there are no vehicles waiting off-site and impeding public traffic flow on the surrounding streets.

Mitigations Measures

31. The construction contractor shall not use large bulldozer or caisson drill within 80 feet of the façade of the residential uses located west, north and south of the Project Site nor shall the construction contractor use a vibratory roller within 136 feet of the residential uses located north of the Project Site.
32. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. Work on the portions of the Project outside of the buffered area may continue during this assessment period. The Fernández Tataviam Band of Mission Indians (FTBMI) shall be contacted regarding any pre-contact and/or post-contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant in accordance with applicable law, the Project applicant shall retain a professional Native American monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work. The Lead Agency and/or applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities pursuant to the process set forth below
 - a. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed Project, and (2) Department of City Planning, Office of Historic Resources (OHR).
 - b. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a

reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

- c. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.
- d. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
- e. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may:
 - (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate a significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.
- f. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.
- g. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in Items b through e above.
- h. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the SCCIC at California state University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
- i. Notwithstanding Item h above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided

to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.

Administrative Conditions

33. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
34. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
35. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
36. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
37. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
38. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
39. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
40. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
41. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including

but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

General Plan/Charter Findings

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

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.



LOS ANGELES CITY PLANNING APPEAL FILING PROCEDURES

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

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

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

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

Metro DSC

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

Van Nuys DSC

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

West Los Angeles DSC

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

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

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



QR Code to Online
Appeal Filing



QR Code to Forms
for In-Person Filing