

# PLANNING DEPARTMENT TRANSMITTAL TO THE MAYOR'S OFFICE

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2021-4280-GPA-ZC-BL	ENV-2021-4281-ND	13 – O'Farrell
<b>PROJECT ADDRESS:</b>		
711-723 North Lillian Way		
<b>APPLICANT</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Robert Herscu  <input type="checkbox"/> New/Changed	(310) 280-2830	<a href="mailto:rherscu@hqdevelopment.com">rherscu@hqdevelopment.com</a>
<b>APPLICANT'S REPRESENTATIVE</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Gary Benjamin, Alchemy Planning + Land Use	(213) 479-7521	<a href="mailto:gary@alchemyplanning.com">gary@alchemyplanning.com</a>
<b>APPELLANT</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
TBD	TBD	TBD
<b>APPELLANT'S REPRESENTATIVE</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
TBD	TBD	TBD
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Trevor Martin, City Planning Associate	(213) 978-1341	<a href="mailto:trevor.martin@lacity.org">trevor.martin@lacity.org</a>
<b>ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION</b>		
General Plan Amendment (GPA); Zone Change (ZC); Building Line Removal (BL)		

**FINAL ENTITLEMENTS NOT ADVANCING:**

TBD

**ITEMS APPEALED:**

TBD

**ATTACHMENTS:****REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- Letter of Determination
- Findings of Fact
- Staff Recommendation Report
- Conditions of Approval
- Ordinance
- Zone Change Map
- GPA Resolution
- Land Use Map
- Exhibit A - Site Plan
- Mailing List
- Land Use
- Other

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- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Mitigation Monitoring Program
- Other

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**NOTES / INSTRUCTION(S):**

N/A

**FISCAL IMPACT STATEMENT:** Yes No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission
- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
January 13, 2022	7 – 0
<b>LAST DAY TO APPEAL:</b>	<b>APPEALED:</b>
March 21, 2022	TBD
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Cecilia Lamas Commission Executive Assistant	March 1, 2022



# LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

MAILING DATE: MAR 01 2022

Case No. **CPC-2021-4280-GPA-ZC-BL**  
CEQA: ENV-2021-4281-ND  
Plan Area: Hollywood Community Plan

Council District: 13 – O'Farrell

**Project Site:** 711 – 723 North Lillian Way

**Applicant:** Robert Herscu, 711 Lillian LLC, Herscu 711 LLC, 717 Lillian LLC, Herscu Lillian LLC, 720 Cahuenga LLC, & Cahuenga Herscu LLC  
Representative: Gary Benjamin, Alchemy Planning + Land Use

At its meeting of **January 13, 2022**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Removal of an existing surface parking lot, and the construction, use, and maintenance of a new, three-story, 56 feet in height commercial office building with a floor area of 30,385 square feet, equating to a Floor Area Ratio (FAR) of approximately 1.5:1. The proposed development will have two subterranean parking levels and ground level parking that will contain a total of 83 vehicular parking stalls. The Project will provide a total of nine bicycle parking stalls, including three short-term, and six long-term parking stalls. The Project will provide approximately 3,658 square feet of open space, including a 2,346 square-foot roof deck.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2021-4281-ND ("Negative Declaration"), and all comments received, there is no substantial evidence that the Project will have a significant effect on the environment; **Found** the Negative Declaration reflects the independent judgment and analysis of the City; and **Adopted** the Negative Declaration;
2. **Approved** and **Recommended**, that the Mayor and City Council **adopt**, pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to amend the Hollywood Community Plan to re-designate the subject parcels from Medium Residential to Commercial Manufacturing land uses;
3. **Approved** and **Recommended**, that the City Council **adopt**, pursuant to LAMC Section 12.32, a Zone Change from R3-1 to (T)(Q)CM-1;
4. **Approved** and **Recommended**, that the City Council **adopt**, pursuant to LAMC Section 12.32 R, a Building Line Removal to remove a 15-foot Building Line along the westerly side of Lillian Way, established under Ordinance No. 109119;
5. **Adopted** the attached Modified Conditions of Approval; and
6. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Perlman  
 Second: Mack  
 Ayes: Campbell, Choe, López-Ledesma, Millman  
 Absent: Leung, Hornstock

**Vote: 7 – 0**




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Cecilia Lamas, Commission Executive Assistant  
 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 General Plan Amendment is final. The Zone Change and Building Line Removal 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: MAR 21 2022**

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, Building Line Ordinance, Maps, Modified Conditions of Approval, Findings, Resolution, Interim Appeal Filing Procedures

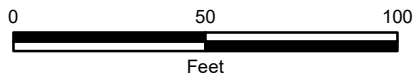
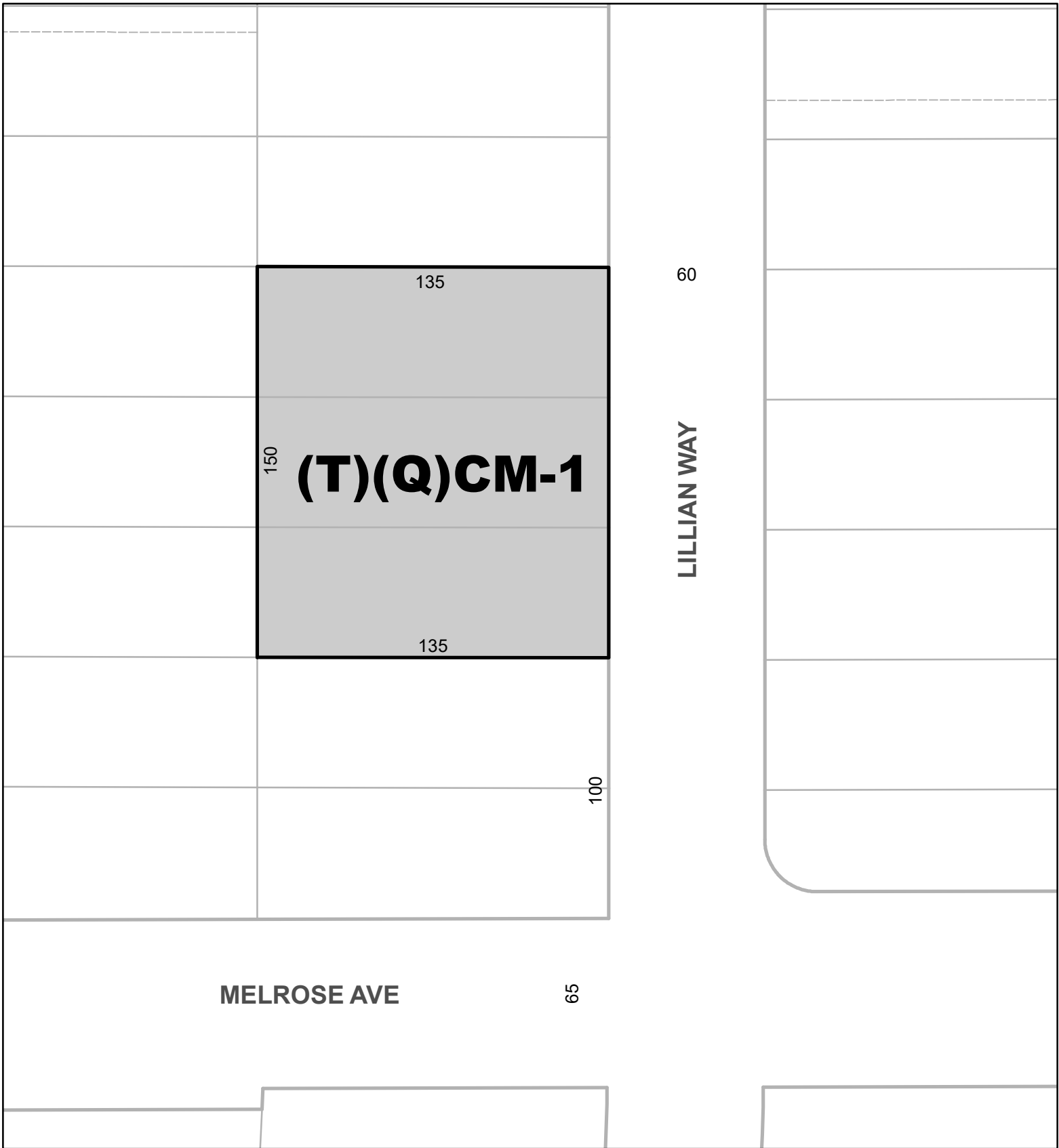
- c: Heather Bleemers, Senior City Planner
- Esther Ahn, City Planner
- Trevor Martin, Planning Assistant

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 and zone boundaries shown upon a portion of the zone map 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 be as follows:

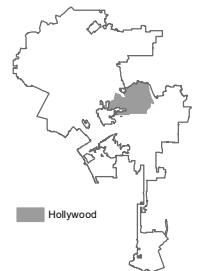


CPC-2021-4280-GPA-ZC-BL

AA/Cf

012722

City of Los Angeles



## QUALIFIED (Q) CONDITIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the subject property, subject to the Qualified (Q) Classification:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped "Exhibit A" and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.

### OR

The site shall be developed with residential uses allowed, and in accordance with the density and all other development standards of the R3-1 Zone.

2. **Building Materials.** A variety of high-quality exterior building materials, consistent with the approved Exhibit "A" plans, shall be used. Substitutes of an equal quality shall be permitted, to the satisfaction of the Department of City Planning.
3. **Parking:**
  - a. Minimum automobile parking requirements shall be provided consistent with Section 12.21 A.4 of the LAMC.
  - b. Bicycle Parking. Commercial bicycle parking shall be provided consistent with LAMC 12.21 A.16.
4. **Design:**
  - a. Each building façade shall utilize a minimum of two (2) different materials, as depicted in the plans in Exhibit A. Windows, doors, balcony/deck railings, and fixtures (such as lighting, signs, etc.) shall not count towards this requirement.
  - b. There shall be a pedestrian entrance along the project's ground floor street frontage along Lillian Way. This entrance shall be no less than 10 feet wide and shall utilize glass doors, windows, and/or other transparent glazing material such that the transparent surface is no less than 10 feet wide and no less than six feet high at any point.
  - c. All mechanical equipment on the roof shall be screened from view by any abutting properties. The transformer, if located in any street-facing yard, shall be screened with landscaping consistent with LADWP access requirements.
5. **Circulation.** The applicant shall submit a parking and driveway plan to the Los Angeles Department of Transportation (LADOT) for approval. The project's northerly and southerly driveways shall have a maximum width of 20 feet, and 23 feet, 5 inches respectively, or to the satisfaction of LADOT.
6. **Landscaping:**



- a. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the Department of City Planning.
  - b. Planting of required trees within the public right-of-way shall obtain approval from the Urban Forestry Division prior to obtaining clearance from the Department of City Planning. In the event that a required tree cannot be planted within the public right-of-way, those trees shall be planted on-site.
7. **Signage.** On-site signs shall comply with the Municipal Code. Signage entitlements have not been granted as a part of this approval.
  8. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.
  9. **Trash.** Trash receptacles shall be stored within a fully enclosed portion of the building at all times. Trash/recycling containers shall be locked when not in use and shall not be placed in or block access to required parking.
  10. **Sustainability:**
    - a. **Solar.** A minimum of 15 percent of the total roof area shall be reserved for the installation of solar panels. The solar panels shall be installed prior to the issuance of a certificate of occupancy. The lowest point of any solar panel may not be more than five feet above the roof line.
    - b. **Electric Vehicle Parking.** Electric Vehicle Parking. All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

Any parking spaces provided above LAMC requirements shall be provided with EV chargers to immediately accommodate electric vehicles within the parking areas.
    - c. **Car-Share Parking.** The project shall designate a minimum of four (4) parking spaces for car-share parking. These parking spaces shall be clearly marked and located at the P1 Level as shown on Exhibit A. A letter outlining the conceptual car-share plan shall be submitted to the Department of City Planning for review.
  11. **Maintenance.** The subject property, including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways, and exterior walls along the property lines, shall be maintained in an attractive condition and shall be kept free of trash and debris.
  12. **Graffiti.** 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.

### **Agency Conditions of Approval**

13. **Fire Department.**

- a. Submit plot plans for Fire Department approval and review prior to recordation of City Planning Case.
- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. One or more Knox Boxes will be required to be installed for LAFD access to the project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
- d. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- f. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- g. Entrance to the main lobby shall be located off the address side of the building.
- h. Any required Fire Annunciator panel or Fire Control Room shall be located within a 20ft visual line of sight of the main entrance stairwell or to the satisfaction of the Fire Department.

ORDINANCE NO. 109119

An Ordinance ordering the establishment of a building line on the westerly side of Lillian Way between a line 100 feet north of Melrose Avenue and Waring Avenue.

in the City of Los Angeles.

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

Section 1. That after public hearing, pursuant to the provisions of Article 4 of Chapter 1 of the Los Angeles Municipal Code, the City Council of the City of Los Angeles hereby determines that the public peace, health, safety, comfort, convenience, interest and welfare require; and

IT IS HEREBY ORDERED that the minimum distance back from the street line for the erection of buildings or structures to be designated as the building line on the westerly side of Lillian Way between a line 100 feet north of Melrose Avenue and Waring Avenue.

shall be as shown on diagram incorporated in Resolution of Intention No. . . . 1423 . . . , adopted by the Council of the City of Los Angeles on the . 4th . day of . . . JANUARY . . . . 19 57 . . ; which diagram and distances thereon is hereby made a part hereof as though fully shown herein.

Sec. 2 ..... The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of MARCH 11 1957

WALTER C. PETERSON, City Clerk,

By *W. Morris*  
Deputy.

Approved MAR 22 1957

*Norman Peterson*  
Mayor.

Approved as to Form and Legality

2-28-57

ROGER ARNEBERGH, City Attorney,

By *CA Carlson*  
Deputy.

File No. 77115

City Clerk Form 23-1M-7-56

4-1-17

# City of Los Angeles

## Affidavit of Publication

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss

Wallace G. Nye

being duly sworn, deposes and says:  
That he is and was at all times mentioned  
herein, the ~~Printer~~ ~~Foreman~~ ~~Printer~~  
—Principal Clerk of the Printer—of

Citizen-News

a newspaper printed and published in the  
English language in the City of Los Angeles,  
and a newspaper of general circulation as  
defined by Articles 1, 2 and 3, and Chapter 1,  
Division 7, Title 1 of the Government Code  
of the State of California. That affiant in  
such capacity has had charge at all times  
herein mentioned, of all of the publications  
in said newspaper, and that the document  
or notice to which this affidavit is annexed  
and attached has been published..... 1

times in the above named newspaper, to-wit:

April 1, 1957

and in the regular and entire issue of said  
newspaper proper, and not in any supple-  
ment.

*Wallace G. Nye*

Subscribed and sworn to before me this.....

1 day of April, 1957

*Therese Merrill*  
(SEAL) Notary Public in and for  
said County and State.

My Commission Expires May 20, 1957  
(NOTE: The person executing this affidavit  
must strike out the two positions which do  
not designate such person's position in the  
newspaper organization.)

Do Not Paste Clipping Beyond This Line

(Citizen-News—45361)

**ORDINANCE NO. 109119**

An Ordinance ordering the establishment of a building line on the westerly side of Lillian Way between a line 100 feet north of Melrose Avenue and Waring Avenue, in the City of Los Angeles.

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

Section 1. That after public hearing, pursuant to the provisions of Article 4 of Chapter 1 of the Los Angeles Municipal Code, the City Council of the City of Los Angeles hereby determines that the public peace, health, safety, comfort, convenience, interest and welfare require, and

IT IS HEREBY ORDERED that the minimum distance back from the street line for the erection of buildings or structures to be designated as the building line on the westerly side of Lillian Way between a line 100 feet north of Melrose Avenue and Waring Avenue shall be as shown on diagram incorporated in Resolution of Intention No. 1423, adopted by the Council of the City of Los Angeles on the 4th day of January, 1957, which diagram and distances thereon is hereby made a part hereof as though fully shown hereon.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of March 11, 1957.

WALTER C. PETERSON,  
City Clerk

BY A. M. MORRIS, Deputy  
Approved March 23, 1957.

NORRIS POULSON, Mayor  
File No. 47443  
1td. 4/1. (MON. 840)—45361



(Citizen-News-45361)  
**ORDINANCE NO. 109119**

An Ordinance ordering the establishment of a building line on the westerly side of Lillian Way between a line 100 feet north of Melrose Avenue and Waring Avenue, in the City of Los Angeles.

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

Section 1: That after public hearing, pursuant to the provisions of Article 4 of Chapter 3 of the Los Angeles Municipal Code, the City Council of the City of Los Angeles hereby determines that the public peace, health, safety, comfort, convenience, interest and welfare require: and

IT IS HEREBY ORDERED that the minimum distance back from the street line for the erection of buildings or structures to be designated as the building line on the westerly side of Lillian Way between a line 100 feet north of Melrose Avenue and Waring Avenue, shall be as shown on diagram incorporated in Resolution of Intention No. 1423, adopted by the Council of the City of Los Angeles on the 4th day of January, 1957; which diagram and distances thereon is hereby made a part hereof as though fully shown herein.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles. I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of March 11, 1957.

WALTER C. PETERSON,  
City Clerk

By A. M. MORRIS, Deputy  
Approved March 22, 1957.  
NORRIS POULSON, Mayor  
File No. 77115.  
1td. 4/1. (MON.-849)-45361

(Citizen-News-41297)  
**RESOLUTION NO. 1423**

WHEREAS, Article 4 of Chapter 3 of the Los Angeles Municipal Code prescribes the method of procedure for establishing building lines in the City of Los Angeles; and

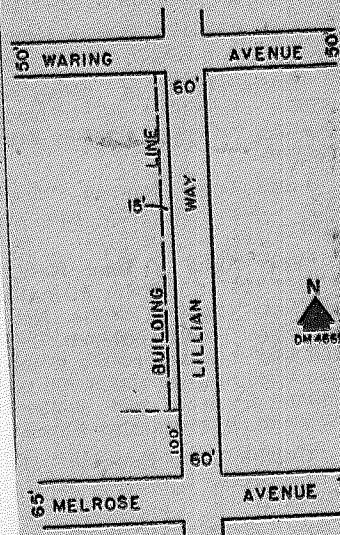
WHEREAS, proceedings have been initiated for the establishment of a building line on the westerly side of Lillian Way between a line 100 feet north of Melrose Avenue and Waring Avenue, as shown on diagram incorporated herein; and

WHEREAS, the City Planning Commission has caused an investigation to be made; and

WHEREAS, such proceedings, together with the recommendations of the said Commission, have been presented to the City Council for its consideration; and good cause appearing therefor;

NOW, THEREFORE, BE IT RESOLVED, that the public health, safety and general welfare require, and that it is the intention of the Council of the City of Los Angeles to determine that the minimum distance back from the street line for the erection, construction, establishment or maintenance of buildings, structures or improvements, the same to be designated as "building lines," shall be as hereinafter set forth, to wit:

**BUILDING LINE CASE No. 1415**



**DIAGRAM**

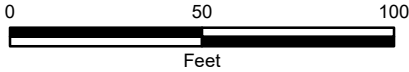
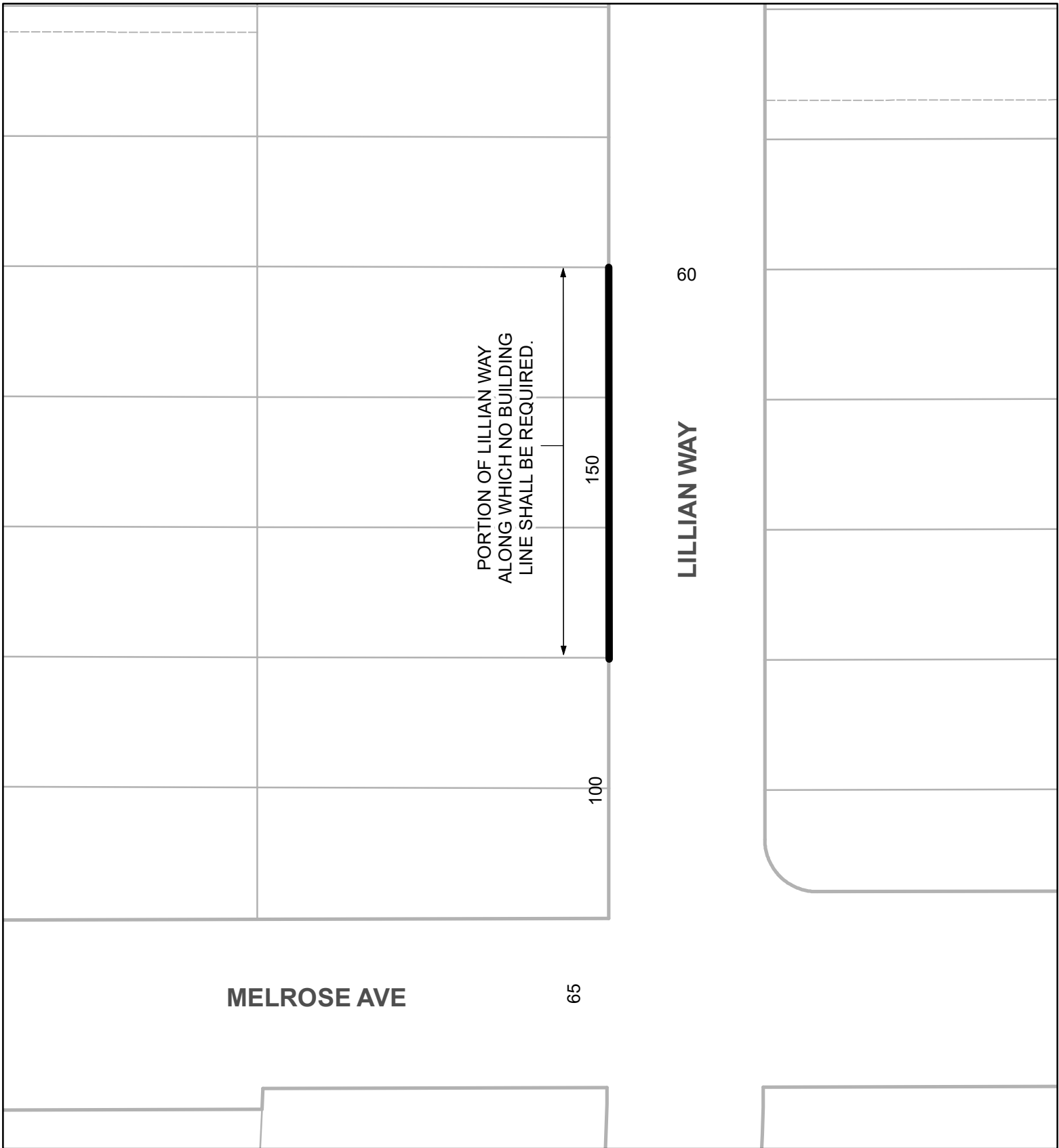
BE IT FURTHER RESOLVED, that the hour of 10:00 o'clock a.m. of the 11th day of February, 1957, at the Council Chamber of the City of Los Angeles, be and the same is hereby designated as the time and place when and where any and all persons having any objection to the establishment of said proposed building lines may appear before the said City Council and present any objections which they may have to said proposed building lines as herein provided. Any such person having any interest in any land upon which said building lines are proposed to be established may file with the City Clerk a written protest or objection to the establishment of the building lines designated herein. Such protest must be filed not later than the hour set for hearing and no other protests or objections shall be considered. All protestants may appear before the Council at said hearing, either in person or by counsel, and be heard in support of their protests or objections; and

BE IT FURTHER RESOLVED, that the Board of Public Works shall cause a copy of this resolution to be conspicuously posted upon the street in front of each block or part of block of any street, public way or place where said building lines are proposed to be established by this resolution, and the City Clerk shall cause this resolution to be published once in The Citizen-News, in the manner and form required by law.

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of Los Angeles at its meeting of January 4, 1957.

(SEAL)  
WALTER C. PETERSON,  
City Clerk.

By A. M. MORRIS,  
Deputy City Clerk  
File No. 77115.  
1td. 1/12. (SAT.-644)-41297

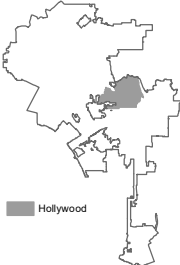


CPC-2021-4280-GPA-ZC-BL

AAJ *Cf*

012722

City of Los Angeles



## CONDITIONS FOR EFFECTUATING TENTATIVE (T) CLASSIFICATION REMOVAL

Pursuant to LAMC Section 12.32 G, the (T) Tentative Classification shall be removed by posting of guarantees through the B-permit process of the City Engineer to secure the following 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). Dedication(s) and improvement(s) herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering:

### **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. **Dedications and Improvements.** 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. Dedication Required:

No dedications are required.

#### B. Improvements Required:

Lillian Way (Local Street – Standard): Construct suitable surfacing to join the existing improvements to provide an 18-foot half roadway with asphalt concrete pavement, integral concrete curb and a 12-foot full-width concrete sidewalk. All new proposed driveway aprons shall require LADOT's approval and shall be constructed to BOE's satisfaction. These improvements should suitably transition to join the existing improvements.

#### **Notes:**

Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds two percent and/or is depressed or upraised by more than 1/4 inch from the



surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-5 and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information at (213) 847-3077.

Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Water and Power regarding power pole (213) 367-2715.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants (213) 482-6543.

Contact the Department of Transportation regarding any conflicts with traffic signals, signs, parking spaces, meters or traffic control devices (213) 482-7024.

- C. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk or through curb drains connected to the catch basins.
  - D. Sewer line with house connections exist in Lillian Way. Extension of the house connection lateral to the property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
  - E. The applicant shall file a request with the Bureau of Engineering Central District Office to verify that the existing sewer lines have enough capacity to handle the additional flow generated by the proposed development (213) 482-7030.
  - F. Submit shoring and lateral support plans to the Excavation Counter of the Bureau of Engineering for review and approval prior to excavating adjacent to the public right-of-way (213) 352-4826.
  - G. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
3. **Street Trees.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction to expedite tree planting.

**Note:**

Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

4. **Street Lighting.** No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street light: one (1) on Cahuenga Boulevard.

**Notes:**

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition

## CONDITIONS OF APPROVAL

(As modified by the City Planning Commission at its meeting on January 13, 2022)

Pursuant to Sections 11.5.6, 12.32, and 12.23 of the LAMC, the following conditions are hereby imposed upon the use of the subject property:

### Administrative Conditions

1. **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.
2. **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.
3. **Notations on Plans.** Plans submitted to the Department of Building and Safety for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
4. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
5. **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.
6. **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.
7. **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.
8. **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.

9. **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.
10. **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.
11. **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, in whole or in part, 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, in whole or in part, 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 (Charter Sections 555, 556, and 558)

- 1. Charter Section 555: The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic, or physical identity.**

The project site is located at 711-713 North Lillian Way, near the intersection of Melrose Avenue and Vine Street. The project proposes the removal of an existing surface parking lot, and construction of a new three-story, 30,385 square-foot commercial office building with a maximum height of 56 feet. The proposed development is intended for creative/media office tenant(s) for which use the Zone Change and General Plan Amendment are needed. A significant number of properties surrounding the project site, particularly those along Lillian Way and Cahuenga Boulevard are also in the Commercial Manufacturing Zone and land use designation and are developed with creative/media offices and entertainment studios which make up a hub of entertainment industry uses. South of Santa Monica Boulevard between La Brea Avenue and Van Ness Avenue, stretches the Media District. This industrial area is home to facilities engaged in new media, film and tape editing, film archiving and storage, studio equipment, manufacturing, rental and storage, sound recording and many other pre- and post-production uses. Maintaining these existing Industrial uses is integral to Hollywood's local economy and workforce. The Hollywood Community Plan further seeks to preserve valuable job-creating land uses with incentives that support entertainment, design, graphic, tech, and media, and related, allied or associated industries. The requested General Plan Amendment and Zone Change in conjunction with the proposed creative/media office would help to meet the industry demand and support the health and growth of entertainment-related uses in Hollywood. The project will further contribute to the character and identity of this neighborhood as an entertainment industry hub. Additionally, properties adjoining the subject property to the west are designated for, and developed with, light industrial and commercial uses. Therefore, the project site and immediate vicinity represent a significant social, economic, and physical identity, and the request to amend the General Plan is appropriate and will further that identity.

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

#### General Plan Land Use Designation

The project is located within the Hollywood Community Plan, which is one of 35 Community Plans which together make up the Land Use Element of the General Plan. The Community Plan currently designates the subject site for Medium Residential land uses corresponding to the R3 Zone. In order to facilitate the development of the proposed project, the applicant is requesting a General Plan Amendment changing the subject property's Medium Residential land use designation to Commercial Manufacturing land uses. In addition, the applicant is requesting a Zone Change from R3-1 to (T)(Q)CM-1, and a Building Line Removal of a 15-foot building line along the westerly side of Lillian Way established under Ordinance No. 109119.

Upon approval of the Zone Change request, the site will be zoned (T)(Q)CM-1. The General Plan Amendment to re-designate the three (3) subject parcels from Medium Residential to Commercial Manufacturing land uses, will establish consistency between the General Plan Land Use Designation and the requested CM Zone. Furthermore, the re-designation of the subject site from Medium Residential to Commercial Manufacturing land uses would be consistent with westerly-adjacent properties designated by the Hollywood Community Plan

for Commercial Manufacturing land uses. The requested zone, and land use designation are all permissible and within the parameters of the Hollywood Community Plan. Therefore, the requested actions to facilitate the development of the proposed project are in substantial conformance with the general plan land use designation.

### Framework Element

The Framework Element of the General Plan was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001 and 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 project supports the following goals (and accompanying objectives) of the Framework Element:

**Goal 3F:** Mixed-use centers that provide jobs, entertainment, culture, and serve the region.

**Goal 7A:** A vibrant and economically revitalized city.

**Goal 7B:** A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.

**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.

**Goal 7C:** A City with thriving and expanding businesses.

**Goal 7D:** A City able to attract and maintain new land uses and businesses.

**Goal 7H:** A distribution of economic opportunity throughout the City.

The project involves the redevelopment and replacement of two (2) vacant lots and a surface parking lot with a new modern office building intended for creative/media tenants. The project will improve an underutilized site with new office space serving the needs of an area that is designated as a hub for entertainment industry uses. The proposed use and design of the project will complement the surrounding land uses which consist of creative/media offices and entertainment studios.

The project supports the City's goals of creating a vibrant and economically revitalized city. The new creative/media office building will create a new source of employment, adding new job opportunities and generate new revenue for the City. The project site is within close proximity to residential uses, enabling workers to walk, bike, or take other alternative means of transit to commute to work. In addition, the project site is well-served by public transit, as the Metro 210/10 Local Line bus stops are a block east of the site at the intersection of Vine Street and Melrose Avenue.

As such, the project substantially conforms with the Framework Element of the General Plan.

### Land Use Element

The primary and most relevant element of the General Plan is the Land Use Element, which imposes zoning designations and development regulations for properties throughout the

entire City. The project is located within the Hollywood Community Plan area, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan currently designates the subject site for Medium Residential land uses corresponding to the R3 Zone.

Upon approval of the Zone Change request, the site will be zoned (T)(Q)CM-1. The General Plan Amendment to re-designate the three (3) subject parcels from Medium Residential to Commercial Manufacturing land uses, will establish consistency between the proposed General Plan Land Use Designation and the requested CM Zone. Furthermore, the re-designation of the subject site from Medium Residential to Commercial Manufacturing land uses would be consistent with westerly-adjacent properties designated by the Hollywood Community Plan for Commercial Manufacturing Uses.

The project site is centrally located within a long-developed neighborhood with a variety of other comparable and compatible developments in the vicinity. Apart from five (5) residentially zoned lots north of the projects, properties in the immediate vicinity are designated for, and developed with, light industrial and commercial uses. The project, both in terms of its design and proposed use, is compatible with the surrounding community and will not detrimentally impact the integrity of residential neighborhoods adjoining the project site. The project is a desirable use in this area and on a property that would be designated for such uses.

The requested zone, and land use designation are all permissible and within the parameters of the Hollywood Community Plan. Therefore, the requested actions to facilitate the development of the proposed project are in substantial conformance with the general plan land use designation.

The project is further consistent with the following objectives of the Hollywood 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.
- b. Designating land for industrial development that can be so used without detriment to adjacent uses of other types, and imposing restrictions on the types and intensities of industrial uses as are necessary to this purpose.
- c. Encouraging the revitalization of the motion picture industry.

The General Plan Amendment to re-designate the subject site from Medium Residential to Commercial Manufacturing land uses, and Zone Change from R3-1 to the (T)(Q)CM-1 Zone will allow for the facilitation of a new three-story creative office building on an underutilized, and predominantly vacant site. The proposed office building will cater to creative/media tenants thereby contributing to the character and identity of this neighborhood as an entertainment industry hub, known as the Hollywood Media District.



South of Santa Monica Boulevard between La Brea Avenue and Van Ness Avenue, stretches the Media District. This industrial area is home to facilities engaged in new media, film and tape editing, film archiving and storage, studio equipment, manufacturing, rental and storage, sound recording and many other pre- and post- production uses. Maintaining these existing Industrial uses is integral to Hollywood's local economy and workforce. The Hollywood Community Plan further seeks to preserve valuable job-creating land uses with incentives that support entertainment, design, graphic, tech, and media, and related, allied or associated industries. New developments, such as the proposed creative office, in the Media District continue to increase employment opportunities in the area.

The Hollywood Media District area has become an important hub of studio, production, and other entertainment-related uses, and there is not currently adequate creative office space to meet the industry demand. The requested General Plan Amendment and Zone Change in conjunction with the proposed creative/media office would help to meet the industry demand and support the health and growth of entertainment-related uses in Hollywood. Although the current draft of the Hollywood Community Plan update has not proposed any changes to the zoning of the subject property, it has proposed to change the General Plan's land use designation of the lot at the north end of the block from Medium Residential to Commercial Manufacturing land uses.

Therefore, the project is in substantial compliance with the Hollywood Community Plan, and thus is in substantial compliance with the Land Use Element of the City's General Plan.

#### Mobility Element

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended actions herein through the imposition of street improvements along the westerly side of Lillian Way. Lillian Way is a designated Local Street – Standard under Mobility Plan 2035, dedicated to a full right-of-way width of 60 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk. BOE's requested street improvements would have the project provide an 18-foot half roadway with asphalt concrete pavement, integral concrete curb and a 12-foot full-width concrete sidewalk along the westerly portion of Lillian Way. Street improvements have been imposed under the (T) Tentative Classification conditions contained within this staff report.

The proposed project is in conformance with the Mobility Element policies listed below:

- Policy 1.2:** Implement a balanced transportation system on all streets, tunnels, and bridges using complete streets principles to ensure the safety and mobility of all users.
- 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 2.6:** Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.
- Policy 2.10:** Facilitate the provision of adequate on and off-street loading areas.
- 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.

The project site is in close proximity to residential uses, enabling workers living within the adjoining neighborhoods to walk, bike, or take other alternative means of transit to commute to work. In addition, the project will provide three (3) short-term and six (6) long-term bicycle parking stalls and related facilities in accordance with the provisions of the LAMC. Furthermore, the project site is well-served by public transit, as the Metro 210/10 Local Line bus stops are a block east of the site at the intersection of Vine Street and Melrose Avenue.

#### Health and Wellness Element

Plan for a Healthy Los Angeles, the Health and Wellness Element of the General Plan, calls for the promotion of a healthy built environment in a manner that enhances opportunities for improved health and well-being, and which promotes healthy living and working conditions.

The proposed project is in conformance with the Health and Wellness Element policies listed below:

**Policy 3.2.1:** Pattern of development that considers proximity to public transit corridors and stations.

**Policy 3.2.3:** Land use patterns that emphasize pedestrian/bicycle access.

**Policy 3.4.1:** Encourage new development to be located near rail and bus transit stations and corridors.

**Policies 3.8.4-3.8.6:** Promote pedestrian activity (streetscape improvements) in neighborhood districts.

**Policy 7.3.5:** Improve the movement of goods and workers to industrial areas.

The project locates jobs and commercial office space within walking distance of the Metro 210/10 Local Line bus stops which are located a block east of the site at the intersection of Vine Street and Melrose Avenue. Short-term and long-term bicycle parking will be available within the building to allow for an alternative mode of transportation to and from the project site. Further, the building features a variety of surface materials, shapes, and colors, a well-defined pedestrian entrance, and landscaping to enhance the pedestrian experience on and around the project site.

#### Other Elements of the General Plan

Although the Land Use Element is the most relevant element relating to the proposed project, the project is nonetheless in substantial compliance with the relevant portions of the other elements of the City's General Plan, including the Safety and Infrastructure Elements. The project would result in the construction, use, and maintenance of a new three-story office building that will cater to the creative/media industry. The project will implement all required improvements along the project's street frontage on Lillian Way, creating a safer environment for pedestrians and visually enhanced pedestrian experience. The project will also implement all required infrastructure improvements, such as utility improvements and connections, and will comply with all requirements of the applicable City agencies, including the Department of Water and Power and the Bureau of Sanitation. The project will have minimal impact on other elements of the General Plan, such as the Housing Element, and will not preclude the

achievement of additional goals outlined elsewhere in the General Plan. Therefore, the project is substantially compliant with the various elements of the General Plan.

**3. Charter Section 558: The proposed Amendment to the Hollywood Community Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.**

The project proposes a General Plan Amendment changing the subject property's Medium Residential land use designation to Commercial Manufacturing land uses. The request will establish consistency between the proposed General Plan Land Use Designation and the requested CM Zone. Together, the requests will enable the development of the proposed office building and is in conformance with public necessity, convenience, general welfare, and good zoning practice.

Public Necessity

Public necessity is served by providing an essential commercial amenity in the Hollywood Community Plan area. The subject property comprises two vacant lots and a surface parking lot. There is presently a lack of creative office space to serve the various industries in this area, particularly the entertainment industry for which Hollywood is known. The need for commercial office space to serve this industry is acknowledged in the forthcoming Hollywood Community Plan update. This unmet demand causes companies to relocate to other municipalities, pay excessive rents, or use existing residential or other unsuitable development for the purposes of commercial offices. The Community Plan seeks to promote the establishment, retention, and expansion of media, entertainment, and creative office uses in Hollywood (Policy LU10.1 of the Draft Hollywood Community Plan). The project meets the Community Plan's policy of supporting investment, modernization, and growth of Hollywood's studio facilities and supporting uses, such as creative offices, as important job providers (Policy LU10.2). The proposed General Plan Amendment and Zone Change will facilitate the development of new creative office space that will contribute to the expected growth and continued vitality of the community by providing additional opportunities for existing and future businesses in Los Angeles. As such, the proposed Amendment to the Hollywood Community Plan is in conformance in meeting public necessity.

Convenience

The project is located near the transit-rich intersection of Melrose Avenue and Vine Street and is surrounded by neighborhood-serving shops and services. The creative office will be located near other light industrial zones and uses situated along Cahuenga Boulevard and Lillian Way. The project will provide a convenience as a supporting use to nearby creative/media offices and studios. The project site is also adjacent to the C4 Zone that is typical of the zoning along Melrose Avenue, a busy commercial thoroughfare. These commercial zoned properties contain a variety of commercial and residential uses that contribute to well-balanced and lively neighborhood. Locating office space in this mixed-use area will not only contribute to a vibrant street life during the day, but will also provide additional customers for local businesses, thereby supporting the local economy. There is also a pattern of multi-family and single-family homes in the area, allowing workers of various incomes to locate within walking, biking, or transit distance from this future office. Therefore, the project will support and contribute towards public convenience.

General Welfare

A thriving city relies on a mix of uses and infrastructure to support human activities. At this time, the information and entertainment sectors are a core part of commercial activity in Los Angeles. To support this industry, creative office spaces are needed to support the various

functions of small and large companies. The proposed project will help meet the demand for these types of commercial infrastructure, allowing workers to remain in or locate to Los Angeles. Increasing the supply of creative office units will support the general welfare by easing commercial rental prices, increasing the city's tax base, and providing opportunities for local employment. The project is a desirable use in an area designated for such uses and will provide a valuable service, and conditions have been imposed to minimize potential impacts on the community; therefore, the project supports the general welfare of the community.

### Good Zoning Practice

Good zoning practice supports a thriving community and protects community members from significant nuisances and harm. Current zoning theory encourages the healthy mixture of uses, adaptability, walkability, and neighborhood vibrancy. The requested General Plan Amendment and Zone Change is consistent with traditional zoning practice of locating "like with like," proposing a CM zone adjacent to other CM zones, as well as C4 zones. The request also supports more contemporary zoning practice of locating a much-needed office space amenity in the context of multi-family residential uses, neighborhood-serving commercial uses, light industrial uses, and transit services. The open format floor plan allows for adaptable use throughout the lifetime of the building. The proposed project is designed with a high-quality façade and landscaping. The project also provides 83 vehicle parking spaces, which will ease parking demand on the local street.

The General Plan Amendment to re-designate the three (3) subject parcels from Medium Residential to Commercial Manufacturing land uses, will establish consistency between the General Plan Land Use Designation and the requested CM Zone. Furthermore, the re-designation of the subject site from Medium Residential to Commercial Manufacturing land uses would be consistent with westerly-adjacent properties designated by the Hollywood Community Plan for Commercial Manufacturing land uses. Therefore, the request substantially complies with good zoning practice.

For all these reasons, as stated above, the requested General Plan Amendment and Zone Change are consistent with public necessity, convenience, general welfare, and good zoning practice.

### Zone Change and "T" and "Q" Classification Findings

#### **4. Pursuant to Section 12.32 C of the LAMC, the zone change is in conformance with the public necessity, convenience, general welfare, and good zoning practice.**

The project proposes a Zone Change from R3-1 to (T)(Q)CM-1. This request will enable the development of the project and is in conformance with public necessity, convenience, general welfare, and good zoning practice.

### Public Necessity

Public necessity is served by providing an essential commercial amenity in the Hollywood Community Plan area. The subject property, is currently underutilized, comprising two vacant lots and a modest surface parking lot. There is presently a lack of creative office space to serve the various industries in this area, particularly the entertainment industry for which Hollywood is known. The need for commercial office space to serve this industry is acknowledged in the forthcoming Hollywood Community Plan update. This unmet demand causes companies to relocate to other municipalities, pay excessive rents, or use existing residential or other unsuitable development for the purposes of commercial offices. The Community Plan seeks to promote the establishment, retention, and expansion of media,

entertainment, and creative office uses in Hollywood (Policy LU10.1 of the Draft Hollywood Community Plan). The project meets the Community Plan's policy of supporting investment, modernization, and growth of Hollywood's studio facilities and supporting uses, such as creative offices, as important job providers (Policy LU10.2). The proposed General Plan Amendment and Zone Change will facilitate the development of new creative office space that will contribute to the expected growth and continued vitality of the community by providing additional opportunities for existing and future businesses in Los Angeles. As such, the proposed Zone Change is in conformance in meeting public necessity.

### Convenience

The project is located near the transit-rich intersection of Melrose Avenue and Vine Street and is surrounded by neighborhood-serving shops and services. The creative office will be located near other light industrial zones and uses situated along Cahuenga Boulevard and Lillian Way. The project will provide a convenience as a supporting use to nearby creative/media offices and studios. The project site is also adjacent to the C4 Zone that is typical of the zoning along Melrose Avenue, a busy commercial thoroughfare. These commercial zoned properties contain a variety of commercial and residential uses that contribute to well-balanced and lively neighborhood. Locating office space in this mixed-use area will not only contribute to a vibrant street life during the day, but will also provide additional customers for local businesses, thereby supporting the local economy. There is also a pattern of multi-family and single-family homes in the area, allowing workers of various incomes to locate within walking, biking, or transit distance from this future office. Therefore, the project will support and contribute towards public convenience.

### General Welfare

A thriving city relies on a mix of uses and infrastructure to support human activities. At this time, the information and entertainment sectors are a core part of commercial activity in Los Angeles. To support this industry, creative office spaces are needed to support the various functions of small and large companies. The proposed project will help meet the demand for these types of commercial infrastructure, allowing workers to remain in or locate to Los Angeles. Increasing the supply of creative office units will support the general welfare by easing commercial rental prices, increasing the city's tax base, and providing opportunities for local employment. The project is a desirable use in an area designated for such uses and will provide a valuable service, and conditions have been imposed to minimize potential impacts on the community; therefore, the project supports the general welfare of the community.

### Good Zoning Practice

Good zoning practice supports a thriving community and protects community members from significant nuisances and harm. Current zoning theory encourages the healthy mixture of uses, adaptability, walkability, and neighborhood vibrancy. The requested General Plan Amendment and Zone Change is consistent with traditional zoning practice of locating "like with like," proposing a CM zone adjacent to other CM zones, as well as C4 zones. The request also supports more contemporary zoning practice of locating a much-needed office space amenity in the context of multi-family residential uses, neighborhood-serving commercial uses, light industrial uses, and transit services. The open format floor plan allows for adaptable use throughout the lifetime of the building. The proposed project is designed with a high-quality façade and landscaping. The project also provides 83 vehicle parking spaces, which will ease parking demand on the local street. Therefore, the requested Zone Change in conjunction with the General Plan Amendment are consistent with public necessity, convenience, general welfare, and good zoning practice.

### Tentative “T” and Qualified “Q” Classifications

The current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for the proposed project. As recommended, the Zone Change has been placed in temporary “T” and “Q” Classifications in order to ensure consistency with the amendment to the General Plan. The “T” Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The “Q” Conditions limit the scale and scope of future development on the site and require that the applicant adhere to various development, design, and operational considerations; these are all necessary to protect the best interests of the community and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action. Therefore, the imposition of the included “T” and “Q” Conditions herein are in conformance with the public necessity, convenience, general welfare, and good zoning practice.

### Building Line Removal Findings

- 5. Pursuant to Section 12.32 R of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

The subject property is a level, rectangular-shaped, parcel of land that comprises three (3) contiguous lots encompassing a total lot area of approximately 20,258 square feet. The subject property contains two (2) vacant lots and a surface parking lot, with no existing structures. The commercial building adjoining the subject property to the south is built to the property line, consistent with commercial uses in the C4 Zone. Adjoining the subject property to north, is R3-1 zoned property developed with a two-story residential duplex observing a 22-foot front yard setback.

The requested CM-1 zoning at this site allows for a maximum FAR of up to 1.5:1 for the proposed commercial building. While most commercial development in commercial zones do not require setbacks, the project site is subject to a 15-foot building line along the westerly side of Lillian Way, established under Ordinance No. 109119. By maintaining the 15-foot building line, the subject property would have an additional limitation on the buildable area thereby limiting the proposed commercial development’s maximum floor area.

Historically, the primary function of the building line was to provide uniform setback of buildings. These are now considered unnecessary, as yard setbacks are required per the respective zone under the current LAMC. In addition, building lines were required before the imposition of “T” Conditions on zone changes, which allowed public improvements including street dedications on individual zone change requests.

The building line along Lillian Way no longer provides its originally intended service of preventing buildings from crowding the street. The R3 zoning of the properties along the westerly side of Lillian Way requires a 15-foot setback from the property line adjoining the street thereby replacing the function of the established building line. The northerly adjoining R3 zoned parcels are developed with residential buildings that observe a minimum 15-foot front yard setback. As previously mentioned, the southerly adjoining C4 zoned properties are not subject to the 15-foot building line and are permitted to maintain a 0-foot front yard setback from Lillian Way.

By removing the building line, the project will be able to maximize the Zoning Code's intended floor area for the CM zoned subject property. Although removal of the building line, in conjunction with the proposed CM zoning of the subject site, would enable the project to observe a 0-foot setback from the property line adjoining the street, the project will observe a 15-foot setback from the easterly property line to maintain consistency with the R3 zoned properties along the westerly side of Lillian Way. Furthermore, the project's front yard will be thoughtfully landscaped, thereby minimizing the development's impact on the public right-of-way and the surrounding neighborhood.

As such, the requested building line removal is in conformity with public necessity, convenience, general welfare, and good zoning practice in that its retention on the subject property would limit the project's enjoyment of development standards that are typical of commercial properties in the requested CM Zone.

### **Environmental Findings**

- 6. Environmental Finding.** On October 12, 2021, a Negative Declaration (ENV-2021-4281-ND) 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 Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Department of City Planning in Room 763, 200 North Spring Street.
- 7. Flood Insurance.** 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 in Zone B, areas between limits of the 100-year flood and 500-year flood.

RESOLUTION

**WHEREAS**, the subject project is located within the area covered by the Hollywood Community Plan (“Community Plan”), adopted by the City Council on December 13, 1988; and

**WHEREAS**, the City Planning Commission, at its meeting on January 13, 2022, recommended approval of an amendment to re-designate the Project Site located at **711–723 North Lillian Way** from Medium Residential to Commercial Manufacturing land uses; approval of a concurrent Zone Change from R3-1 to (T)(Q)CM-1, and approval of a Building Line Removal to remove a 15-foot Building Line along the westerly side of Lillian Way, established under Ordinance No. 109119; and

**WHEREAS**, the approved Project is for the development of the Lillian Office building which involves the removal of an existing surface parking lot, and construction, use, and maintenance of a new, three-story, 56 feet in height, commercial office building with a floor area of 30,385 square feet, equating to a floor area ratio (FAR) of approximately 1.5:1. The proposed development will have two (2) subterranean parking levels and ground level parking that will contain a total of 83 vehicle parking stalls. The project will provide a total of nine (9) bicycle parking stalls, including three (3) short-term, and six (6) long-term parking stalls. The project will provide approximately 3,658 square feet of open space, including a 2,346 square-foot roof Deck; and

**WHEREAS**, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

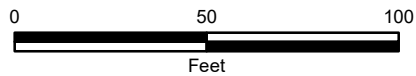
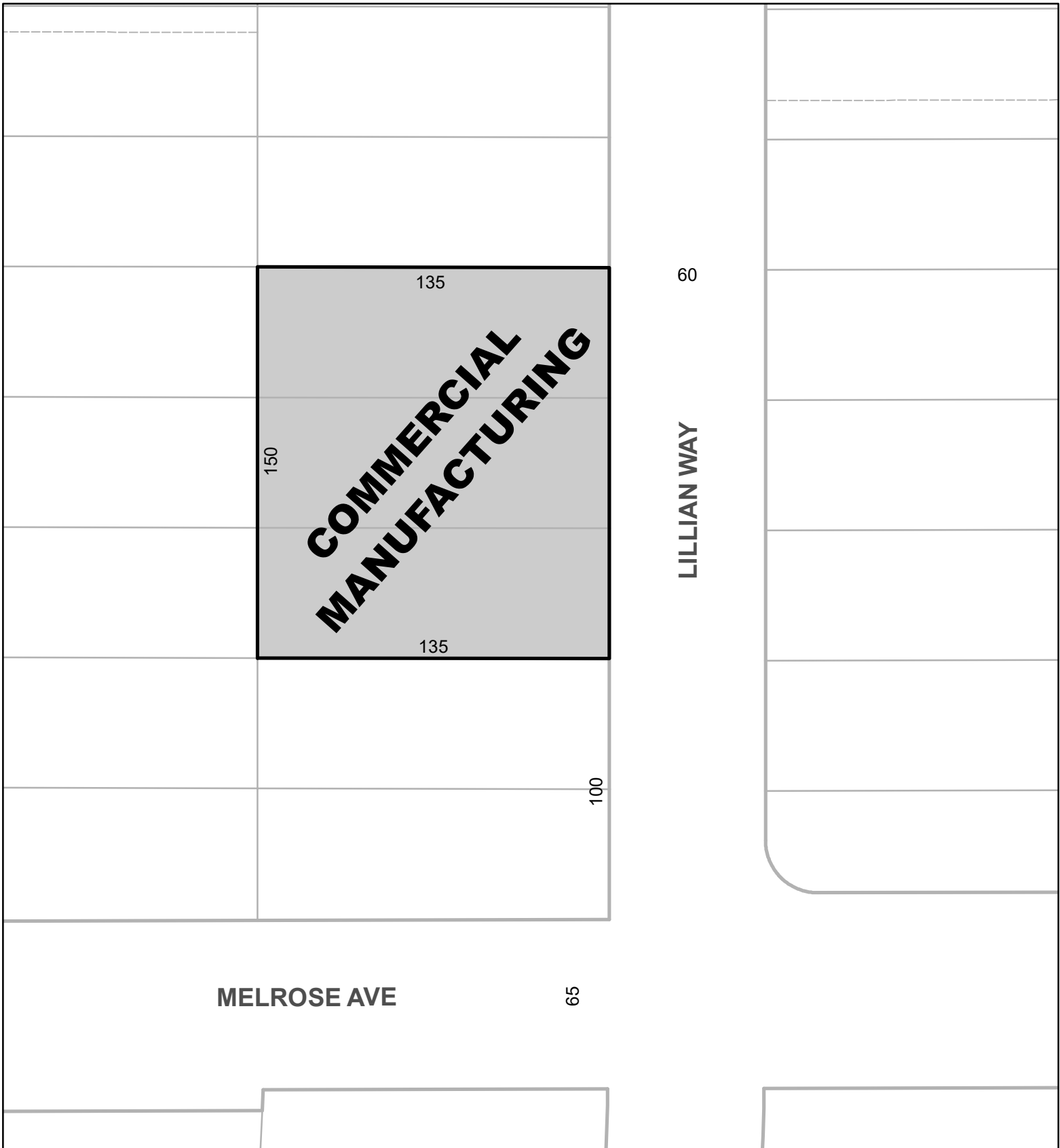
**WHEREAS**, the requested General Plan Amendment is consistent with the intent and purpose of the adopted Hollywood Community Plan to designate land use in an orderly and unified manner; and

**WHEREAS**, the Commercial Manufacturing land use designation and the (T)(Q)CM-1 Zone will allow the Project as described above, which is consistent with the Plan and Zone; and

**WHEREAS**, consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2021-4281-ND (“Negative Declaration”), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment; and FIND the Negative Declaration reflects the independent judgment and analysis of the City.

**NOW, THEREFORE, BE IT RESOLVED** that the Hollywood Community Plan be amended as shown on the attached General Plan Amendment Map.





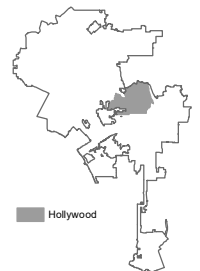
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AA/Cf

**HOLLYWOOD**

012722

City of Los Angeles



# COVID-19 UPDATE

## Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

### OPTION 1: Online Appeal Portal

([planning.lacity.org/development-services/appeal-application-online](https://planning.lacity.org/development-services/appeal-application-online))

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check. Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

### OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

#### **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**

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

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment