

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2020-1619-ZC-HD-CUB-ZV-WDI	ENV-2020-1620-ND	13 – O'Farrell
PROJECT ADDRESS:		
6060 – 6066 West Hollywood Boulevard		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
GH Hollywood Investors, LLC 1315 El Camino San Clemente, CA 92672 <input type="checkbox"/> New/Changed	(213) 279-6965	N/A
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Michael Gonzales, Gonzales Law Group, APC 800 Wilshire Boulevard Los Angeles, CA 90017	(213) 279-6965	<a href="mailto:mgonzaless@gonzaleslawgroup.com">mgonzaless@gonzaleslawgroup.com</a>
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
More Song	(213) 978-1319	<a href="mailto:more.song@lacity.org">more.song@lacity.org</a>
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
Zone Change (ZC); Height District Change (HD)		

**FINAL ENTITLEMENTS NOT ADVANCING:**

Conditional Use (CU); Zone Variance (ZV)

**ITEMS APPEALED:**

N/A

**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

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

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

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

**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>
May 12, 2022	6 – 2
<b>LAST DAY TO APPEAL:</b>	<b>APPEALED:</b>
June 27, 2022	No
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Cecilia Lamas Commission Executive Assistant	June 29, 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: **JUN 07 2022**

**Case No. CPC-2020-1619-ZC-HD-CUB-ZV-WDI**

Council District: 13 – O'Farrell

CEQA: ENV-2020-1620-ND

Plan Area: Hollywood

**Project Site:** 6360 – 6366 West Hollywood Boulevard; 1646 North Cosmo Street

**Applicant:** GH Hollywood Investors, LLC  
Representative: Michael Gonzales, Gonzales Law Group APC

At its meeting of **May 12, 2022**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following Project:

Adaptive reuse of the existing four-story historic Palmer office building into a new 57-room boutique hotel. A restaurant, bar, and pool deck are proposed for the rooftop, as well as an approximately 800-square-foot addition on the roof to provide ancillary service spaces for these proposed uses. No other construction and no changes in vehicle parking are proposed.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2020-1620-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 City Council **adopt**, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from C4-2D-SN to (T)(Q)C2-2D-SN;
3. **Approved**, pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed basement bar, a ground floor restaurant/bar/lounge, a mezzanine-level lounge, and a rooftop restaurant/bar/pool deck, all in conjunction with a proposed boutique hotel, in the (T)(Q)C2-2D-SN Zone;
4. **Approved**, pursuant to LAMC Section 12.27, a Zone Variance to permit zero vehicle parking spaces in lieu of the otherwise required vehicle parking spaces required by LAMC Section 12.21.1;
5. **Dismissed**, pursuant to LAMC Section 12.27, a Zone Variance to permit zero bicycle parking spaces in lieu of the otherwise required bicycle parking spaces required by LAMC Section 12.21.1;
6. **Dismissed**, pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvements to waive the dedication and resultant improvement requirements along the Project's street frontage along Cosmo Street and at the intersection of Cosmo Street and Hollywood Boulevard;
7. **Adopted** the attached Modified Conditions of Approval; and
8. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

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

**Vote: 6 – 2**



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 Zone 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: JUN 27 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, Map, Modified Conditions of Approval, Amended Findings, Interim Appeal Filing Procedures

c: Heather Bleemers, Senior City Planner  
Kevin Golden, City Planner  
More Song, City Planning Associate

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:

HOLLYWOOD BLVD

36

50

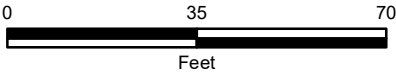
COSMO ST

(T)(Q)C2-2D-SN

36

50

20' ALLEY

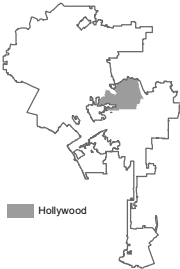


CPC-2020-1619-ZC-HD-CUB-ZV-WDI

AA/Cf

052322

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.
2. **Historic Preservation.** The project shall retain and rehabilitate the existing exterior of the building in conformance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.



## DEVELOPMENT “D” LIMITATIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the subject property, as shown on the attached Zoning Map, subject to the “D” Development Limitations:

1. **Building Height.** The project is permitted a maximum building height of 84 feet. Certain exceptions may apply for roof structures and elevator shafts, pursuant to LAMC Section 12.21.1, and to the satisfaction of the Department of Building and Safety.
2. **Floor Area.** The project shall be limited to a maximum floor area ratio (FAR) of 4.5:1.

## 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.

Dedications and Improvements. 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). Dedications and improvements 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. **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. Dedication Required:

Hollywood Boulevard (Avenue I) – None.

Cosmo Street (Local Street) – None. The existing building to remain precludes the required dedication.

Alley (South of Hollywood Boulevard) – None.

#### B. Improvements Required:

Hollywood Boulevard – Repair and/or replace any damaged/cracked or off-grade concrete curb, gutter and existing terrazzo sidewalk, and AC pavement including any necessary removal and reconstruction of existing improvements along Hollywood Boulevard property frontage in accordance with Hollywood Walk of Fame specification satisfactory to the Hollywood Chamber of Commerce and satisfactory to the City Engineer. Reconstruct the curb ramps at the intersection with Cosmo Street per BOE standards and BOE Special Order 01-1020.

Cosmo Street – Repair and replace any damaged/cracked or off-grade curb, gutter, sidewalk, and roadway pavement along the property frontage satisfactory to the City Engineer.

Alley – Repair the alley pavement along the property frontage and reconstruct the alley intersection at Cosmo Street per BOE standards.

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 (213) 847-3077.

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

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

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

Refer to the Fire Department regarding fire hydrants (213) 482-6543.

- C. Sewer lines exist in Hollywood Boulevard and Cosmo Street. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
- D. 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 connected to the catch basins.
- E. Submit a request to the Bureau of Engineering Central District public counter to verify that the existing sewer lines have the capacity to handle the additional flow that will be generated by the proposed project.
- F. A Revocable Permit from the Central District Office of the Bureau of Engineering will be required for any walls, fences, gates, non-standard concrete pavers or landscaping to remain in the dedicated right-of-way.
- G. Submit parking area and driveway plan to the Department of Transportation and the Central District Office 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:**

- A. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (9C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

- B. Improvement Condition:

Construct new street light: one (1) on Cosmo Street.

If street widening will occur on Hollywood Boulevard per BOE improvement conditions, relocate and upgrade street light, one (1) on Hollywood Boulevard.

## CONDITIONS OF APPROVAL

(As modified by the City Planning Commission at its meeting on May 12, 2022)

Pursuant to Sections 12.32, 12.24, and 12.27 of the LAMC, the following conditions are hereby imposed upon the use of the subject property:

### **Entitlement Conditions**

1. 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.
2. **Use:**
  - a. Authorized herein is the operation and the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 57-room boutique hotel and ancillary uses, including an approximately 1,000 square-foot basement studio and lounge, approximately 4,400 square feet of restaurant, bar, and lounge spaces on the ground floor, an approximately 600 square-foot mezzanine level lounge, and approximately 4,700 square feet of space on the rooftop pool deck.
  - b. Seating shall be limited to a maximum of 50 indoor seats in the basement studio and lounge; 150 indoor seats on the ground floor; 20 indoor seats in the mezzanine level lounge; and 150 outdoor onsite seats on the rooftop pool deck. No seating in the public right-of-way shall be permitted.
  - c. No after-hours use is permitted, 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.
  - d. 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.
  - e. Any use of any part of the premises for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
  - f. No conditional use for dancing has been requested or approved herein. Dancing is prohibited
3. **Hours of Operation:**
  - a. The hotel is permitted to operate 24 hours a day, seven days a week.
  - b. Hours of operation for the ancillary uses are limited as follows:

Basement studio and lounge: 11:00 a.m. to 12:00 a.m. midnight Sunday through Wednesday and 11:00 a.m. to 2:00 a.m. Thursday through Saturday.

Ground floor restaurant/bar/lounge spaces: 7:00 am. to 12:00 a.m. midnight Sunday through Wednesday and 7:00 a.m. to 2:00 a.m. Thursday through Saturday.

Mezzanine level lounge: 7:00 a.m. to 12:00 a.m. midnight Sunday through Wednesday and 7:00 a.m. to 2:00 a.m. Thursday through Saturday.

Rooftop pool deck and bar: 11:00 a.m. to 12:00 a.m. midnight Monday through Wednesday, 11:00 a.m. to 2:00 a.m. Thursday through Friday, 7:00 a.m. to 2:00 a.m. Saturday, and 7:00 a.m. to 12:00 a.m. midnight Sunday.

**4. Parking:**

- a. The project shall be permitted to provide zero vehicle parking spaces in lieu of the otherwise required number of spaces on-site.
- b. The project shall provide valet parking 24 hours a day seven days a week, as volunteered by the applicant. A single valet operator shall be on-site shall be responsible for enforcement of any conditions of this action regarding valet parking. Valet parking shall be required to obtain all applicable licenses and/or permits from the Department of Transportation and the Los Angeles Police Department. Proof of licenses and/or permits shall be submitted to the Department of City Planning. A valid valet parking contract in compliance with this condition shall be submitted to the Department of City Planning. The contract shall be maintained for the life of this grant and shall include the hours of valet service and the number of valet attendants to be provided as well as the valet parking locations. If the valet operator is replaced, a copy of the replacement contract shall be provided to the Development Services Center upon execution of the new contract. The valet operator shall be required to obtain a valid LAPD Commission Investigation Division (CID) Valet Operator Permit pursuant to LAMC Section 103.203 (b) and each valet attendant shall have a valid CID permit along with a valid California Driver License in their possession while on duty. Passenger loading/unloading and all valet parking shall be conducted to the satisfaction of the Department of Transportation. No street parking shall be used by the valet service for passenger loading at any time. Valet service shall not utilize any local streets for the parking of vehicles at any time.

Note: Prior to providing valet services, the applicant should e-mail [ladot.valetop@lacity.org](mailto:ladot.valetop@lacity.org) to begin the application process, review, and approval of valet operations.

**5. Security:**

- a. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties
- b. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
- c. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

- d. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
  - e. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism or truancy occur.
6. **Complaint Log.** Prior to the utilization of this grant, a telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
- a. Entry, visible to pedestrians.
  - b. Customer service desk, front desk or near the hostess station.
- Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.
7. **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.
8. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location for alcoholic beverages. This device shall be maintained in operational condition and all employees shall be instructed in its use.
9. **Music/Live Entertainment:**
- a. There shall be no live entertainment music on the premises in any area. There shall be no karaoke, disc jockey, topless entertainment, male or female performers or fashion shows anywhere on the premises.
  - b. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
  - c. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise

Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.

10. **Landscaping:** 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.
11. **Signage.** On-site signs shall comply with the Municipal Code and any applicable provisions of the Hollywood Signage Supplemental Use District. Signage entitlements have not been granted as a part of this approval.
12. **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.
13. **Sustainability:** The project shall comply with Section 99.05.211.1 of the LAMC regarding solar energy infrastructure.
14. **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.
15. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E,3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
  - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
  - b. The owner/operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
16. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning



day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.

The Department of City Planning reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Department of City Planning may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

### **Administrative Conditions**

17. **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.
18. **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.
19. **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.
20. **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.
21. **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.
22. **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.

23. **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.
24. **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.
25. **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.
26. **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.
27. **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 (ii).
- 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 (ii).

- 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

(As amended by the City Planning Commission at its meeting on May 12, 2022)

### **General Plan/Charter Findings (Charter Sections 556 and 558)**

- 1. 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 site is located within the Hollywood Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Regional Center Commercial land uses corresponding to the C2, C4, P, PB, RAS3, and RAS4 Zones. The subject property is zoned C4-2D-SN and is thus presently consistent with the existing land use designation. The project proposes to change the zoning of the subject property to C2-2D-SN while retaining the existing land use designation, and thus will remain consistent with the Hollywood Community Plan. Therefore, as the project will retain the existing land use designation on the subject property and the proposed zone is permissible and consistent with the land use designation, the project is entirely consistent 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 and policies) of the Framework Element:

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

*Goal 3M: A City where significant historic and architectural districts are valued.*

*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.*

*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 proposes to rehabilitate an existing mostly vacant historic building. Thus, the request will activate the entirety of an underutilized building with a variety of new uses, which will both improve the physical environment and better contribute to the economic vitality and success of the neighborhood. The project will support the continued revitalization and further economic growth of the area. In addition, as a hotel and ancillary service uses, the project will provide an array of valuable amenities that will serve tourists, workers, and the general

community in a major commercial hub and destination. The project will preserve an existing historic building, thereby enabling the continued utilization of the subject property for commercial uses, maintaining an existing valuable resource in the community, and providing new and vibrant uses that better serve the community. Furthermore, the project will also enable the successful preservation of a valuable designated historic resource and supports the continued preservation and success of the core of Hollywood. Therefore, 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 the entire City. The project site is located within the Hollywood Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Regional Center Commercial land uses corresponding to the C2, C4, P, PB, RAS3, and RAS4 Zones. The subject property is zoned C4-2D-SN and is thus presently consistent with the existing land use designation. The project proposes to change the zoning of the subject property to C2-2D-SN while retaining the existing land use designation, and thus will remain consistent with the Hollywood Community Plan. The project site is located within the Hollywood Boulevard Commercial and Entertainment District, which is listed in the National Register of Historic Places and the California Register of Historical Resources; the existing building is a designated contributor to this historic district. The project site is also located within the Hollywood Signage Supplemental Use, and any proposed signage will comply with the applicable provisions of the supplemental use district. The property is also located within a MTA Right-of-Way Project Area, the Los Angeles State Enterprise Zone, and a Transit Priority Area within the City of Los Angeles. The property is not located within the boundaries of and is not subject to any other specific plan or community design overlay.

The project site is located within the Hollywood Redevelopment Project Area; accordingly, the project has been reviewed for consistency and compliance with the Hollywood Redevelopment Plan. The project is consistent with the goals of the Redevelopment Plan, which seeks to preserve and increase commercial development, recognize and support the prominence and development of the Hollywood Boulevard core, preserves the many unique historic resources in the area, and promote Hollywood as a commercial core and employment hub, among other goals. Specifically, the project is also consistent with the relevant land use and development regulations of the Redevelopment Plan. The project does not propose to deviate from any of the standards of the Redevelopment Plan and the proposed hotel and ancillary uses are permitted and desirable uses in the subject location. The project proposes to rehabilitate and reuse an existing historic building, thereby supporting the preservation of valuable historic resources, promoting economic development and the continued prominence and vitality of the neighborhood, and providing valuable services and amenities for the community. Therefore, the project will not conflict with the Hollywood Redevelopment Plan.

With the exception of the requests herein, the proposed project is entirely consistent with the underlying zoning and land use designation; the project will comply with all other provisions of the zoning code. Although the project is seeking a zone change, the request is appropriate and is substantially consistent with the zoning regulations in the Community Plan. The request will retain consistency with the designated land use in the Community Plan and the proposed zone will remain commercial, and thus will not introduce any new or unexpected zoning to the property or area. The requests herein will enable the adaptive reuse of the property for commercial service uses as envisioned by the land use designation and the Community Plan and will introduce a hotel and ancillary service uses to a site and neighborhood designated for such uses. The project site is located in the core of Hollywood and the surrounding area is developed with a variety of other comparable and compatible dense commercial uses; as

such, the project will not detrimentally impact the integrity of other uses adjoining the project site. The project is a desirable use in this area and will revitalize the property with a new use that will provide valuable services to the community and support the economy. Therefore, the project substantially conforms with the Land Use Element of the General Plan.

Additionally, the project is consistent with the goals of the Hollywood Community Plan, which seeks to continue to promote the Hollywood Boulevard corridor as the focal point of the community and the entertainment hub of the entire region. The project will enable the successful rehabilitation and feasible reuse of an existing mostly vacant historic building, thereby activating a large amount of vacant space with desirable uses that will serve the community and support the continued vitality and prominence of the core of Hollywood Boulevard. The project is further compatible and complementary with surrounding uses and follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, which include a variety of commercial service and entertainment uses. Thus, the project substantially conforms with the purpose, intent, and provisions of the Land Use Element of the General Plan.

#### 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 Plan for a Healthy Los Angeles, Mobility Element, and Infrastructure Element. The project will enable the redevelopment and repurpose of the subject property for a new self-storage facility which will provide valuable services for the region and support the industrial base and economy of the city. The project will implement all required improvements along the project's street frontages and will result in an enhanced physical environment, which will improve access and mobility for the community. The project will not significantly alter or impede mobility, and will enhance mobility by providing enhanced and landscaped sidewalks and encouraging alternative modes of transportation by providing bicycle parking and services within an area well-served by transit. 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.

## **2. Charter Section 558: The proposed action will be in conformance with public necessity, convenience, general welfare, and good zoning practice.**

The project proposes a zone change and height district change from C4-2D-SN to (T)(Q)C2-2D-SN on the subject property. 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

The project proposes to rehabilitate an existing mostly vacant historic building. Thus, the request will activate the entirety of an underutilized building with a variety of new uses, which will both improve the physical environment and better contribute to the economic vitality and success of the neighborhood. The project will support the continued revitalization and further economic growth of the area. In addition, as a hotel and ancillary service uses, the project will provide an array of valuable amenities that will serve tourists, workers, and the general community in a major commercial hub and destination. The project will preserve an existing

historic building, thereby enabling the continued utilization of the subject property for commercial uses, maintaining an existing valuable resource in the community, and providing new and vibrant uses that better serve the community. Therefore, the project is in conformance with the public necessity.

#### Convenience

The request enables the project to provide an array of valuable amenities that will serve tourists, workers, and the general community in a major commercial hub and destination. The project site is located in the core of the Hollywood Boulevard corridor, near the numerous destinations and amenities that the Hollywood area is famous for, and in close proximity to high-quality public transportation; accordingly, the project will provide additional convenience for the community by situating valuable services and amenities in an ideal location for such uses. Therefore, the project will support and enhance public convenience.

#### General Welfare

As the rehabilitation of an existing mostly vacant historic building, the project represents a desirable reactivation of an underutilized building with new uses that better contribute to the community and economy. Such developments are desirable and encouraged in centrally located and heavily urbanized neighborhoods such as that surrounding the project site and promote sustainable development and good planning practice. Furthermore, the project will also enable the successful preservation of a valuable designated historic resource and supports the continued preservation and success of the core of Hollywood. The project has also fully analyzed all potential environmental impacts and the implementation of best management practices such as a construction management plan and compliance with all regulatory measures and requirements of other City agencies will ensure that the project will minimize any potential impacts. The project is a desirable use in an area designated for such uses and will provide valuable services and amenities; therefore, the project supports the general welfare of the community.

#### Good Zoning Practice

Although the project is seeking a zone change and height district change, the request is appropriate and is consistent with good zoning practice. The subject property is currently zoned C4-2D-SN with a land use designation of Regional Center Commercial. While the C4-2 zoning designation would typically limit the floor area ratio (FAR) to a maximum of 6:1 with no height limitation, the existing "D" Development limitations on the subject property (imposed by Ordinance No. 165,660 effective May 6, 1990) limit proposed development on the property to a floor area ratio (FAR) of 2:1 and a maximum height of 45 feet. The existing building, developed in the 1920s, is non-conforming in these regards, and as a designated contributor to a historic district to be preserved, cannot be brought into conformance with these limitations. The C4 Zone also precludes outdoor dining uses above the ground floor. In order to accommodate the proposed rooftop restaurant/bar and building addition, the project is seeking a zone change and height district to both change the zone from C4 to C2, which does permit outdoor dining on rooftops, as well as to change the "D" Development limitations on the property to permit a maximum FAR of 4.5:1 and a maximum building height of 83 feet. These requests are appropriate and logical because although the project proposes a minor rooftop addition, this addition will not exceed the existing height of the building and will result in a negligible increase in FAR. Thus, the requests serve primarily to permit development and reuse of the existing building largely as it already exists and is in conformance with good zoning practice because the project better aligns the zoning regulations with the existing conditions on the project site.

In addition, the project proposes to largely maintain an existing building largely as-is, and is also compatible in size, scale, and use with many other properties and developments in the immediate vicinity, including several other hotels and high-rise commercial buildings in the area. As such, the project would be an appropriate development in this area and a desirable reuse of an existing underutilized building. The project would continue to utilize the subject property for commercial uses and would not introduce any incompatible uses to the area. Additionally, the requested entitlements would not alter the existing land use designation on the subject property. Therefore, because the project better aligns the zoning regulations with the existing conditions on the project site, the request substantially complies with 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 regulations of the new zone. The “T” Conditions are necessary to ensure the identified 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.

#### Zone Change, Height District Change, “T” and “Q” Classification, and “D” Limitation Findings

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

The project proposes a zone change and height district change from C4-2D-SN to (T)(Q)C2-2D-SN on the subject property. 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

The project proposes to rehabilitate an existing mostly vacant historic building. Thus, the request will activate the entirety of an underutilized building with a variety of new uses, which will both improve the physical environment and better contribute to the economic vitality and success of the neighborhood. The project will support the continued revitalization and further economic growth of the area. In addition, as a hotel and ancillary service uses, the project will provide an array of valuable amenities that will serve tourists, workers, and the general community in a major commercial hub and destination. The project will preserve an existing historic building, thereby enabling the continued utilization of the subject property for commercial uses, maintaining an existing valuable resource in the community, and providing



new and vibrant uses that better serve the community. Therefore, the project is in conformance with the public necessity.

#### Convenience

The request enables the project to provide an array of valuable amenities that will serve tourists, workers, and the general community in a major commercial hub and destination. The project site is located in the core of the Hollywood Boulevard corridor, near the numerous destinations and amenities that the Hollywood area is famous for, and in close proximity to high-quality public transportation; accordingly, the project will provide additional convenience for the community by situating valuable services and amenities in an ideal location for such uses. Therefore, the project will support and enhance public convenience.

#### General Welfare

As the rehabilitation of an existing mostly vacant historic building, the project represents a desirable reactivation of an underutilized building with new uses that better contribute to the community and economy. Such developments are desirable and encouraged in centrally located and heavily urbanized neighborhoods such as that surrounding the project site and promote sustainable development and good planning practice. Furthermore, the project will also enable the successful preservation of a valuable designated historic resource and supports the continued preservation and success of the core of Hollywood. The project has also fully analyzed all potential environmental impacts and the implementation of best management practices such as a construction management plan and compliance with all regulatory measures and requirements of other City agencies will ensure that the project will minimize any potential impacts. The project is a desirable use in an area designated for such uses and will provide valuable services and amenities; therefore, the project supports the general welfare of the community.

#### Good Zoning Practice

Although the project is seeking a zone change and height district change, the request is appropriate and is consistent with good zoning practice. The subject property is currently zoned C4-2D-SN with a land use designation of Regional Center Commercial. While the C4-2 zoning designation would typically limit the floor area ratio (FAR) to a maximum of 6:1 with no height limitation, the existing "D" Development limitations on the subject property (imposed by Ordinance No. 165,660 effective May 6, 1990) limit proposed development on the property to a floor area ratio (FAR) of 2:1 and a maximum height of 45 feet. The existing building, developed in the 1920s, is non-conforming in these regards, and as a designated contributor to a historic district to be preserved, cannot be brought into conformance with these limitations. The C4 Zone also precludes outdoor dining uses above the ground floor. In order to accommodate the proposed rooftop restaurant/bar and building addition, the project is seeking a zone change and height district to both change the zone from C4 to C2, which does permit outdoor dining on rooftops, as well as to change the "D" Development limitations on the property to permit a maximum FAR of 4.5:1 and a maximum building height of 83 feet. These requests are appropriate and logical because although the project proposes a minor rooftop addition, this addition will not exceed the existing height of the building and will result in a negligible increase in FAR. Thus, the requests serve primarily to permit development and reuse of the existing building largely as it already exists and is in conformance with good zoning practice because the project better aligns the zoning regulations with the existing conditions on the project site.

In addition, the project proposes to largely maintain an existing building largely as-is, and is also compatible in size, scale, and use with many other properties and developments in the

immediate vicinity, including several other hotels and high-rise commercial buildings in the area. As such, the project would be an appropriate development in this area and a desirable reuse of an existing underutilized building. The project would continue to utilize the subject property for commercial uses and would not introduce any incompatible uses to the area. Additionally, the requested entitlements would not alter the existing land use designation on the subject property. Therefore, because the project better aligns the zoning regulations with the existing conditions on the project site, the request substantially complies with 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 regulations of the new zone. The “T” Conditions are necessary to ensure the identified 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.

- 4. In establishing D limitations, the Council shall find that any or all the limitations are necessary: 1) to protect the best interests of and assure a development more compatible with the surrounding property or neighborhood, and 2) to secure an appropriate development in harmony with the objectives of the General Plan, or 3) to prevent or mitigate potentially adverse environmental effects of the Height District establishment or change.**

The Project Site is located within a major commercial corridor with properties which are generally designated Regional Center Commercial, in Height District 2, and limited to a maximum FAR of 2:1 by “D” Development Limitations. The project is proposing a Height District change to maintain the existing Height District 2 but to modify the “D” Development Limitations to permit a maximum FAR of 4.5:1 in lieu of 2:1. Such a change is appropriate for the project because the property is currently existing non-conforming. The existing historic building dates to the 1930s and encompasses approximately 30,000 square feet, resulting in an existing FAR that far exceeds the 2:1 maximum imposed by the “D” Development Limitations which became effective in 1990. In addition, the existing building is over 80 feet tall, but the existing “D” Development Limitations limit building height to 45 feet. As such, there is no feasible way for the existing building to be brought into conformance with the current “D” Development Limitations. Adoption of the new “D” Development Limitations enables the practical and successful reuse, revitalization, and preservation of an existing underutilized historic building while maintaining the existing building footprint and shell. The proposed addition of approximately 835 square feet on the rooftop is a minor increase relative to the existing building, represents a negligible increase to the existing building shell and FAR, and does not increase the existing building height. The project is further compatible with, and is in fact significantly smaller in scale and less intensive than, several other existing developments in the area, especially the nearby intersection of Hollywood Boulevard and Vine Street, which

is lined with multiple high-rise commercial and residential buildings. The proposed new “D” Development Limitations maintain almost entirely the existing FAR and height, and therefore assure the development remains compatible with the surrounding property and neighborhood as it has been for over 90 years.

Furthermore, the proposed new “D” Development Limitations support the project’s consistency with the General Plan. As noted in the Hollywood Community Plan and the Hollywood Redevelopment Plan, properties in Height District 2 generally are permitted a FAR up to 6:1. The General Plan also supports the preservation and adaptive reuse of existing historic buildings, which the proposed new “D” Development Limitations enables by better aligning the zoning regulations on the site with existing conditions. Therefore, the proposed new “D” Development Limitations also secure an appropriate development better aligned with and in harmony with the General Plan.

### **Conditional Use Findings**

**5. 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 project requests a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed new boutique hotel. The subject property is currently developed with an existing historic four-story commercial building which is mostly vacant; the project proposes to convert the building into a new 57-room boutique hotel with various ancillary spaces, including a basement bar, ground-floor dining spaces, a mezzanine-level lounge, and a rooftop restaurant/bar/pool deck, in which alcoholic beverages will be served.

The existing building, known as the Palmer Building, is a designated contributor to a major historic district (the Hollywood Boulevard Commercial and Entertainment District) which encompasses the core of the Hollywood Boulevard corridor; nonetheless, the building is currently mostly vacant and has been underutilized for many years. By providing incidental alcoholic beverage service in conjunction with the operation of a hotel, the project will enable the feasible and successful rehabilitation and reuse of the existing building for a new vibrant and active use. The project will preserve and rehabilitate an existing historic building, thereby enhancing the physical environment and supporting the continued preservation, enhancement, and economic vitality of the unique form of the historic Hollywood Boulevard corridor. In addition, as a hotel with a variety of ancillary service and amenity spaces, the project will provide unique and valuable services and amenities for hotel patrons, guests, and the community in general. The project will support and enhance the area’s function as a major commercial and tourist center and will contribute to the continued importance and vitality of the neighborhood. Therefore, the project will both enhance the built environment in the surrounding neighborhood and provide a service that is beneficial to the community and region. The imposition of a number of conditions addressing operational, noise, and alcohol-related issues will ensure that the project will not be disruptive to the surrounding community.

**6. 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 subject property is currently developed with an existing four-story historic commercial building which is mostly vacant. The project proposes to preserve and convert the existing building into a new 57-room boutique hotel with various ancillary spaces, including a basement bar, ground-floor dining spaces, a mezzanine-level lounge, and a rooftop restaurant/bar/pool

deck, in which alcoholic beverages will be served. The project will maintain nearly the entirety of the existing building footprint and shell, with the only new construction proposed being an approximately 835 square-foot addition on the rooftop; this addition will not exceed the existing building height (the tallest part of which is the existing elevator/stairwell). No changes in other existing physical changes, such as parking, are proposed. Proposed hours of operation are 24 hours daily for the hotel and vary from 7:00 a.m. to 2:00 a.m. depending on the specific ancillary use within the hotel and the day of the week.

The subject property is zoned and developed in a manner consistent with both the City's desired land use designation for the site and the surrounding area. The subject property is located along Hollywood Boulevard in the core of Hollywood, a major commercial service and tourist hub lined with a variety of shops, restaurants, and other commercial buildings. Immediately adjacent to the subject property are two-story commercial buildings to the north and east, a three-story commercial building to the west across Cosmo Street, and a two-story commercial building to the south across the alley. The project site is located two blocks west of the prominent intersection of Hollywood Boulevard and Vine Street, which is developed with several high-rise high-density commercial and residential developments, as well as the Hollywood/Vine subway station.

The hotel and ancillary uses and the sale and dispensing of alcoholic beverages for on-site consumption are all compatible with the designated land uses and the proposed zoning on the subject property. The project is further compatible with the project's location along a major commercial corridor in a heavily urbanized area. As a hotel that will serve tourists in a major tourist destination and provide unique services and amenities to the general community, the project is a desirable and compatible use with the other uses in the area, which include a variety of commercial service, office, and entertainment uses. The proposed hours of operation are reasonable and in line with the hours of operation of other similar uses in the neighborhood, which include numerous other restaurants and bars. Additionally, as the adaptive reuse of an existing historic building with only a minor rooftop addition, there will only be minor physical changes to the property proposed. Thus, the project will not have any significant additional adverse physical impacts over the existing use and will continue to be physically compatible with adjacent properties and the surrounding community.

Conditions have been imposed to encourage responsible management and deter criminal activity. These conditions will ensure that the operation will address nuisances, include security and safety, provide training, and ensure mode and character and responsible management. As conditioned, the operation of the hotel and ancillary uses with the sale and dispensing of a full line of alcoholic beverages for on-site consumption will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety and the development of the community.

**7. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The elements in the General Plan establish policies and provide the regulatory environment for managing the city and for addressing concerns and issues. The majority of the policies derived from the elements in the General Plan are in the form of Code Requirements, which collectively form the LAMC. The requested entitlement for alcoholic beverage service is a conditionally permissible use, and thus does not propose to deviate from any of the requirements of the LAMC.

The project site is located within the Hollywood Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Regional Center Commercial land uses

corresponding to the C2, C4, P, PB, RAS3, and RAS4 Zones. The subject property is zoned C4-2D-SN and is thus presently consistent with the existing land use designation. The project proposes to change the zoning of the subject property to C2-2D-SN while retaining the existing land use designation, and thus will remain consistent with the Hollywood Community Plan. The project site is located within the Hollywood Boulevard Commercial and Entertainment District, which is listed in the National Register of Historic Places and the California Register of Historical Resources; the existing building is a designated contributor to this historic district. The project site is also located within the Hollywood Signage Supplemental Use, and any proposed signage will comply with the applicable provisions of the supplemental use district. The property is also located within a MTA Right-of-Way Project Area, the Los Angeles State Enterprise Zone, and a Transit Priority Area within the City of Los Angeles. The property is not located within the boundaries of and is not subject to any other specific plan or community design overlay.

The project site is located within the Hollywood Redevelopment Project Area; accordingly, the project has been reviewed for consistency and compliance with the Hollywood Redevelopment Plan. The project is consistent with the goals of the Redevelopment Plan, which seeks to preserve and increase commercial development, recognize and support the prominence and development of the Hollywood Boulevard core, preserves the many unique historic resources in the area, and promote Hollywood as a commercial core and employment hub, among other goals. Specifically, the project is also consistent with the relevant land use and development regulations of the Redevelopment Plan. The project does not propose to deviate from any of the standards of the Redevelopment Plan and the proposed hotel and ancillary uses are permitted and desirable uses in the subject location. The project proposes to rehabilitate and reuse an existing historic building, thereby supporting the preservation of valuable historic resources, promoting economic development and the continued prominence and vitality of the neighborhood, and providing valuable services and amenities for the community. Therefore, the project will not conflict with the Hollywood Redevelopment Plan.

Additionally, the project is consistent with the goals of the Hollywood Community Plan, which seeks to continue to promote the Hollywood Boulevard corridor as the focal point of the community and the entertainment hub of the entire region. The project will enable the successful rehabilitation and feasible reuse of an existing mostly vacant historic building, thereby activating a large amount of vacant space with desirable uses that will serve the community and support the continued vitality and prominence of the core of Hollywood Boulevard. The project is further compatible and complementary with surrounding uses and follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, which include a variety of commercial service and entertainment uses. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the Community Plan.

#### **8. The proposed use will not adversely affect the welfare of the pertinent community.**

Conditional authorizations for the sale and dispensing of alcoholic beverages are allowed subject to certain findings. Given the scope of the Conditions and other limitations established herein, the surrounding land uses will not be significantly impacted by the requested conditional uses.

Negative impacts commonly associated with the sale of alcoholic beverages include criminal activity, public drunkenness, loitering, and noise. However, as a proposed new boutique hotel with ancillary uses with incidental alcoholic beverage service, the project will likely not result in significant disturbances to the community. The hotel is a self-contained use and there will be no live entertainment and no uses encroaching into any public rights-of-way, which will reduce potential operational impacts. In addition, potential concerns are all addressed by the

imposition of conditions limiting hours of operation and requiring responsible management and deterrents against the negative impacts. Employees will undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) program. In addition, other conditions related to excessive noise, noise prevention, and litter will prevent any significant impacts and will safeguard the residential community. The operator will be subject to the State's Department of Alcoholic Beverage Control regulations to serve and dispense alcohol. Therefore, with the imposition of such conditions, the request herein will not adversely affect the welfare of the surrounding community.

- 9. 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.**

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, one on-site and one off-site consumption licenses are allocated to the subject census tract (Census Tract 1907.01). Currently, there are 93 active on-site licenses belonging to 53 distinct establishments (many establishments possess more than one permit for the same premises), and two active off-site licenses total in this census tract.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. ABC determines a number of permits to allocate to any given census tract based on the population of that census tract. Although the number of existing on-site licenses far exceeds the number allocated to the subject census tract, a higher number of alcohol-serving establishments is to be expected in a heavily urbanized neighborhood which is developed with a variety of commercial service uses and serves as a major commercial and tourist destination. In active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by significant employee population, in addition to the increasing resident population base in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. In this case, the project site is located in the core of Hollywood, a major commercial hub developed with a variety of commercial service and entertainment uses. In such an area, a higher number of alcohol licenses would be expected in conjunction with the many restaurants, bars, clubs, and other uses in the area. The project will provide new and unique services and amenities and will cater to a large number of tourists and visitors, as well as the community in general, and thus will provide a beneficial service. Thus, the project will not result in undue concentration.

According to statistics provided by the Los Angeles Police Department's Hollywood Division Vice Unit, within Crime Reporting District No. 646 which has jurisdiction over the subject property, a total of 814 crimes were reported in 2021, including 540 Part I and 274 Part II crimes, compared to the Citywide average of 149 crimes and the High Crime Reporting District average of 179 crimes for the same reporting period. Alcohol-related Part II crimes reported include Narcotics (45), Liquor Laws (21), Public Drunkenness (2), Disturbing the Peace (0), Disorderly Conduct (1), Gambling (10), DUI-related (13), and Miscellaneous Other Violations (123). 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.

These statistics indicate that the crime rate in Reporting District 646 is higher than both the citywide average and the area's crime rate. However, there is no indication that the project will have a direct impact on the local crime rate. The project will not adversely affect public welfare because the proposed hotel and ancillary uses are desirable uses in an area designated for such uses. In this case, the project will enable the proposed hotel to provide unique services and amenities to visitors, workers, and the community in general and, as conditioned, will not negatively impact the area. Additionally, numerous operational conditions have been incorporated into the grant that address noise, safety, and security to further ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Therefore, the granting of the request herein will not result in undue concentration.

**10. 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.**

The project site is zoned for commercial uses and will continue to be utilized as such with the proposed hotel and ancillary uses. The following potentially sensitive uses are located within a 1,000-foot radius of the site:

Church of Scientology, 6331 Hollywood Boulevard  
Hollywood Regional Branch Library, 1623 Ivar Avenue  
Hollywood Arts University High School, 1644 Wilcox Avenue  
Los Angeles Film School, 6363 Sunset Boulevard  
Hollywood Walk-in Clinic, 6430 Selma Avenue  
AMDA College of the Performing Arts, 6305 Yucca Street  
Multi-family residential uses

Consideration has been given to the distance of the subject establishment from any nearby sensitive uses. Although there are nearby church and school/library uses, they do not directly abut the project site. As a hotel with ancillary dining and amenity spaces with incidental alcoholic beverage service, the project is unlikely to have any direct impact on these uses. Such uses are also unlikely to overlap with the primary hours of operation for alcoholic beverage service, which is more prevalent on the weekends and in the evenings. Additionally, although there are various residential uses nearby, it is unlikely that they will be significantly impacted by the project. The project site is located along Hollywood Boulevard, a major commercial corridor running through the commercial core of the neighborhood. While the closest residential zones are over 750 feet from the project site, there are some scattered residential uses within proximity to the project site. However, the grant has been well conditioned to protect the health, safety, and welfare of the surrounding community, and especially nearby residents. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the proposed zoning and in keeping with the existing development in the area. The project will contribute to the neighborhood and will serve neighboring residents and local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect nearby residentially zoned communities, schools, parks, libraries, or any other sensitive uses in the area.

**Zone Variance Findings**

**11. The strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.**

The general purpose and intent of parking requirements is to provide sufficient parking for a specified use and ensure there are no impacts to surrounding uses. The general parking ratios to be provided are based on the proposed uses and are prescribed in LAMC Section 12.21. Parking requirements are written on a citywide basis and do not take into consideration special circumstances that are applicable.

The project entails a Zone Variance to permit zero vehicle parking. The existing building on the project site was developed in the 1920s with no vehicle parking and is built out almost entirely to the property lines, thus making the provision of parking an unnecessary hardship. Although the project proposes only a minor rooftop addition to make the proposed rooftop uses feasible, such action results in a parking requirement that the property cannot feasibly meet, and imposing such requirements would preclude the desirable adaptive reuse of the property and all of its features, including the rooftop. It would be an unnecessary hardship to require the provision of vehicle parking here because doing so would require physical changes to the existing historic building and its layout/footprint, potentially jeopardizing the preservation of a designated historic resource. Thus, strict application of the provisions of the zoning regulations would result in both practical difficulties and unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations. The project will enable the applicant to feasibly reutilize and reactivate the entirety of the property, and accommodating vehicle parking at this site is a hardship that would preclude the utilization of a mostly vacant and otherwise perfectly functional commercial building for the proposed project.

In addition, it is challenging for operators to obtain additional off-site vehicle parking spaces by covenant, due to the difficulty in getting other property owners to encumber their property for another applicant's needs. Accordingly, the request to maintain zero vehicle parking spaces as existing for the proposed project is reasonable. The project site is centrally located in a heavily urbanized neighborhood and is just one block west of the Hollywood/Vine subway station; in such a location, the project will be adequately served despite the lack of vehicle parking spaces. Good planning practice further encourages the provision of pedestrian-oriented neighborhood-serving commercial services and discourages automobile-oriented development and requirements in such a location. The request herein will enable the proposed hotel to activate all areas of an existing mostly vacant building, thereby enhancing the physical environment and contributing to the vitality and economic success of the neighborhood, in accordance with the goals of good planning practice and the City's various zoning and planning regulations. Therefore, strict application of the provisions of the LAMC would result in practical difficulties and unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

**12. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The subject property consists of a single existing lot encompassing approximately 7,500 square feet. The rectangular-shaped property is located at the southeastern corner of Hollywood Boulevard and Cosmo Street and is currently developed with an existing four-story historic commercial building. The project is proposing to rehabilitate and reactivate the existing building, which is currently mostly vacant, with a new boutique hotel and ancillary service and amenity uses, with a minor rooftop addition proposed as the only new construction.



The project site is located within the Hollywood Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Regional Center Commercial land uses corresponding to the C2, C4, P, PB, RAS3, and RAS4 Zones. The subject property is zoned C4-2D-SN and is thus presently consistent with the existing land use designation. The project proposes to change the zoning of the subject property to C2-2D-SN while retaining the existing land use designation, and thus will remain consistent with the Hollywood Community Plan. Immediately adjacent to the subject property are two-story commercial buildings to the north and east and a three-story commercial building to the west across Cosmo Street, all zoned C4-2D-SN; and a two-story commercial building to the south across the alley, zoned C4-2D. The project site is located approximately 850 feet west of the prominent Hollywood Boulevard and Vine Street intersection, as well as the Hollywood/Vine subway station, which is surrounded by several large high-rise developments.

The existing building on the project site was developed in the 1920s with no vehicle parking and is built out almost entirely to the property lines, thus making provision of either infeasible and impractical. Although the project proposes only a minor rooftop addition to make the proposed rooftop uses feasible, such action results in a parking requirement that the property cannot feasibly meet, and imposing such requirements would preclude the desirable adaptive reuse of the property and all of its features, including the rooftop. It would be impractical to require the construction of additional parking spaces or modification of the building which would entail physical changes to the site layout or building footprint, and accommodating additional parking at this site is a hardship that would preclude the utilization of a mostly vacant and otherwise perfectly functional commercial building for a new use. Thus, the subject property is unique in that it was developed without any vehicle parking but would now be subject to requirements that it cannot accommodate after the fact. What would otherwise be a benign change of use for a vacant commercial building to another commercial use would be precluded in this case without the requested variance, despite a hotel use otherwise being permissible by-right in either the C4 or the C2 Zone.

The project site is further ideally situated to maximize the use of transit and other mobility options, and reduce its dependence on vehicle parking spaces, both in accordance with good planning practice and out of necessity. Therefore, there are special circumstances applicable to the subject property and the request to maintain zero vehicle parking spaces as existing for the proposed project is reasonable.

**13. Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardship, is denied the property in question.**

The project entails a Zone Variance to permit zero vehicle parking spaces in conjunction with the adaptive reuse of an existing building into a new boutique hotel. The existing building on the project site was developed in the 1920s with no vehicle parking and is built out almost entirely to the property lines, thus making the provision of parking infeasible and impractical. Although the project proposes only a minor rooftop addition to make the proposed rooftop uses feasible, such action results in a parking requirement that the property cannot feasibly meet, and imposing such requirements would be an unnecessary hardship that would preclude the desirable adaptive reuse of the property and all of its features, including the rooftop. It would be impractical to require the construction of additional parking spaces or modification of the building which would entail physical changes to the site layout or building footprint, and accommodating additional parking at this site is a hardship that would preclude the utilization of a vacant and otherwise perfectly functional commercial building for a new use. Thus, the subject property is unique in that it was developed without any vehicle parking

but would now be subject to requirements that it cannot accommodate after the fact. What would otherwise be a benign change of use for a vacant commercial building to another commercial use would be precluded in this case without the requested variance, despite a hotel use otherwise being permissible by-right in either the C4 or the C2 Zone.

In addition, it is challenging for operators to obtain additional off-site vehicle parking spaces by covenant, due to the difficulty in getting other property owners to encumber their property for another applicant's needs. Accordingly, the request to maintain zero parking spaces as existing for the proposed project is reasonable. While any other development project in a similar zone would likely be required to provide vehicle parking if it were not an existing building to remain, the proposed project is precluded from doing so. Additionally, the project site is centrally located in a heavily urbanized neighborhood and is just one block west of the Hollywood/Vine subway station. In such a location, the project will be adequately served without the provision of parking. The request herein will enable the applicant to activate an existing mostly vacant historic building with a new hotel and other commercial service uses, as permissible and envisioned for any property in either the C4 or C2 zones. Therefore, the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in these zones but which is denied to the subject property.

**14. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The project entails a Zone Variance to permit zero vehicle parking spaces in conjunction with the adaptive reuse of an existing building into a new boutique hotel. The project is proposing to rehabilitate and reactivate the existing building, which is currently mostly vacant, with a new boutique hotel and ancillary service and amenity uses, with a minor rooftop addition proposed as the only new construction.

Granting the variance will not be detrimental to the public welfare or injurious to the subject property or other property in the area. The project will be adequately served by the maintenance of zero vehicle parking spaces as existing. project site is centrally located in a heavily urbanized neighborhood and is just one block west of the Hollywood/Vine subway station. In such a location, the project will be adequately served without the provision of parking. Good planning practice further encourages the provision of pedestrian-oriented neighborhood-serving commercial services and discourages automobile-oriented development and requirements in such a location. In addition, the applicant proposes to provide valet parking on a nearby property; accordingly, the project will not have any significant detrimental impacts on the community. The request herein will enable the proposed hotel to activate all areas of an existing mostly vacant building, thereby enhancing the physical environment and contributing to the vitality and economic success of the neighborhood, in accordance with the goals of good planning practice and the City's various zoning and planning regulations. The variance will not have any impact on other unrelated properties. Therefore, the granting of this variance will not be detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

**15. The granting of the variance will not adversely affect any element of the General Plan.**

The elements in the General Plan establish policies and provide the regulatory environment for managing the city and for addressing concerns and issues. The majority of the policies derived from the elements in the General Plan are in the form of Code Requirements, which collectively form the LAMC. The requested variance to permit a reduction in the required amount of vehicle parking substantially conforms to the General Plan.

The project site is located within the Hollywood Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Regional Center Commercial land uses corresponding to the C2, C4, P, PB, RAS3, and RAS4 Zones. The subject property is zoned C4-2D-SN and is thus presently consistent with the existing land use designation. The project proposes to change the zoning of the subject property to C2-2D-SN while retaining the existing land use designation, and thus will remain consistent with the Hollywood Community Plan. The project site is located within the Hollywood Boulevard Commercial and Entertainment District, which is listed in the National Register of Historic Places and the California Register of Historical Resources; the existing building is a designated contributor to this historic district. The project site is also located within the Hollywood Signage Supplemental Use, and any proposed signage will comply with the applicable provisions of the supplemental use district. The property is also located within a MTA Right-of-Way Project Area, the Los Angeles State Enterprise Zone, and a Transit Priority Area within the City of Los Angeles. The property is not located within the boundaries of and is not subject to any other specific plan or community design overlay.

The project site is located within the Hollywood Redevelopment Project Area; accordingly, the project has been reviewed for consistency and compliance with the Hollywood Redevelopment Plan. The project is consistent with the goals of the Redevelopment Plan, which seeks to preserve and increase commercial development, recognize and support the prominence and development of the Hollywood Boulevard core, preserves the many unique historic resources in the area, and promote Hollywood as a commercial core and employment hub, among other goals. Specifically, the project is also consistent with the relevant land use and development regulations of the Redevelopment Plan. The project does not propose to deviate from any of the standards of the Redevelopment Plan and the proposed hotel and ancillary uses are permitted and desirable uses in the subject location. The project proposes to rehabilitate and reuse an existing historic building, thereby supporting the preservation of valuable historic resources, promoting economic development and the continued prominence and vitality of the neighborhood, and providing valuable services and amenities for the community. Therefore, the project will not conflict with the Hollywood Redevelopment Plan.

Additionally, the project is consistent with the goals of the Hollywood Community Plan, which seeks to continue to promote the Hollywood Boulevard corridor as the focal point of the community and the entertainment hub of the entire region. The project will enable the successful rehabilitation and feasible reuse of an existing mostly vacant historic building, thereby activating a large amount of vacant space with desirable uses that will serve the community and support the continued vitality and prominence of the core of Hollywood Boulevard. The project is further compatible and complementary with surrounding uses and follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, which include a variety of commercial service and entertainment uses. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the Community Plan.

In addition, it is challenging for operators to obtain additional off-site vehicle parking spaces by covenant, due to the difficulty in getting other property owners to encumber their property for another applicant's needs. Accordingly, the request to maintain zero parking spaces as existing for the proposed project is reasonable. While any other development project in a similar zone would likely be required to provide vehicle parking if it were not an existing building to remain, the proposed project is precluded from doing so. Additionally, the project site is centrally located in a heavily urbanized neighborhood and is just one block west of the Hollywood/Vine subway station. In such a location, the project will be adequately served without the provision of parking. The request herein will enable the applicant to activate an

existing mostly vacant historic building with a new hotel and other commercial service uses, thereby enhancing the physical environment and contributing to the vitality and economic success of the neighborhood, in accordance with the goals of good planning practice and the City's various zoning and planning regulations.

Furthermore, despite the goals of the community plan, the City has recognized that citywide minimum parking requirements are not appropriate for all neighborhoods and can be a deterrent to economic revitalization. The City Council adopted Modified Parking Requirement ("MPR") Districts (Ordinance No. 182242), noting that many older buildings in the City have little room for parking, which limits property owners' ability to revitalize restaurant uses without applying for a variance. The report stated that variance applications "can be lengthy, expensive, and uncertain, which can deter desirable uses from locating in older commercial districts", which is nonetheless what the applicant has elected to do for the requests herein in order to be able to utilize their property and enjoy the property rights typically associated with a multi-tenant commercially-zoned property. Granting the requested variance would be in line with what is recognized to be good economic and planning policy. Therefore, the granting of the variance would be in substantial conformance with and would not adversely affect the General Plan.

### **Environmental Findings**

- 16. Environmental Finding.** On February 3, 2022, a Negative Declaration (ENV-2020-1620-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.
- 17. 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 C, areas outside of a flood zone.

# 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