

**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE**

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL CASE:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2021-1557-DB-SPR-HCA-1A	ENV-2021-1558-CE	13 – O'Farrell
<b>COUNCIL FILE NO:</b>		
<input type="checkbox"/> N/A		
<b>PROJECT ADDRESS / LOCATION:</b>		
6007 West Sunset Boulevard; 6001 – 6023 West Sunset Boulevard; 1503 – 1517 North Gordon Street; 1506 – 1512 North La Baig Avenue		
<b>APPLICANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Oliver Baker, 6007 Sunset (LA), LLC 4700 Wilshire Boulevard Los Angeles, CA 90010  <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	323.860.1725	<a href="mailto:OBaker@cimgroup.com">OBaker@cimgroup.com</a>
<b>APPLICANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Michael Gonzales, Gonzales Law Group APC 800 Wilshire Boulevard Los Angeles, CA 90017 <input type="checkbox"/> N/A	213.279.6965	<a href="mailto:mike@gonzaleslawgroup.com">mike@gonzaleslawgroup.com</a>
<b>APPELLANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Supporters Alliance For Environmental Responsibility 4399 Santa Anita Ave, Ste 2005 El Monte, CA 91731  <input type="checkbox"/> N/A	510.836.4200	<a href="mailto:rebecca@lozeaudrury.com">rebecca@lozeaudrury.com</a>
<b>APPELLANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Victoria Yundt, Lozeau Drury LLP 1939 Harrison Street, Suite 150 Oakland, CA 94612  <input type="checkbox"/> N/A	510.836.4200	<a href="mailto:victoria@lozeaudrury.com">victoria@lozeaudrury.com</a>
<b>PLANNER CONTACT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
<b>Michelle Carter</b>	<b>(213)978-1262</b>	<a href="mailto:michelle.carter@lacity.org">michelle.carter@lacity.org</a>

**ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):**

Site Plan Review (SPR)

*The preparation of a draft ordinance by the City Attorney will be required.*

**FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:  
(UNAPPEALED OR NON-APPEALABLE ITEMS)**

Density Bonus (DB)

N/A

**ITEMS APPEALED:**

Site Plan Review (SPR)

N/A

**ATTACHMENTS:**

**REVISED:**

**ENVIRONMENTAL DOCUMENT:**

**REVISED:**

<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input checked="" type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

**NOTES / INSTRUCTIONS:**

N/A

**FISCAL IMPACT STATEMENT:**

Yes

No

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

<b>PLANNING COMMISSION:</b>	
<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
May 12, 2022	8 – 0
<b>LAST DAY TO APPEAL:</b>	<b>DATE APPEALED:</b>
June 22, 2022	Yes,
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Cecilia Lamas Commission Executive Assistant	July 5, 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-2021-1557-DB-SPR-HCA**  
CEQA: ENV-2021-1558-CE  
Plan Area: Hollywood

Council District: 13 – O'Farrell

**Project Site:** 6007 West Sunset Boulevard (6001 – 6023 West Sunset Boulevard;  
1503 – 1517 North Gordon Street; 1506 – 1512 North La Baig Avenue)

**Applicant:** Oliver Baker, 6007 Sunset (LA), 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:

Demolition of existing structures and the construction, use and maintenance of a new seven-story mixed-use development with 109 dwelling units (including 14 units – 15 percent of the base density set aside for Very Low-Income Households); 14,657 square feet of ground floor commercial uses; and 9,834 square feet of open space. The Project would provide a total of 196 automobile parking spaces within one subterranean and three above ground level of parking and a total of 148 bicycle spaces.

1. **Determine**, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. **Approved**, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a 23 percent Density Bonus for a Housing Development with a total of 109 units (with 14 units – 15 percent of the base density set aside for Very Low Income Households) in lieu of the base density of 90 units; and pursuant to LAMC Sections 12.22 A.25(f)(8) and 12.22 A.25(g)(3), along with the following On-Off Menu Incentives:
  - a. An On-Menu Incentive, pursuant to LAMC Section 12.22.A,25(f)(8), to permit density averaging and vehicular access from a more restrictive to a less restrictive zone;
  - b. An Off-Menu Incentive, pursuant to LAMC Section 12.22.A.25(g)(3), to permit a 3:1 FAR (Floor Area Ratio) in lieu of the otherwise permitted 1.5:1 FAR in the C4-1-SN Zone; and
  - c. An Off-Menu Incentive, pursuant to LAMC Section 12.21 G, to permit a 22 percent reduction in the required open space;
3. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms;
4. **Adopted** the attached Modified Conditions of Approval; and
5. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

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

**Vote:** 8 - 0

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Cecilia Lamas, Commission Executive Assistant  
 Los Angeles City Planning Commission

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

**Effective Date/Appeals:** The decision of the Los Angeles City Planning Commission related to the Off-Menu Density Bonus Incentives is not appealable. The On-Menu Incentive is appealable to City Council by the Applicant or abutting owners/occupants per LAMC Section 12.22 A.25(g)(2)(i)(f). All remaining actions are appealable to City Council within 15 days after the mailing date of this determination letter. Any appeal not filed within the 15-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 22 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: Modified Conditions of Approval, Amended Findings, Interim Appeal Filing Procedure

- c: Heather Bleemers, Senior City Planner
- Kevin Golden, City Planner
- Michelle Carter, City Planning Associate

## CONDITIONS OF APPROVAL

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

Pursuant to Sections 12.22-A.25 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

### Development Conditions:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the architectural plans, renderings, and materials submitted by the Applicant, dated January 12, 2022, stamped "Exhibit A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of City Planning. Each change shall be identified and justified in writing.
2. **Residential Density.** The project shall be limited to a maximum density of 109 dwelling units.
3. **Affordable Units.**
  - a. A minimum of 14 dwelling units, or 15% of the base dwelling units, shall be reserved for Very Low Income Households, as defined by Government Code Section 65915(C)(2).
  - b. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A,25.
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make 15% of the site's base density units available to Very Low Income Households for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination.
5. **Incentives.**
  - a. **Floor Area Ratio, and Density Averaging and Vehicular Access.** The project shall be permitted vehicular access the entire site.
  - b. **FAR.** The project shall be permitted a maximum FAR of 3:1.
6. **Open Space.**
  - a. **Open Space.** The project shall be permitted a 22 percent reduction in open space.
7. **Parking.**

- a. Residential parking shall be provided in compliance with California Government Code Section 65915, the project would be required to provide 0.5 automobile parking spaces per dwelling unit. Commercial parking shall be in conformance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
- b. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by LAHD.
- c. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth pursuant to LAMC Section 12.22-A,25.
- d. **Bicycle Parking.** Bicycle parking shall be provided in compliance with the Los Angeles Municipal Code, Section 12.21-A,16 and to the satisfaction of the Department of Building and Safety.
- e. Floor to floor heights shall be a minimum of 11 feet. The project is permitted an increase of one foot in height to accommodate the required floor to floor heights of 11 feet for all levels of above grade parking.

### **Site Plan Review**

8. **Landscaping.**
  - a. All open areas not used for buildings, driveways, parking areas, or recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape development plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the decision maker.
  - b. All planters containing trees shall have a minimum depth of 48 inches (48")
9. **Solar Panels.** The project shall comply with Sections 99.05.211.1 and 99.04.211.1 of the LAMC.
10. **Electric Vehicle Parking.**
  - a. All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of the LAMC.

In addition to those EVCS parking spaces required in Sections 99.04.106 and 99.05.106 of the LAMC, all parking provided in excess of the minimum required shall be EVCS.
  - b. The project shall include an additional 110 parking spaces capable of supporting future electric vehicle supply equipment (EVSE) such as the required conduit.

11. **Lighting.**
  - a. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
  - b. The project shall utilize screening methods that achieve an average opacity of 60 percent to prevent light and glare spillover.
12. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
13. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view.
14. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, 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.

### **Administrative Conditions**

15. **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.
16. **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.
17. **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.
18. **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.
19. **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.
20. **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.
21. **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.

22. **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.

23. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

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

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its

approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

## FINDINGS

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

### **Density Bonus/Affordable Housing Incentives / Waivers Compliance Findings**

**1. Pursuant to Section 12.22-A,25 of the LAMC and Government Code 65915, the Director shall approved a density bonus and requested incentive(s) unless the director finds that:**

- a. The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The project provides 15% (14 units) of the base units for Very Low Income Households as a means to qualify for the 23% Density Bonus and the requested Incentives. The requested Incentives for a vehicular access across the entire site, reduction in open space, and a FAR increase will result in a building design that provides cost reductions for affordable housing. The requests will allow the developer to expand the building envelope so the additional and affordable units can be constructed, and the overall space dedicated to residential uses is increased. The increase in FAR, the reduction in open space, and vehicular access across the entire site will allow for the construction of additional units that will result in a reduction in the cost of constructing affordable housing. These Incentives support the applicant's decision to set aside 14 dwelling units for Very Low Income Households for 55 years.

- b. The incentives will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households.*

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22-A,25(b)). As required by Section 12.22-A,25(e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

- c. The incentives are contrary to state or federal law.*

There is no substantial evidence in the record that the proposed incentives are contrary to state or federal law.

### **Site Plan Review Findings**

#### **2. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

The Los Angeles General Plan sets forth goals, objectives, and policies that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, but not limited to, Land Use, Housing, Transportation/Mobility, Noise, and Safety. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City. While the General Plan sets out a long-range vision and guide to future development, the 35 Community Plans provide the specific, neighborhood-level detail, relevant policies, and implementation strategies necessary to achieve the General Plan objectives. The project site is located in the Hollywood Community Plan area and is not subjected to any applicable specific plans.

#### **Hollywood Community Plan**

The subject property is located within the Hollywood Community Plan which was updated by the City Council on December 13, 1988. The Hollywood Community Plan designates the subject property for Highway Oriented Commercial and High Medium Residential land uses with corresponding zones of C1, C2, P, RAS3 and RAS4 and corresponding zone of [Q]R4 respectively. The subject property is zoned [Q]R4-1VL and C4-1-SN. The proposed project advances the following objectives of the Community Plan:

Objective 1: To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the metropolitan area.

To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.

Objective 3: To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

The proposed project furthers the development of Hollywood as a major center of population, employment, retail services, and entertainment by allowing for the dwelling units, including 14 units reserved for Very Low Income Households on lots zoned for commercial and residential uses. The project increases the housing stock and satisfies the needs and desires of all economic segments of the community by maximizing the opportunity for individual housing choice. Therefore, the project is consistent with the Hollywood Community Plan.

The **Framework Element** for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide

comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Policy 3.2.2: Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The proposed project will result in the development of a mixed-use building that will provide 109 dwelling units, including 14 units reserved for Very Low Income Households

and 14,657 square feet of commercial space on the ground floor of the building thereby contributing toward and facilitating the City's long-term economic viability and vision for a more liveable city.

The project site is currently developed with commercial structures that front along Sunset Boulevard and associated surface parking. The development of the site will enable the City to conserve nearby existing stable residential neighborhoods and lower-intensity commercial districts by allowing controlled growth away from such neighborhoods and districts. Therefore, the proposed 109-unit mixed use building with 14,657 square feet of ground floor commercial space is consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

The **Housing Element** is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, establishes goals, objectives, and policies to guide future housing decisions, and provides an array of programs to meet Citywide Housing Priorities, including addressing the housing shortage, advancing racial equity and access to opportunity, preventing displacement and promoting sustainability and resilience. The Housing Element includes the following objectives and policies relevant to the instant request:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.1: Forecast and plan for existing and projected housing needs over time with the intention of furthering Citywide Housing Priorities.

Policy 1.1.2: Plan for appropriate land use designations and density to accommodate an ample supply of housing units by type, cost, and size within the City to meet housing needs, according to Citywide Housing Priorities and the City's General Plan.

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policy 1.2.1: Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serve those with the greatest needs.

Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

Objective 1.3: Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.

Policy 1.3.1: Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.

Policy 1.3.2: Prioritize the development of new Affordable Housing in all communities, particularly those that currently have fewer Affordable units.

Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Policy 3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.

Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.

Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.

The proposed project implements the Housing Element by increasing the housing supply consistent with the High Medium Residential and Highway Oriented Commercial land use designations. The site is currently developed with commercial structures that front along Sunset Boulevard and associated surface parking. The approval of the request would permit 109 dwelling units with 14 units set aside for Very Low Income Households. The project would achieve the production of new housing opportunities, meeting the needs of the city, while facilitating the construction of a range of different housing types (studios, one- and two -bedroom units) that address the needs of the city's diverse households. Therefore, the project is consistent with the Housing Element goals, objectives and policies of the General Plan.

The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Sunset Boulevard, designated as an Avenue I, is dedicated to a width of 100 feet and is improved with paved roadway, and concrete curb, gutter, and sidewalks. Gordon Street is a Local Street - Standard, dedicated to a width of 60 feet and is improved with paved roadway, and concrete curb, gutter, and sidewalks. La Baig Avenue is a Local Street - Standard dedicated to a width of 60 feet and is improved with paved roadway, and concrete curb, gutter, and sidewalks.

The project as designed will support the development of these Networks and meets the following goals and objectives of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Vehicular access to the project site will be provided via two (2) driveways off Gordon Street and La Baig Avenue. All commercial parking spaces would be accessed via the Gordon Street driveway and residential parking spaces would be accessed via the La Baig Avenue driveway. A total of 196 off-street automobile parking spaces will be provided within the parking garage. Pedestrian access will be via Sunset Boulevard, La Baig Avenue and Gordon Street.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.7: Improve transit access and service to major regional destinations, job centers, and inter-modal facilities.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The project will provide a total of 138 long-term bicycle parking spaces will be provided in a bicycle storage room at the basement level and second and third level in storage rooms located within the parking garages to provide bicyclists with convenient, secure, and well-maintained bicycle parking facilities. Short-term bicycle racks will be provided along La Baig Avenue.

Policy 5.4 Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As conditioned, all electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of the LAMC. Additionally, as volunteered by the applicant, the project will include an additional 110 vehicular parking spaces that are equipped with the required conduit to facilitate future EV parking spaces.

Therefore, the project is consistent with Mobility Plan 2035 goals, objectives, and policies of the General Plan.

The **Air Quality Element** of the General Plan will be implemented by the recommended action herein. The Air Quality Element sets forth the goals, objectives and policies which will guide the City in the implementation of its air quality improvement programs and strategies. The Air Quality Element recognizes that air quality strategies must be integrated into land use decisions and represent the City's effort to achieve consistency with regional Air Quality, Growth Management, Mobility and Congestion Management Plans. The Air Quality Element includes the following Goal and Objective relevant to the instant request:

Goal 5 Energy efficiency through land use and transportation planning, the use of renewable resources and less polluting fuels, and the implementation of conservation measures including passive methods such as site orientation and tree planting.

Objective 5.1 It is the objective of the City of Los Angeles to increase energy efficiency of City facilities and private developments.

As conditioned, the project shall comply with Sections 99.05.211.1 and 99.04.211 of the LAMC. Additionally, as volunteered by the applicant, the project will include an additional 110 vehicular parking spaces that are equipped with the required conduit to facilitate future EV parking spaces. Therefore, the project is in conformance with the goals and policies of the Air Quality Element.

Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan and does not conflict with any applicable regulations or standards.

3. **The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**



The subject property is a flat, rectangular, 38,063 square-foot (0.874 acre) lot comprised of five (5) contiguous parcels with 210 feet along Sunset Boulevard, a frontage of 134 feet along La Baig Avenue and a frontage of 212 feet along Gordon Street. The property is developed with commercial structures that front along Sunset Boulevard and associated surface parking.

The land use and zoning within proximity of the property site consists of a mix of commercial and multi-family uses. The properties to the north abutting the site are zoned [Q]R4-1VL and are improved with multi-family residential structures. The property to the east, across Gordon Street, is zoned (T)(Q)C2-2D and (T)(Q)C2-2D-SN and is developed with a 23-story mixed-use building. The properties to the south, across Sunset Boulevard, are zoned (T)[Q]C4-2D and M1-1 and are developed with Emerson College and a music recording studio. The property to the west, across La Baig Avenue, is zoned C4-1-SN and is improved with a motel.

The proposed 102,224 square foot (3:1 FAR), seven-story mixed-use building located on a 38,063 square foot property is compatible with the existing and future surrounding developments. The table below includes a list of existing or approved developments within close proximity to the subject site.

<b>Address</b>	<b>Floor Area</b>	<b>FAR</b>	<b>Height</b>
<i>Proposed Project</i>	<i>102,224 sq. ft.</i>	<i>3:1</i>	<i>7 stories</i>
5929 West Sunset Boulevard	324,693sq. ft.	4.5:1	22 stories
5831-5841 West Sunset Boulevard	83,500sq. ft.	2.59:1	5 stories

The proposed project is the construction, use, and maintenance of a new, seven-story, 102,224 square-foot mixed-use building with 109 dwelling units, including 14 dwelling units set aside for Very Low Income Households. The project would provide a total of 196 automobile parking spaces within one (1) subterranean and three (3) above ground level of parking and a total of 148 bicycle spaces.

The project includes 30 studio units, 40 one-bedroom units and 39 two-bedroom units, 14,657 square feet of ground floor commercial space and a total of 9,384 square feet of open space for residents. Therefore, pursuant to LAMC Section 12.21-G, the project as proposed is required to provide 11,875 square feet of open space. The project proposes to provide approximately 9,384 square feet total of open space, which includes a 3,875 square-foot pool deck on the fourth floor, a 600 square-foot club room, a 966 square-foot recreation room, a 2,541 square foot courtyard and a 403 square-foot courtyard. The project also includes 1,000 square feet of private balconies.

The project would provide a total of 196 automobile parking spaces within one (1) subterranean and three (3) above ground level of parking and a total of 148 bicycle spaces.

Vehicular access to the project site will be provided via two (2) driveways off Gordon Street and La Baig Avenue. All commercial parking spaces would be accessed via the Gordon Street driveway and residential parking spaces would be accessed via the La Baig Avenue driveway. Pedestrian access will be via Sunset Boulevard, La Baig Avenue and Gordon Street.

#### Height, Bulk, and Setbacks

The project is zoned C4-1-SN and [Q]R4-1VL and proposes a maximum height of 86 feet. The C4 zone does not have a maximum height limit. Height District 1VL has a maximum

height of 45 feet and three (3) stories. The portion of the building located in the R4 zone will observe the underlying height and stories requirements.

The project has a maximum FAR of 3:1. The subject property is zoned [Q]R4-1VL and C4-1-SN. The Hollywood Redevelopment Plan limits the FAR of 1.5 to 1 in the C4 zone with the provision of providing 15% of the base density or 14 units for Very Low Income Households in conjunction with the requested density bonus the project will comply with the FAR.

There are no requests to deviate from the required yards/setbacks. The proposed project will provide a 0-foot front yard, 10-foot side yards. As such, the project complies with the required setbacks.

The height, bulk, and setbacks of the subject project are consistent with the existing development in the immediate surrounding area and with the underlying C4-1-SN and [Q]R4-1VL Zones. The surrounding area consists of multi-story studios and high-rise commercial buildings. Additionally, adjacent to the project site is a 22-story mixed-use building. Therefore, in consideration of other development in the area, the project is consistent with the surrounding.

#### Parking

The project will provide a total of 196 parking spaces and 138 long-term bicycle parking spaces. Short-term bicycle racks will be provided along La Baig Avenue.

The proposed parking is located within the building and therefore will not be visible from the public right-of-way. Pedestrian access will be located on Sunset Boulevard, an Avenue I, Gordon Street, is a Local Street – Standard and La Baig Avenue is a Local Street - Standard. All ingress and egress for the parking will be located on Gordon Street, is a Local Street – Standard and La Baig Avenue is a Local Street – Standard. Therefore, the parking facilities will be compatible with the existing and future developments in the neighborhoods.

#### Lighting

Lighting is required to be provided per LAMC requirements. The project proposes security lighting will be provided to illuminate building, entrances, walkways and parking areas. The project is required to provide outdoor lighting with shielding, so that the light source cannot be seen from adjacent residential properties. There, the lighting will be compatible with the existing and future developments in the neighborhood.

#### On-Site Landscaping

The project proposes to provide approximately 9,384 square feet total of open space, which includes a 3,875 square-foot pool deck on the fourth floor, a 600 square-foot club room, a 966 square-foot recreation room, a 2,541 square foot courtyard and a 403 square-foot courtyard. The project also includes 1,000 square feet of private balconies. Additionally, the project includes landscaped area distributed throughout the project and is conditioned so that all open areas not used for buildings, driveways, parking areas, recreational facilities or walks will be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect. The planting of any required trees and street trees will be selected and installed per the Bureau of Street Services, Urban Forestry Divisions'

requirements. Therefore, the on-site landscaping will be compatible with the existing and future developments in the neighborhood.

#### Loading/Trash Area

The development is not required to provide a loading area pursuant to LAMC Section 12.21-C.6. Waiting areas and drop areas will be on the ground level. Tenants moving in or out of the building will be able to park moving trucks on the street level adjacent to the parking entrance and the lobby.

The project will include on-site trash collection for both refuse and recyclable materials, in conformance with the LAMC. Compliance with these regulations will allow the project to be compatible with existing and future development. The service area for trash and recycling collection will be conditioned to be located at grade level and accessible from the parking area. Additionally, service area for trash collection is to be located on all upper floors. Therefore, as proposed, and conditioned, the project is compatible with existing and future development on neighboring properties.

As described above and as depicted within the plans and elevations submitted with the instant application, the project consists of a seven-story, mixed-use building, with parking on-site for residents and commercial parking spaces, lighting, landscaping, trash collection, and other pertinent improvements, that is compatible with existing and future development in the surrounding area.

#### **4. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

The project proposes provide a variety of unit types which includes: 30 studio units, 40 one-bedroom units and 39 two-bedroom units. Pursuant to LAMC section 12.21-G, the project would be required to provide 11,875 square feet of open space. As conditioned, the project is permitted a 22 percent reduction in the required open space and will provide open space for residents which includes a 3,875 square-foot pool deck on the fourth floor, a 600 square-foot club room, a 966 square-foot recreation room, a 2,541 square foot courtyard and a 403 square-foot courtyard. The proposed project also includes 1000 square feet of private balconies.

# 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](http://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