

FINDINGS

General Plan/Charter Findings (Charter Sections 555, 556, and 558)

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

The project site consists of 13 parcels containing a total of 53,557 square feet with frontages along La Mirada Avenue to the north, Cahuenga Boulevard to the west and Lexington Avenue to the south. Although immediately surrounded by residential uses, the project site is located within the Hollywood Media District which includes the entertainment industry's Theatre Row, production, film, studio equipment manufacture, rehearsal studios, and production offices to name a few. The proposed project includes approximately 75,000 square-foot creative office campus with a ground-floor retail use. The site is in the vicinity of these entertainment uses and the proposed project's creative office uses will contribute to the Media District's typical uses that support the entertainment industry.

The project's location within the Hollywood Media District, the project is anticipated to generate 301 new job opportunities near residences and promote the ability of employees to live near their place of employment. It would also create a pattern of land use development that interconnect quiet commercial uses with residential uses, and emphasize pedestrian connectivity through the location of the retail/café space on Cahuenga Boulevard. The proposed General Plan Amendment and Zone and Height District Change would allow the construction of the project without increasing the intensity of developments in the area and would allow a portion of the existing vacant two-story building to be partially rehabilitated and preserved, as well as allow the construction of new office buildings and a new 500 square-foot retail/café space. The retail/café space would be accessible by the onsite employees and the surrounding residents, and the project would enhance the neighborhood by creating additional job opportunities and pedestrian destinations. Therefore, the project site and vicinity represent a significant physical identity, and the request to amend the General Plan is appropriate and will improve this geographic area.

General Plan/Character Findings

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

- a. **General Plan Land Use Designation.** The subject property is located within the area Hollywood Community Plan, adopted by the City Council on December 13, 1988. The plan map designates the subject property as Low Medium II Residential with corresponding zones of RD2 and RD1.5. The General Plan Amendment to Community Commercial corresponds to the CR, C2, C4, P, PB, RAS3, and RAS4 Zones. Therefore, the Zone and Height District Change to (T)(Q)C2-1D would be consistent with the land use designation and with the Hollywood Community Plan.

- b. **Land Use Element.**

Hollywood Community Plan. The Community Plan text includes the following relevant land use objectives and policies:

Objective 1: To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.

Objective 4: To promote economic well-being and public convenience through: a) allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.

The project site is currently improved with a vacant school building with associated school facilities. The project will rehabilitate a portion of the existing building and repurpose it for office use. In addition, two new office buildings will be constructed and have outdoor amenities such as a courtyard and outdoor decks. Along the street frontage, the massing of the site is broken into stacked cube forms to blend in with the surrounding neighborhood. Furthermore, the retail component fronting Cahuenga Boulevard will complement the pedestrian-oriented ground level of the project site as a neighborhood serving retail/café use.

- c. 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 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 and Table 3-1 (Land Use Standards and Typical Development Characteristics).

The project will contribute toward and facilitate the City's long-term fiscal and economic viability with the development of two- and four-story commercial offices with a ground floor retail/café space on Cahuenga Boulevard. The Zone and Height District Change to (T)(Q)C2-1D will allow the Project to facilitate the development of the new uses, which will bring new and needed neighborhood serving retail/café space and offices to the Hollywood community.

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

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

Policy 3.10.1: Accommodate land uses that serve a regional market in areas designated as "Regional Center" in accordance with Tables 3-1 (Land Use Standards and Typical Development Characteristics) and 3-6 (Land Use Designation and Corresponding Zones). Retail uses and services that support and are integrated with the primary uses shall be permitted. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

Policy 3.10.3: Promote the development of high-activity areas in appropriate locations that are designed to induce pedestrian activity, in accordance with Pedestrian-Oriented District Policies, and provide adequate transitions with adjacent residential uses at the edges of the centers.

The project is an office and retail/cafe project that will provide for new jobs within Hollywood's Media District and is accessible to the region given its proximity to the US 101 freeway, other major thoroughfares and public transit. The project's design, including ground floor treatment will encourage pedestrian activity and its stacked cubic architecture breaks the massing of the buildings in order to be compatible with surrounding uses.

- d. The **Mobility Element** of the General Plan (Mobility Plan 2035) may be affected by the approval of the requested General Plan Amendment and Zone Change. La Mirada Avenue, adjoining the subject property to the north, is designated Local Street-Standard, dedicated to a width of 30 feet and improved with asphalt roadway, curb, gutter, and concrete sidewalks. Lexington Avenue, adjoining the subject property to the south, is designated Local Street-Standard, dedicated to a variable width of between 50 and 55 feet and improved with asphalt roadway, curb, gutter, and concrete sidewalks. Cahuenga Boulevard, adjoining the subject property to the west, is designated Modified Avenue II, dedicated to a width of 80 feet and improved with asphalt roadway, curb, gutter, and concrete sidewalks.

A 15-foot dedication and street improvements along La Mirada Avenue have been modified given the disconnected roadway alignment for La Mirada Avenue to the east of Vine Street and the west of Cahuenga Boulevard, as well as the existing development along the north side of La Mirada Avenue.

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be affected by the action herein.

Mobility Plan 2035 includes the following Policies relevant to the instant request:

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

The project will provide 16-short-term and 14-long-term bicycle parking spaces.

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

As conditioned, the project will provide electric vehicle charging spaces and electric vehicle charging stations, as required by the LAMC

Lastly, the Department of Transportation submitted a Traffic Impact Assessment of the proposed project, dated September 14, 2022, and that determined that traffic impacts from trips generated from the project will be less than significant.

Therefore, the project is consistent with Mobility Plan 2035 in that the project will implement the abovementioned policies of the Plan.

Air Quality

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

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

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

As conditioned, project shall comply with the City's Solar-Ready requirements and the California Energy Code.

- e. The **Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

Zone and Height District Change Findings

- 3. **Pursuant to City Charter Section 558 and LAMC Section 12.32, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**
 - a. Public Necessity: The requested Zone and Height District Change from its current zoning to C2-1 will be consistent with public necessity it will allow the Site to be redeveloped as a development that is consistent with the goals and objectives of the General Plan

Framework Element and the Hollywood Community Plan. The project, which proposes to rehabilitate, renovate, and upgrade a portion of an existing vacant building for office use, and construct two (2) additional office buildings with a ground floor retail/café space and ground level and underground parking spaces, would provide much needed employment opportunities and quiet office uses within an area integrated with a combination of residential and commercial uses. The project will enhance the neighborhood by introducing new employment opportunities and a neighborhood serving retail/café space, from a site that is currently vacant and underutilized.

- b. Convenience: The site is currently vacant because the prior school was not able to continue operating. This project would provide for new offices and retail/café component on an underutilized site by preserving a portion of an existing building and construct two new buildings. These offices would include ample landscaping within the interior courtyard, along the perimeter of the site, and other outdoor spaces. Lastly, parking will be maintained within one underground parking level or at the ground level; all underneath the building footprint.
- c. General Welfare: The project proposes to rehabilitate and update the portion of the existing two-story building for office use and construct two (2) additional four-story office buildings. Granting of the Zone and Height District Change to (T)(Q)C2-1D would facilitate this Project. The office spaces would have outdoor deck leisure areas that are decorated with planters. A central courtyard would also be provided as additional leisure and meeting space for the onsite employees. The ground floor retail/café space would be a neighborhood serving venue and would provide mid-block pedestrian destinations to enhance the walkability of Cahuenga Boulevard. The project would contribute to the revitalization of the area, which would advance general welfare by building on the existing interconnected mixed-use neighborhood with additional high-quality development.
- d. Good Zoning Practices: Granting the Zone and Height District Change (T)(Q)C2-1 Zone with a 1.41:1 FAR, would allow the redevelopment of an under-utilized site. Although the site is currently adjacent to many residentially zoned properties in height district 1XL, which permits an FAR of 3:1, the project proposes a zone and height district of C2-1. This permits a maximum FAR of 1.5:1. The project, with the approval of the requested zone and height district change would be compatible and consistent with the expected density and intensity of the current and future development in the area.
- e. "T" and "Q" Classification and "D" Limitations Findings: Per Section 12.32-G, 1, 2 and 4 of the Municipal Code, the current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval and "D" development limitations. Such limitations are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the required actions. The conditions that limit the scale, design and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of the existing mixed-use development in the community, to secure an appropriate development in harmony with the General Plan as discussed in Finding Nos. 1 and 2, and to prevent or mitigate the potential adverse environmental effect of adding additional height or floor area to the established neighborhood.

Environmental Findings

- 4. Environmental Finding. Based on the whole of the administrative record, including the Mitigated Negative Declaration, Case No. ENV-2021-10171-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures,

there is no substantial evidence that the project will have a significant effect on the environment.

5. 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 X, an area of minimal flooding.