



LOS ANGELES CITY PLANNING COMMISSION

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

LETTER OF DETERMINATION

MAILING DATE: MAY 30, 2023

Case No. CPC-2021-10170-GPA-ZC-HD
CEQA: ENV-2021-10171-MND
Plan Area: Hollywood

Council District: 13 – Soto-Martinez
Last Day to Act: 05-12-23

Project Site: 1200 – 1210 North Cahuenga Boulevard;
6337 – 6357 West Lexington Avenue; 6332 – 6356 West La Mirada Avenue

Applicant: Cahuenga Boulevard Owner, LLC
Representative: Kyndra Casper, DLA Piper, LLP

At its meeting of **April 20, 2023** the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following Project:

Demolition of an 8,941 square-foot portion of an existing, 28,389 square-foot building and the renovation of the remaining 19,448 square feet for office use, and the construction, use and maintenance of two, new office buildings (totaling 55,814 square feet, including a 500 square-foot commercial use), for a total of 75,262 square feet of office space. The Project shall be limited to four stories and 66 feet five inches (66'-5").

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-10171-MND, as circulated on January 19, 2023 ("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; **Found**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found**, the mitigation measures have been made enforceable conditions on the Project; and **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved and Recommended**, that the Mayor and City Council **adopt**, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Low Medium II Residential to Community Commercial;
3. **Approved and Recommended**, that the City Council **adopt**, pursuant to LAMC Section 12.32 F, a Zone Change and Height District from RD1.5-1XL to (T)(Q)C2-1D;
4. **Adopted** the attached Modified "D" Development Limitations; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

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

Vote: 6 – 0



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

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

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission as it relates to the Zone 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: JUNE 19, 2023

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

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

Attachments: Zone Change Ordinance, Maps, Q and T Conditions, Modified "D" Development Limitations, Findings, Resolution, Interim Appeal Filing Procedures

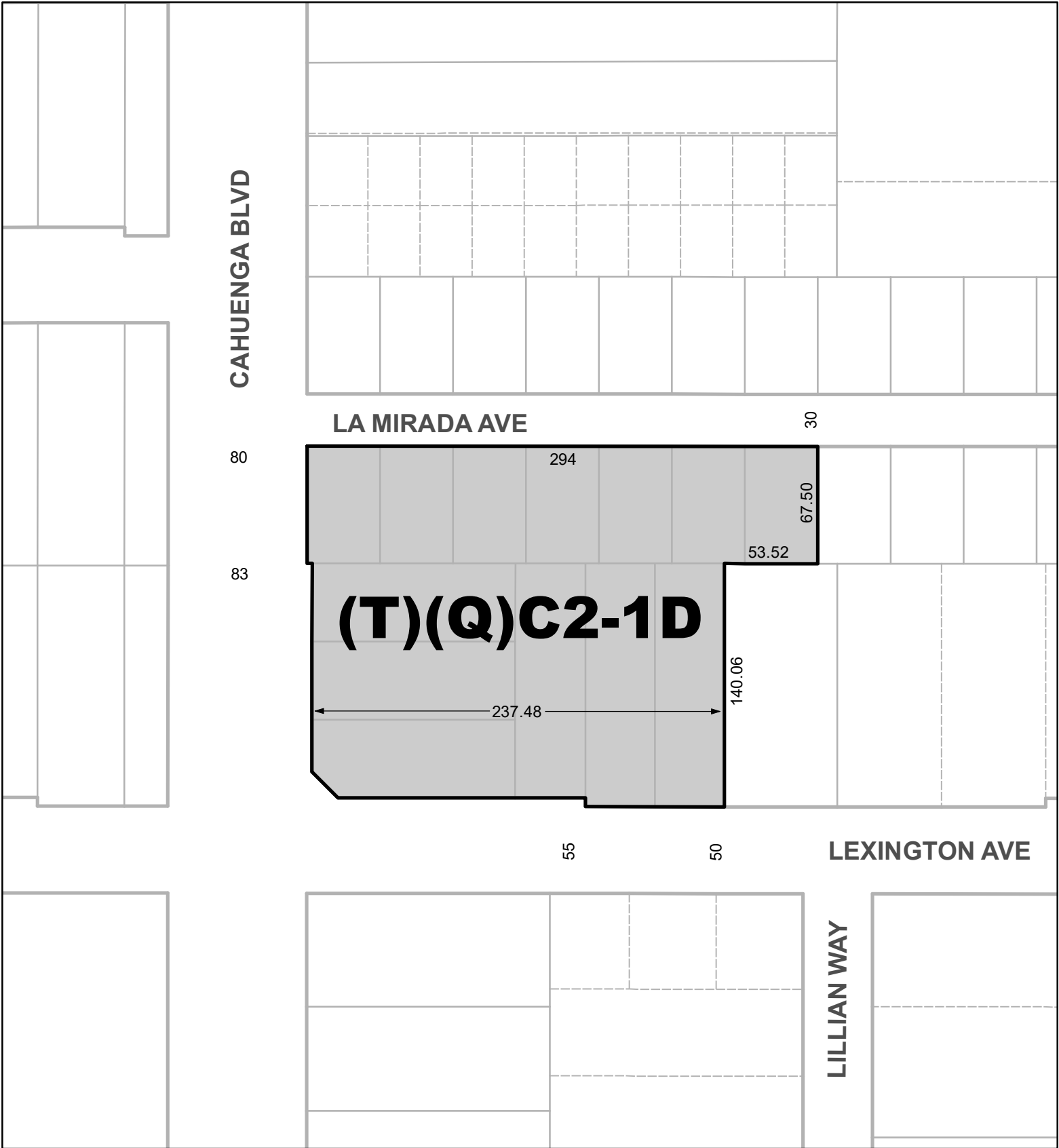
c: Heather Bleemers, Senior City Planner
Oliver Netburn, City Planner
Alexander Truong, City Planning Associate

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:



(Q) QUALIFIED CLASSIFICATIONS

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification:

A. Development Conditions

1. **Use.** The use and area regulations for the new development on-site shall be developed for the commercial uses as permitted in the C2 Zone as defined in LAMC Section 12.14, except as modified by the conditions herein or subsequent action.
2. **Development.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action. No change to the plans will be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of Planning. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.

OR

The site shall be developed with residential uses allowed, and in accordance with the density and all other development standards in the RD1.5-1XL zone.

3. **Authorization.** Authorized herein is the construction, use and maintenance of a new 75,262 square-foot creative office campus with a ground-floor retail use.
4. **Solar Energy Panels.** The project shall comply with Section 99.05.211.1 of the LAMC.
5. **Electric Vehicle Parking.** All automobile parking spaces shall provide electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) consistent with the regulations outlined in Section 99.05.106 of Article 9, Chapter IX of the LAMC.

B. Environmental Conditions

Project Design Features

6. Project construction will not include the use of driven (impact) pile systems.
7. Outdoor amplified sound systems, if any, will be designed so as not to exceed the maximum noise level of 80 dBA (L_{eq}) at a distance of 15 feet from the face of the loudspeakers, from all outdoor spaces. A qualified noise consultant will provide written documentation that the design of the system complies with this maximum noise level.
8. The following Transportation Demand Management strategies will be incorporated into the Project design:
 - **BICYCLE INFRASTRUCTURE** – Include Bike Parking per LAMC - This strategy involves implementation of short and long-term bicycle parking to support safe and comfortable bicycle travel by providing parking facilities at destinations under existing LAMC regulations applicable to the Project. The Project is required to, and will provide, a minimum of 22 bicycle parking spaces.

- BICYCLE INFRASTRUCTURE – Include Bike Parking and Showers - This strategy involves implementation of additional end of trip bicycle facilities to support safe and comfortable bicycle travel by providing amenities at the Project. This Project will provide up to four showers and 14 secure lockers.
9. The Applicant will, prior to construction, develop a Construction Traffic Control/Management Plan (CTM Plan) to be approved by LADOT to minimize the effects of construction on vehicular and pedestrian circulation and assist in the orderly flow of vehicular and pedestrian circulation in the area of the Project. The CTM Plan will identify the location of any roadway closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. The CTM Plan will also address the potential conflicts associated with concurrent construction activities of related projects, if applicable.
 10. The Applicant will, prior to construction, develop a Construction Traffic Control/Management Plan (CTM Plan) to be approved by LADOT to minimize the effects of construction on vehicular and pedestrian circulation and assist in the orderly flow of vehicular and pedestrian circulation in the area of the Project. The CTM Plan will identify the location of any roadway closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. The CTM Plan will also address the potential conflicts associated with concurrent construction activities of related projects, if applicable.

Mitigation Measures

11. A vapor barrier shall be installed along the base and walls all subterranean garages. The vapor barrier shall be installed to include a sub-slab collection and ventilation system during construction. Based on guidance from the regulatory agency, the vapor barrier shall be operated as an active or passive system.
12. Ongoing annual monitoring and reporting shall occur after construction and during occupancy to evaluate the efficiency of the vapor barriers and to confirm that indoor air is safe for occupants. Monitoring shall include a combination of indoor air sampling, subslab sampling, and/or differential pressure monitoring. Regulatory oversight, monitoring, and reporting shall be required for 10 years.
13. All elevators running from the parking lots up into the overlying spaces shall be monitored during occupancy to confirm that indoor air is safe for occupants. Monitoring shall include a combination of indoor air sampling, and/or differential pressure monitoring.
14. A temporary and impermeable sound barrier shall be erected at the following locations, prior to the start of earth moving activities. At plan check, building plans shall include documentation prepared by a noise consultant verifying compliance with this measure.
 - Along the northern property line of the Project Construction Site between the construction area and the residential uses to the north (represented by receptor location R1). The temporary sound barrier shall be designed to provide a minimum 12-dBA noise reduction at the ground level of receptor location R1.
 - Along the southern property line of the Project Construction Site between the construction area and the residential use to the east (represented by receptor location R2). The temporary sound barrier shall be designed to provide a minimum 14-dBA noise reduction at the ground level of receptor location R2.
 - Along the southern property line of the Project Construction Site between the construction area and the residential uses to the south (represented by receptor location R3). The

temporary sound barrier shall be designed to provide a minimum 11-dBA noise reduction at the ground level of receptor location R3.

- Along the western property line of the Project Construction Site between the construction area and the residential uses to the west (represented by receptor location R5). The temporary sound barrier shall be designed to provide a minimum 7-dBA noise reduction at the ground level of receptor location R5.

15. The following mitigation measures are provided to reduce the vibration impacts associated with potential human annoyance.

- The use of large construction equipment (i.e., large bulldozer, caisson drill rig, and/or loaded trucks) shall be a minimum of:
 - 35 feet from the Project northern property line
 - 30 feet from the Project southern property line
 - 70 feet from the Project eastern property line (near the building at receptor R2)
- The use of jackhammer shall be a minimum of 35 feet from the Project eastern/southern property line (near the building at receptor R2).

16. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. Work on the portions of the Project outside of the buffered area may continue during this assessment period. The Gabrieleno Band of Mission Indians-Kizh Nation shall be contacted regarding any pre-contact and/or post-contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant in accordance with applicable law, the Project applicant shall retain a professional Native American monitor procured by the Gabrieleno Band of Mission Indians-Kizh Nation to observe all remaining ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work. The Lead Agency and/or applicant shall, in good faith, consult with the Gabrieleno Band of Mission Indians-Kizh Nation on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities pursuant to the process set forth below.

- a. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed Project, and (2) Department of City Planning, Office of Historic Resources (OHR).
- b. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- c. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.

- d. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
- e. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may: (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate an significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.
- f. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.
- g. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in Items b through e above.
- h. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the SCCIC at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
- i. Notwithstanding Item h above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.

C. Administrative Conditions

17. **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.

18. **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.
19. **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.
20. **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.
21. **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.
22. **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.
23. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
24. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
25. **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.

26. **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.
27. **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.
28. **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.
29. **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.

“D” DEVELOPMENT LIMITATIONS

(As Modified by the City Planning Commission at its meeting on April 20, 2023)

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

1. **Floor Area.** The total floor area permitted on the subject property shall not exceed a Floor Area Ratio of 1.5:1.
2. **Height.** The project shall be limited to four (4) stories and 66 feet five (5) inches (66'-5"). Roof structures and equipment may exceed the height limit, as permitted in LAMC Section 12.21.1-B,3.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

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

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

Responsibilities/Guarantees.

1. As 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:

Cahuenga Boulevard (Modified Avenue II) – No dedications required.

La Mirada Avenue (Local Street) – No dedication required.

Lexington Avenue (Local Street) – A 5-foot wide strip of land along the property frontage of Lots 5 and 6 of TR 774 to complete a 30-foot half right-of-way in accordance with Local Street standards of Mobility Plan 2035.

b) Improvements Required:

Cahuenga Boulevard – Repairs and/or replace any broken, damaged, cracked, off-grade concrete curb, gutter, sidewalk and roadway pavement including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer. Reconstruct curb ramp(s) per BOE standards and Special Order 01 1020 satisfactory to the City Engineer. Close all unused driveways with full height curb, gutter and concrete sidewalk.

La Mirada Avenue – Removal and replacement of existing concrete curb, gutter at existing location and a full-width concrete sidewalk with tree wells or a minimum 5-foot concrete sidewalk and landscaping of the parkway adjacent to the new property line. Repair any broken or off-grade roadway pavement, close all unused driveways, and

reconstruct curb ramp(s) per BOE standards and Special Order 01-1020 satisfactory to the City Engineer.

Lexington Avenue – Construct additional surfacing to provide an 18-foot wide half roadway with concrete pavement, integral concrete curb, 2-foot gutter, an ADA compliant access ramp at the intersection with Cahuenga Boulevard and a 12-foot wide concrete sidewalk with tree wells or a minimum 5-foot wide concrete sidewalk with landscaping of the parkway. These improvements should suitably transition to join the existing improvements.

Note: There are street trees along Lexington Avenue. Denial of their removal could impact the ability to widen the roadways. Should the Urban Forestry Division of the Bureau of Street Services deny the removal of street trees, then improve these streets being dedicated along the property frontages with the following:

(i) **Lexington Avenue** – Removal and replacement of existing concrete curb, gutter at existing location and a full-width concrete sidewalk with tree wells or a minimum 5-foot concrete sidewalk and landscaping of the parkway adjacent to the new property line. Repair any broken or off-grade roadway pavement, close all unused driveways, and reconstruct curb ramp(s) per BOE standards and Special Order 01-1020 satisfactory to the City Engineer.

Note: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than $\frac{1}{4}$ 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 $\frac{1}{8}$ inch at the surface of the section.

Non- ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than $\frac{1}{8}$ 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. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Trees: That Board of Public Works approval shall be obtained prior to the issuance of the Certificate of Occupancy of the development project for the removal of any tree in the existing or proposed public right-of-way. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees.

Removal of street trees is required in conjunction with the street widening for this project. Please include the tree removal issue in your public hearing notice for this application.

Notes: Street lighting and street light relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

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

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

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

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

- c) Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk or through curb drains connected to the catch basins.
- d) Sewer lines exist in Cahuenga Boulevard, La Mirada Avenue and Lexington Avenue. Extension of the 6-inch house connection laterals to the new property line will be required. All Sewer Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit at (213) 482-7030.
- e) An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering at (213) 482-7030.
- f) Submit parking area and driveway plans to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

3. Bureau of Street Lighting.

- a. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on La Mirada Ave., two (2) on Lexington Ave., and two (2) on Cahuenga Blvd.

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.

RESOLUTION

WHEREAS, the subject project is located within the area covered by the Hollywood Community Plan which was updated by the City Council on December 13, 1988; and

WHEREAS, the City Planning Commission recommended approval of a General Plan Amendment to the Hollywood Plan to change the land use designation for the subject property from Low Medium II Residential to Community Commercial; and recommended approval of a Zone Change and Height District Change from RD1.5-1XL to (T)(Q)C2-1D; and

WHEREAS, the approved project is for the construction of a 4-story commercial office development; and

WHEREAS, the City Planning Commission at its meeting on April 20, 2023 approved the General Plan Amendment and recommended approval by the City Council and the Mayor of a General Plan Amendment; and

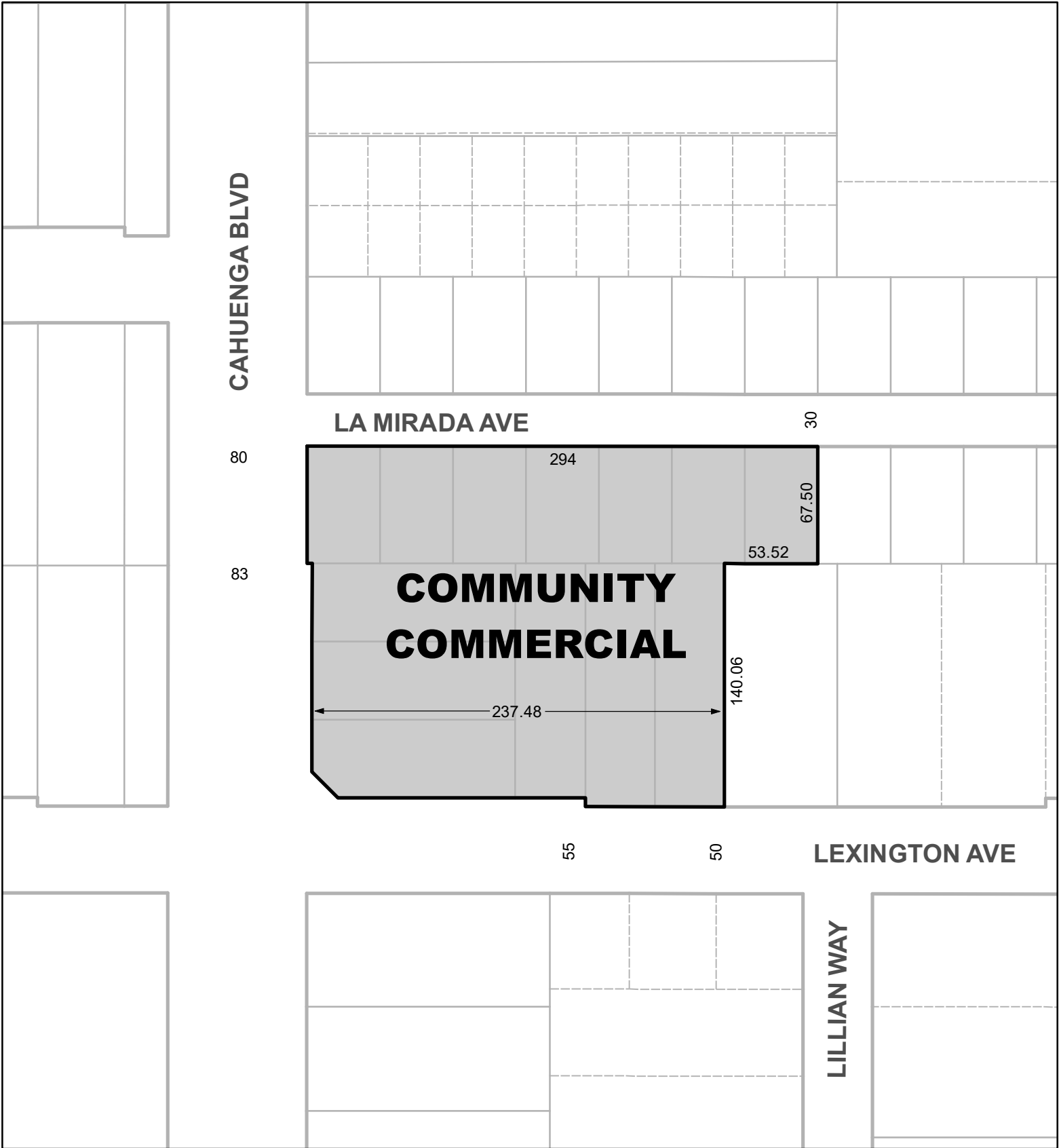
WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

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

WHEREAS, the Community Commercial land use designation and the (T)(Q)C2-1D Zone will allow the project as described above which is consistent with the Plan and Zone; and

WHEREAS, the subject proposal was assessed in Mitigated Negative Declaration No. ENV-2021-10171-MND as adopted on April 20, 2023, ("Mitigated Negative Declaration"), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;

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



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)

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