



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

Central Los Angeles Area Planning Commission

Date: February 28, 2017
(Continued from February 14, 2017)
Time: 4:30 p.m.*
Place: City Hall
200 N. Spring Street, 10th Floor
Los Angeles, CA 90012

Public Hearing: Required
Appeal Status: Not further appealable under LAMC
Expiration Date: February 28, 2017
Multiple Approval: No

Case No.: DIR-2015-2615-SPP-1A-M1-1A
CEQA No.: ENV-2015-2616-CE
Council No.: 13 – O’Farrell
Plan Area: Hollywood
Specific Plan: Vermont/Western SNAP
Subarea: C – Community Center
CDO: N/A
Certified NC: East Hollywood
GPLU: Community Commercial
Zone: C2-CSA1

Owner/Applicant: Robert Herscu, 4975 Sunset LLC
Representative: Michael Gonzales, Gonzales Law Group APC

PROJECT LOCATION: 4975-4977 West Sunset Boulevard

PROPOSED PROJECT: Modification to a Project Permit Compliance Review for a change of use from a church to creative office, and the addition of 320 square feet to an existing mezzanine, within a one-story building located in Subarea C of the Vermont/Western Station Neighborhood Area Plan. The Modified Project includes the addition of an outdoor patio area with a trellis and retention of existing stained glass windows.

APPELLANT: Robert Herscu, Applicant

REQUESTED ACTION: **Appeal** of the Director of Planning’s conditional approval of a Modification to a Project Permit Compliance pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC).

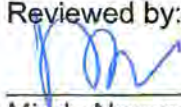
RECOMMENDED ACTIONS:

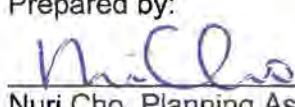
1. **Deny** the Appeal.
2. **Sustain** the Determination of the Director of Planning in approving a Modification to a Project Permit Compliance Review for a change of use from a church to creative office, and the addition of 320 square feet to an existing mezzanine, within a one-story building located in Subarea C of the Vermont/Western Station Neighborhood Area Plan. The Modified Project includes the addition of an outdoor patio area with a trellis and retention of existing stained glass windows.
3. **Adopt** the Staff Findings.
4. **Find** the Categorical Exemption (Case No. ENV-2015-2616-CE) as adequate environmental clearance.

VINCENT P. BERTONI, AICP
Director of Planning

By: 
Shana Bonstin, Principal City Planner

Reviewed by: 
Jane Choi, Senior Planner

Reviewed by: 
Mindy Nguyen, City Planner

Prepared by: 
Nuri Cho, Planning Assistant

ADVICE TO PUBLIC: * The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300)*. While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the American Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

Appellate Decision

Pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC), appeals of a Modification to a Project Permit Compliance are made to the Area Planning Commission. The appellate decision of the Area Planning Commission is final and effective as provided in Charter Section 245.

Background

The project site is located within the Hollywood Community Plan area and has an underlying General Plan land use designation of Community Commercial with corresponding zones of CR, C2, C4, P, PB, RAS3 and RAS4. The subject site is located in Subarea C (Community Center) of the Vermont/Western Transit Oriented District Specific Plan, also known as the Vermont/ Western Station Neighborhood Area Plan (SNAP). The project site is zoned C2-CSA1. However, Section 3.B of the Vermont/Western Specific Plan Section 3.B. states the following:

More and Less Restrictive Uses. Wherever this Specific Plan contains provisions which require or permit greater or lesser setbacks, street dedications, open space, densities, heights, uses, parking or other controls on development than would be allowed or required pursuant to the provisions contained in Chapter 1 of the Code, the Specific Plan shall prevail and supersede the applicable provisions of the Code.

As such, and pursuant to Section 9.A. of the Specific Plan, C4 Zone Commercial uses are permitted on any lot located in Subarea C.

The project site consists of six (6) contiguous lots totaling 10,250 square feet in size, and is located at the corner of Sunset Boulevard and Alexandria Avenue, with a 10-foot alleyway to the rear. The project site is currently developed with an existing one-story, 6,716-square-foot church with a mezzanine and a surface parking lot. Adjoining properties across the alleyway to the north are zoned RD1.5-1XL and developed with multifamily residential uses; adjoining properties to the east are zoned C2-CSA1 and developed with a rooming house and restaurant uses; adjoining properties across Alexandria Avenue to the west are zoned C2-1D and RD1.5-1XL and developed with a service station and the Alexandria Care Center; and properties located across Sunset Boulevard to the south are zoned C2-CSA1 and developed with a five-story parking structure for Kaiser Permanente. The surrounding properties are designated as Subarea A (Neighborhood Conservation) to the north, Subarea B (Mixed Use Boulevards) to the west and Subarea C (Community Center) to the east and south.

Project Summary

Case No. DIR-2015-2615-SPP

On October 20, 2015, the Director's Determination (Exhibit F) was issued approving a Project Permit Compliance Review to permit a change of use from a church to creative office; an addition of 320 square feet to the mezzanine within an existing 6,716-square-foot church, resulting in a new floor area of 6,997 square feet; and the maintenance of an existing parking area adjacent to the church, located in Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP). Condition of Approval No. 5 in the original Director's Determination required all future changes to the building exterior be reviewed by Office of Historic Resources and Plan Implementation Division staff for compliance with the Secretary of the Interior's Standards.

Case No. DIR-2015-2615-SPP-1A

On November 4, 2015, an appeal of the Director's Determination DIR-2015-2615-SPP was filed, contending that the structure is a potentially historic landmark, and therefore should require an Environmental Impact Report (EIR) to assess the environmental impacts of the project on the subject property and the historic character of the neighborhood. However, while there are many historic properties within the Hollywood neighborhood, there is not an established historic district for the area in which the Project site is located. In addition, the property is not listed in the California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register; nor was it found to be a potential historic resource based on the City's HistoricPlacesLA website, the City's online information and management system created to inventory Los Angeles's significant historic resources; or in SurveyLA, the citywide survey of Los Angeles. As such, based on the City's existing resources, the building is not considered to be historic for purposes of the City Code. Based on all of the above, the property is not a historic resource pursuant to Public Resources Code Section 21084.1 and CEQA Guidelines, Section 15064.5(a).

On January 22, 2016, the Central Area Planning Commission denied the appeal of the original Project Permit Compliance Review, sustained the Director's Determination in approving the Project Permit compliance to permit the change of use and the addition of 320 square feet, and modified the Condition of Approval No. 5 to require a Modification to be filed with the Plan Implementation Division to amend the Condition of Approval and Exhibit "A" in the event any exterior modifications are proposed in the future (Exhibit E).

Case No. CHC-2016-1120-HCM

On June 21, 2016, the Cultural Heritage Commission declined the request for possible declaration of the subject property as a Historic-Cultural Monument, as the property does not meet the criteria in Section 22.171.7 of the Los Angeles Administrative Code (Exhibit D).

Case No. DIR-2015-2615-SPP-1A-M1 and Building Permit No. 15014-10001-02771

On July 6, 2016, a Modification to a Project Permit Compliance review was filed, requesting the removal of modified Condition of Approval No. 5 to permit the addition of an outdoor patio area with a trellis and removal of stained glass windows on the exterior facades of the building.

A Supplemental Building Permit No. 15014-10001-02771 to original Permit No. 15014-10000-02771 was issued on July 28, 2016 to change all window glazing and include the front outdoor patio as part of the original scope of work (Exhibit C), without obtaining a Project Permit Compliance Review Modification to amend Condition of Approval No. 5 and Exhibit "A" as required by the Central Area Planning Commission per Case No. DIR-2015-2615-SPP-1A. The applicant moved forward with removing the stained glass windows from the exterior facades of the subject building while the Modification was filed and pending a Determination by the Director. The Department of Building and Safety revoked the supplemental building permit on August 30, 2016 following a notification by the Department of City Planning that a Planning clearance must be obtained for the Supplemental Permit.

On November 18, 2016, the Director's Determination partially approved the requested Modification to a Project Permit Compliance Review to permit a change of use from a church to creative office, and the addition of 320 square feet to an existing mezzanine and an outdoor patio area with a trellis within the subject building; and amended Condition of Approval No. 5 to require all stained glass windows on the building facades to be retained in its original or natural state (Exhibit B).

Appeal Points and Staff Responses

The applicant appeals, in part, the Director of Planning's conditional approval of the Project Permit Compliance Review Modification (Exhibit A). Specifically, the applicant objects to the modified Condition of Approval No. 5 in the Project Permit Compliance Review Modification, which states:

Original Stained Glass Windows. *The applicant shall retain all of the stained glass windows, as shown in Exhibit "B," on east, south and west elevations in its original or natural state.*

Appeal Point No. 1

The appellant contends that building permits for the proposed project should not be subject to further discretionary review under the SNAP, as the subject property has been found ineligible for designation as a historic resource by the Cultural Heritage Commission, and the proposed exterior façade work does not include construction of a new building or qualifies as an extensive remodeling per the SNAP. Additionally, the appellant contends that the change of use portion of the project has already been approved, and therefore the façade work should not be subject to additional Department of Planning review and approval.

Staff Response:

Section 5.A. of the SNAP requires issuance of a Project Permit Compliance for any "Project," which is defined as:

The construction of any new building or structure or the Extensive Remodeling of an existing building or structure on a lot located in whole or in part within the Specific Plan Area, which requires the issuance of a building permit after the effective date of this Specific Plan. A Project shall also include a change of use for any building or structure or land.

Any scope of work which meets the definition of a "Project" including new construction, change of use, or extensive remodeling requires discretionary review under the SNAP. However, the applicant initially filed a Project Permit Compliance Review for a "Project" to change the use from a church to creative office. The applicant later filed a Modification to the Project Permit Compliance Review to remove Condition of Approval No. 5 from the original Project Permit Compliance and allow exterior façade work as a **subsequent modification** to the "Project." As such, the proposed change of use and the exterior façade improvements cannot be considered independent scopes of work, as contended by the applicant.

Section 11.5.7 D of the Los Angeles Municipal Code (LAMC) states:

Once a Project Permit Compliance becomes effective, any subsequent proposed modification to the project shall require a review by the Director, who shall grant approval of the modification if he or she finds the modification to be substantially in conformance with the original Project Permit Compliance.

The Municipal Code gives the authority to the Director of Planning to make a determination to grant approval of any subsequent modification to the project that is granted approval in the original Project Permit Compliance. As such, the change of use and the exterior façade work are subject to the Director of Planning's discretionary review as one Project in its entirety. Furthermore, the grant clause of the Project Permit Compliance Review Modification includes the change of use, addition of 320 square feet to an existing mezzanine and an outdoor patio area with a trellis, and retention of existing stained glass windows as the entire scope of work.

Appeal Point No. 2

The appellant contends that amended Condition of Approval No. 5 is imposed on the project based on misinterpretation of Design Guidelines No. 4, which states:

It is recommended, but not required, that building color be simple and limited to three colors: Dominant color, subordinate color and "grace note" color. For example, the main color can be used for the building walls, the secondary color for window and door trim, and the accent color for awnings and signs. Light color paints, roof and building materials are encouraged to reflect more of the sun's energy there by reducing the surface temperature of the walls and roofs. Retention of building materials in their original or natural state, particularly brick, terra cotta and stone is strongly encouraged.

The appellant contends that Design Guideline No. 4 should be utilized for a color scheme of building exterior and surface finishes rather than for windows, trim, details, ornamentation, or architectural features. The appellant also states that the Director read into the Design Guidelines a building-specific cultural/historic preservation objective that does not exist; and that the intent of the Design Guideline is to maintain neighborhood harmony and general conformity with other buildings in the community, rather than to preserve cultural/historic character of existing buildings.

Staff Response:

Design Guideline No. 4 mentions window and door trim and awnings, which does in fact indicate that Design Guideline No. 4 not only pertains to the color of building exterior and surface finishes, but also for windows, trim, details, and architectural features. Additionally, Design Guideline No. 4 encourages the retention of building materials in their original or natural state. The appellant contends that the Director's Determination uses the term "character-defining features" as a term of art from the realm of historic preservation. The Director's Determination clearly acknowledges that the existing building is not designated as a historic resource. In addition, the Determination does not require the retention of stained glass windows because of their historic significance or to preserve the historic characteristics of the existing building. However, amended Condition of Approval No. 5 requires the retention of stained glass windows as they are one of the original building materials of the existing building as constructed in 1925. While the appellant contends that there is no individual building preservation element to the Design Guidelines, Design Guideline No. 4 recommends the retention of original building materials, which is clearly intended to preserve the original building elements of existing buildings.

Appeal Point No. 3

The appellant contends that the stained glass windows are references to Christian faith and theology, and the requirement to retain the windows imposes religious imagery on the project in the absence of any historical justification and will impose the promotion of religious values and beliefs on the applicant and prospective tenants, likely constraining the project's marketability.

Staff Response:

The Condition of Approval was not placed to impose a specific religion onto the applicant and/or prospective tenant, but rather to preserve aesthetic characteristics of an existing building, as stated in Design Guidelines No. 4. Stained glass windows refer to colored or painted glass as a decorative material of a building that can be found not only in religious buildings but also in private homes and cultural, institutional, civic, and commercial buildings. Furthermore, as described in the Introduction Section of the Development Standards and Design Guidelines ("Guidelines"), the Guidelines includes criteria regarding site planning, building design, façade treatments, open space, landscaping and other standards for private property located within the boundary of the

Vermont/Western SNAP. As such, the Guidelines are intended to regulate and guide aspects of site development and building design and do not endorse a specific religious worldview.

Environmental Clearance

The project is Categorically Exempt from the environmental review pursuant to Article III, Section 1, Class 1, and Category 1 of the City CEQA Guidelines for interior or exterior alterations, remodeling, or minor construction where there will be negligible or no expansion of use. There are five (5) exceptions to the Class 1 Existing Facilities Categorical Exemption which must be considered in order to find a project exempt under CEQA: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

The project involves a change of use from a church to creative office; an addition of 320 square feet to the mezzanine within an existing 6,716-square-foot church, resulting in a new floor area of 6,997 square feet; an addition of an outdoor patio area with a trellis; retention of existing stained glass windows on the building facades; and the maintenance of an existing parking area adjacent to the church within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP). The project does not propose a major expansion of the existing building or construction of a new building. Therefore, the proposed project would not have a cumulative or significant impact on the environment.

According to Appendix B of the Mobility Plan, Lexington and Westmoreland Avenues are not designated as scenic highways, nor are there any designated scenic highways located near the project site. Moreover, the property is not listed in the California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register; nor was it found to be a potential historic resource based on the City's HistoricPlacesLA website, the City's online information and management system created to inventory Los Angeles's significant historic resources; or in SurveyLA, the citywide survey of Los Angeles. According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. Therefore, the five (5) exceptions to Categorical Exemption do not apply to this project.

Conclusion

The appeal generally addresses the merits of the City's determination to require the retention of stained glass windows on the building facades in its original or natural state. The City has the discretion to review the proposed exterior façade improvements as a subsequent modification to an approved Project Permit Compliance Review pursuant to LAMC Section 11.5.7 D and Section 5.A of the SNAP. Additionally, Design Guideline No. 4 expressly mentions window and door trims, which indicates that the Design Guideline not only pertains to building exterior and surface finishes but also window trim and architectural features. The Director's Determination of the Project Permit Compliance Review Modification requires the retention of stained glass windows, as they are original materials of the existing building as constructed in 1925. Furthermore, amended Condition of Approval No. 5 is imposed on the project to preserve the original building material for its aesthetic value, and not to impose religious imagery on the project. Therefore, it has been determined that the Director of Planning did not err in making this determination, and the appeal of a Project Permit Compliance Review Modification for a project involving a change of use of an existing church to creative office; addition of 320 square feet to an existing mezzanine; and addition of an outdoor patio area with a trellis, cannot be substantiated and should be denied.

EXHIBIT A

APPEAL

DIR-2015-2615-SPP-1A-M1-1A

APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☐ Director of Planning

Regarding Case Number: DIR-2015-2615-SPP-1A-M1

Project Address: 4975-4977 West Sunset Boulevard

Final Date to Appeal: 12/04/2016

Type of Appeal: ☒ Appeal by Applicant/Owner
 ☐ Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
 ☐ Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Robert Herscu

Company: 4975 Sunset, LLC

Mailing Address: 1801 Century Park East, Suite 1560

City: Los Angeles State: CA Zip: 90067

Telephone: (213) 481-6569 E-mail: mgonzales@gonzaleslawgroup.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position? ☒ Yes ☐ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Michael Gonzales

Company: Gonzales Law Group APC

Mailing Address: 555 S Flower Street #650

City: Los Angeles State: CA Zip: 90071

Telephone: (213) 481-6569 E-mail: mgonzales@gonzaleslawgroup.com

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? ☐ Entire ☒ Part

Are specific conditions of approval being appealed? ☒ Yes ☐ No

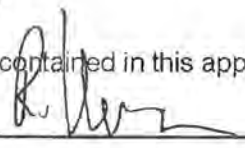
If Yes, list the condition number(s) here: 5

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: 

Date: 11/29/16

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code * 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: <u>3308.00</u>	Reviewed & Accepted by (DSC Planner): <u>JOHN DACEY</u>	Date: <u>11/30/16</u>
Receipt No: <u>33479</u>	Deemed Complete by (Project Planner):	Date:
☒ Determination authority notified		☒ Original receipt and BTC receipt (if original applicant)

ATTACHMENT A TO APPEAL APPLICATION

CASE NO. DIR-2015-2615-SPP-1A-M1

APPEAL REQUEST

4975 Sunset, LLC (the “Applicant”) is the owner of property located at 4975-4977 Sunset Boulevard. The underlying case concerns the Applicant’s plan to convert the vacant church building occupying the property to creative office use and expand the building’s mezzanine by approximately 320 square feet (the “Project”). The Project was approved on October 20, 2015. In deference to concerns that the building possessed historic value, the determination imposed Condition No. 5 prohibiting work on the building exterior until that work was reviewed for compliance with the Secretary of the Interior’s Standards for Rehabilitation.

Following approval of the Project, the Los Angeles Cultural Heritage Commission (“L.A. Heritage”) evaluated the property and concluded that it did not meet the criteria set forth in Section 22.171.7 of the Los Angeles Municipal Code (“LAMC”) for designation as a City Historic-Cultural Monument. With the question of historic significance answered in the negative, the Applicant requested a Project Permit Compliance Review Modification to remove Condition No. 5 and add a patio area with a trellis.

The Applicant appeals, in part, the Director of Planning’s (the “Director”) November 18, 2016 conditional approval of the Project Permit Compliance Review Modification. Specifically, the Applicant objects to the revised Condition of Approval No. 5 in its entirety. Condition No. 5 provides as follows:

Original Stained Glass Windows. The applicant shall retain all of the stained glass windows, as shown on Exhibit “B,” on east, south and west elevations in its [sic] original or natural state.

The basis of this appeal is threefold. First, with the Project site having been found ineligible for designation as a historic resource, building permits for exterior work on the Project should not be subject to further discretionary review under the Vermont/Western Station Neighborhood Area Plan (“SNAP”). Second, the Director relied on an erroneous interpretation of the SNAP Development Standards and Design Guidelines (the “Design Guidelines”) in concluding that preservation of the windows is necessary.¹ Third, in view of the religious connotation of the stained glass windows, Condition No. 5 effectively imposes the promotion of religious values and beliefs on the Applicant and the Applicant’s prospective tenants. Such an obligation falls well outside the purview of acceptable land use planning restrictions.

¹ A copy of the Design Guidelines is attached hereto for reference.

APPEAL JUSTIFICATION

The Evolution of Condition No. 5

The Director approved the Project pursuant to a Project Permit Compliance Review on October 20, 2015. Questions were raised during the approval process regarding the potential historic significance of the church building. The Director addressed those conditions by imposing the following condition:

5. **Exterior Modifications.** No exterior modifications have been approved as part of this project work scope. All future changes to the building exterior shall be reviewed by the Office of Historic [Resources] and Plan Implementation staff for compliance with the Secretary on the Interior's Standards.

An appeal followed the Director's approval of the Project based on alleged violations of the California Environmental Quality Act ("CEQA"). In denying the appeal on January 12, 2016, the Central Area Planning Commission restated Condition No. 5 as follows:

5. **Exterior Modifications.** No exterior modifications have been approved as part of this project work scope. Should any exterior modifications be proposed in the future, a Modification shall be filed with the Plan Implementation Division in order to amend this Condition and the approved Exhibit A.

The second iteration of Condition No. 5 supplanted the first. The change in wording reflected the absence in the administrative record of substantial evidence supporting a potential impact to cultural resources.

Subsequently, a request was submitted to L.A. Heritage to declare the project site a Historic-Cultural Monument worthy of preservation. On May 19, 2016, LA Heritage unanimously concluded that the site did not qualify for designation as a Historic-Cultural Monument. The site's failure to achieve local designation as a historic resource effectively precludes its consideration for state or national historic resource status.

The failure of the church (or any of its components) to qualify as a historic resource appeared to resolve the original impetus for Condition No. 5. Thus, on July 6, 2016, the Applicant requested a Project Permit Compliance Review Modification to remove Condition No. 5.

The Los Angeles Department of Building and Safety ("DBS") issued a building permit for the change of use in February 2016. On July 28, 2016, DBS issued a supplemental permit specifically allowing exterior work to move forward. The Department of City Planning (the "Department") notified DBS approximately two weeks later that a required clearance for the supplemental permit was missing, and that the supplemental permit should therefore be revoked. DBS issued a letter of revocation on August 30, 2016.

Building Permits for Exterior Work on the Project Should Not Be Subject to Further Discretionary Review under SNAP

Absent the site's designation as a historic resource, building permits for the Project should not be subject to further discretionary review. Discretionary review is triggered by limited, specific circumstances under the SNAP. The discretionary approval provisions of the SNAP do not define (or even use) the term "exterior modifications" that was used in the first two iterations of Condition No. 5. The SNAP instead groups projects requiring discretionary approval into three categories as follows:

1. Construction of any new structure;
2. Change of use of an existing structure; and
3. "Extensive remodeling" of an existing structure.

The exterior work contemplated for 4975 West Sunset will not include construction of a new building, and the proposed change of use has already been approved. The exterior work should therefore only be subject to further discretionary approval under the SNAP if it qualifies as an "extensive remodeling." The SNAP defines "extensive remodeling" as follows:

Extensive Remodeling. Any alteration to, including addition to, an existing building in which the aggregated value of the work in any one year exceeds 75% of the replacement value of the existing building, as determined by the Department of Building and Safety.

It is our understanding that the cost of the work at issue will come nowhere near 75% of the replacement value of the building. In addition, the work being performed is substantially consistent with the previously-approved Project plans. The work should therefore not be subject to additional Department review and approval. It should instead only require filing with the Department in accordance with the previous Condition No. 5.

The SNAP Design Guidelines Do Not Justify Mandatory Retention of the Windows

As noted above, the Director conditionally approved the Modification on November 16, 2016. The Director's decision permitted the requested patio and trellis work, but amended Condition No. 5 to require that all of the building's stained glass windows be retained. That obligation appears to be the product of pressure from local activists dissatisfied with L.A. Heritage's conclusion that the Project site does not qualify for designation as a historic resource. It rests on a bootlegged historic preservation premise that has no support in the SNAP or the Design Guidelines, and works a considerable injustice to the Applicant.

The Director based his decision upon compliance with portions of the Design Guidelines, providing a two-part justification for imposing the window preservation condition. First, the Director found the windows to be “character-defining features” of the church building, using a term of art from the realm of historic preservation. Second, the Director divined from the Design Guidelines a requirement that those features be preserved.

The window mandate is based on Design Guideline 4 (page 23), which pertains to building color. Design Guideline 4 provides in its entirety as follows:

4. Building Color. It is recommended, but not required, that building color be simple and limited to three colors: Dominant color, subordinate color and “grace note” color. For example, the main color can be used for the building walls, the secondary color for window and door trim, and the accent color for awnings and signs. Light color paints, roof and building materials are encouraged to reflect more of the sun’s energy there by reducing the surface temperature of the walls and roofs. Retention of building materials in their original or natural state, particularly brick, terra cotta and stone is strongly encouraged.

(Emphasis in original.)

The intent of Design Guideline 4 is clear from both its title and its content. A simple color scheme should be utilized for the building exterior, and surface finishes should be left in their natural state. The examples of building materials provided within the Guideline—brick, terra cotta, and stone—clearly refer to wall surface finishes. There is no reference to windows, trim, details, ornamentation, or architectural features. Nonetheless, the Director invoked Design Guideline 4 in requiring that the windows be preserved as follows:

The Design Guidelines further stipulate that retention of building materials in their original or natural state is strongly encouraged. The original church was built in 1925. The primary character defining features and materials of the original building include stained glass windows and brick facades. The applicant proposes exterior improvements to add an outdoor patio area with a trellis and remove and replace stained glass windows and frames. The addition of an outdoor patio area with a trellis would not alter the existing building materials and conforms to the Design Guidelines. However, the removal of the stained glass windows do [sic] not conform to the Design Guidelines that are intended to preserve the character of existing buildings. Although the existing building has been determined not to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register, the Design Guidelines are adopted to retain character-defining features of existing buildings that maintain the community’s

sense of place. Therefore, the project has been conditioned to retain all stained glass windows in their original or natural state on east, south, and west elevations. Only as conditioned, the project conforms to the Design Guidelines.

The Director's determination grossly distorts and inflates Design Guideline 4's substance and intent. Contrary to the Director's interpretation, Design Guideline 4 is not intended to preserve the character of existing buildings, but rather to maintain neighborhood harmony and general conformity with other buildings in the community. The term "character-defining" appears nowhere in the Design Guidelines, and references to "character" pertain to the streets and other buildings at large, as well as features that should be avoided.² There is no individual building-preservation element to the Design Guidelines.

The Director appears to have read into the Design Guidelines a building-specific cultural/historic preservation objective that simply does not exist. In addition, no feature of the building is eligible for historic preservation. The Director's November 18, 2016 determination letter acknowledges that the Project site has no historic significance according to any of the City's lists and indexes:

While there are many historic properties within the Hollywood neighborhood, there is not an established historic district for the area in which the Project site is located. In addition, the property is not listed in the California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register; nor was it found to be a potential historic resource based on the City's HistoricPlacesLA website, the City's online information and management system created to inventory Los Angeles's significant historic resources; or in SurveyLA, the citywide survey of Los Angeles.

Nevertheless, the Director noted that the building was constructed in 1925, and linked its features to "the community's sense of place." The Director then injected those elements into a guideline pertaining to exterior surface finishes, concluding that the guideline therefore mandates preservation of the features. The Design Guidelines do not support the conclusion.

² For example, at Page 24, the Design Guidelines provide that "canned signs" should be avoided because they "use a limited range of colors and lettering types and tend to have no relationship to the architectural character of the building." At Page 31, the Design Guidelines state that "[p]ublic buildings are asked to evoke historic architectural themes, or reinforce local character and sense of place, when appropriate." At Page 40, the Design Guidelines note that street trees may "contribute to the overall character of the streets."

Condition No. 5 Undermines the Change of Use, and Obligates the Applicant to Endorse a Religious a Worldview and to Impose that Worldview upon its Tenants

The church's stained glass windows are not simply decorative ornamentation. They are clear references to Christian faith and theology, and they characterize the building as a Christian edifice. The Director's requirement that the windows remain in place undermines the very essence of the Project, which is a change of use from a house of worship to offices. The windows' traditional association with a Christian worldview will also be inextricably linked to the Applicant and the Applicant's product if they remain a feature of the building. Imposing religious imagery on the Project, particularly in the absence of any historical justification, will improperly effect a de facto religious endorsement on the part of the Applicant. That burden will necessarily be passed on to prospective tenants of the building, likely constraining the Project's marketability.

CONCLUSION

The Area Planning Commission is encouraged to correct the Director's errors by removing Condition No. 5 and its imposition of an inappropriate and unjustified mandate.

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DIR-2015-2615-SPP-1A-M1-1A

EXHIBIT B

DIRECTOR'S DETERMINATION
DIR-2015-2615-SPP-1A-M1

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**VERMONT/WESTERN SNAP
PROJECT PERMIT COMPLIANCE REVIEW MODIFICATION**

November 18, 2016

Property Owner/Applicant

Robert Herscu
4975 Sunset, LLC
1801 Century Park East, Suite 1560
Los Angeles, CA 90067

Representative

Michael Gonzales
Gonzales Law Group APC
555 S. Flower St., Suite 650
Los Angeles, CA 90071

Case No. DIR-2015-2615-SPP-1A-M1

CEQA: ENV-2016-2388-CE

Specific Plan Subarea: C – Community Center

Location: 4975-4977 West Sunset
Boulevard

Council District: 13 – O'Farrell

Neighborhood Council: East Hollywood

Community Plan Area: Hollywood

Land Use Designation: Community Commercial

Zone: C2-CSA1

Legal Description: Lot 4 Arb 2&3, Lot 5 Arb 2&3,
Lot 6 Arb 2&3; Block None;
The Welch Tract

Last Day to File an Appeal: December 4, 2016

PRIOR APPROVAL

On October 20, 2015, pursuant to LAMC Section 11.5.7 C. and the Vermont/Western Station Neighborhood Area Specific Plan Ordinance 173,749, a Director's Determination was issued that:

Approved with Conditions a Project Permit Compliance Review for a change of use from a church to creative office, and the addition of 320 square feet to an existing mezzanine, within a one-story building located in Subarea C of the Vermont/Western Station Neighborhood Area Plan.

The project is Categorically Exempt from environmental review pursuant to Article III, Section 1, Class 21, and Category 2 of the City of Los Angeles CEQA Guidelines.

On January 12, 2016, the Central Area Planning Commission denied an appeal of the Director's Determination, sustained the Determination in approving the Project Permit Compliance, and revised Condition of Approval No. 5 to require a Project Permit Compliance Review Modification to be filed for any exterior modifications to the building.

MODIFICATION

On July 6, 2016, the Applicant requested a Project Permit Compliance Review Modification to remove Condition of Approval No. 5 from the Director's Determination to add an outdoor patio

area with a trellis and remove and replace stained glass windows and frames. The attached Conditions of Approval and Findings have been updated to reflect the requested Modification. Deleted text is shown with a ~~striethrough~~, and added text is underlined.

Pursuant to LAMC Section 11.5.7 D. and the Vermont/Western Station Neighborhood Area Specific Plan Ordinance No. 173,749, amended by Ordinance No. 184,414, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Modification to a Project Permit Compliance Review for a change of use from a church to creative office, and the addition of 320 square feet to an existing mezzanine, within a one-story building located in Subarea C of the Vermont/Western Station Neighborhood Area Plan. The Modified Project includes the addition of an outdoor patio area with a trellis and retention of existing stained glass windows.

The project is Categorically Exempt from environmental review pursuant to Article III, Section 1, Class 24 1, and Category 2 1 of the City of Los Angeles CEQA Guidelines.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped Exhibit "A" and Exhibit "B," dated November 18, 2016, and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, ~~Plan Implementation Division~~ Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Use.** The project is allowed a 6,997 square foot creative office within an existing one-story building with a mezzanine, and shall be limited to commercial uses permitted in the C4 Commercial Zone by Section 12.16 of the Los Angeles Municipal Code (LAMC).
3. **Parking.** The project shall maintain the existing parking area as shown on "Exhibit A", which shall be used only for parking ancillary to the creative office use. No additional parking is required.
4. **Signage.** All unpermitted signs shall be removed. All new future signs shall be reviewed by Plan Implementation staff for compliance with the Vermont/Western Station Neighborhood Area Plan signage guidelines and regulations. Filing for a Project Permit shall not be necessary unless a Project Permit Adjustment or Exception is required. Any pole, roof or off-site sign, any sign containing flashing, mechanical or strobe lights are prohibited. Canned signs should not be used.
5. **Exterior Modifications.** ~~No exterior modifications have been approved as part of this project work scope. Should any exterior modifications be proposed in the future, a Modification shall be filed with the Plan Implementation Division in order to amend this Condition and the approved Exhibit A.~~ Original Stained Glass Windows. The applicant shall retain all of the stained glass windows, as shown on Exhibit "B," on east, south and west elevations in its original or natural state.
6. **Height.** The height of the trellis shall not exceed 35 feet.
7. **Floor Area Ratio.** The maximum floor area ratio, including the outdoor patio area with a trellis, shall not exceed 1.5:1.

Administrative Conditions

8. **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~~" Plans Approved. A copy of the ~~Final Plans~~ Plans Approved, supplied by the Applicant, shall be retained in the subject case file.
9. **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.

10. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
11. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
12. **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.
13. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
14. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
15. **Indemnification and Reimbursement of Litigation Costs.** The 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 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 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 \$25,000. 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 (ii 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 includes 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

On October 20, 2015, the Director's Determination approved a Project Permit Compliance Review to permit The project includes a change of use from a church to creative office and the maintenance of an existing parking area adjacent to the church, located in Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan. The church currently occupies a one-story building with a mezzanine, totaling 6,716 square feet in size. The project proposes to remove 39 square feet from the first floor, and add 320 square feet to the mezzanine, resulting in a new floor area of 6,997 square feet. The project also proposes a new ADA ramp along the Sunset Boulevard frontage, and a handicap accessible parking space, both per Los Angeles Department of Building and Safety (LADBS) requirements. No signage or other exterior improvements to the existing building are proposed. However, the subject building has been identified as a potentially significant historic resource and any future exterior modifications will be required to comply with the Secretary of Interior's Standards. While there are many historic properties within the Hollywood neighborhood, there is not an established historic district for the area in which the Project site is located. In addition, the property is not listed in the California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register; nor was it found to be a potential historic resource based on the City's HistoricPlacesLA website, the City's online information and management system created to inventory Los Angeles's significant historic resources; or in SurveyLA, the citywide survey of Los Angeles.

On January 12, 2016, the Central Area Planning Commission denied an appeal of the Director's Determination, sustained the Determination in approving the aforementioned Project Permit Compliance, and modified Condition of Approval Number 5 to require a Project Permit Compliance Review Modification to be filed in the event any exterior modifications are proposed in the future.

The applicant requests a Project Permit Compliance Review Modification to remove Condition of Approval Number 5 to add an outdoor patio area with a trellis and replace and repair stained glass windows and frames.

- 1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**
 - A. Use.** Section 9.A. of the Vermont/Western Specific Plan states that residential uses permitted in the R4 Zone by LAMC Section 12.11 and commercial uses permitted in the C4 Commercial Zone by LAMC Section 12.16 shall be permitted by-right on any lot located within Subarea C of the Specific Plan area. The project involves a change of use from a church to creative office, which is a use that is permitted by-right in the C4 Zone. Therefore, the project complies with Section 9.A. of the Specific Plan.
 - B. Height and Floor Area.** Section 9.B. of the Vermont/Western Specific Plan states that projects comprised exclusively of commercial uses shall not exceed a maximum building height of 35 feet and a maximum Floor Area Ratio (FAR) of 1.5:1. The church, built in 1925 and prior to the adoption of the Specific Plan, has an existing non-conforming height of 41'-10". The project involves a change of use within an existing building, which will not result in additional height. The project does, however, propose a 320 square foot addition to the existing mezzanine. The existing lot size is 11,520 square feet. The existing square footage of the building is 6,716 square feet before the addition, and 6,997 square feet after the addition, resulting in an FAR of 0.61:1. The project also proposes the construction of a trellis for an outdoor patio area. The

applicant submitted Plans and Elevations, which do not indicate the floor area of the outdoor patio area or the height of the trellis. The project is conditioned to show the height of the trellis, which shall not exceed 35 feet, and the floor area of the outdoor patio area, which shall not exceed the maximum FAR of 1.5:1. Therefore, as conditioned, the project substantially complies with 9.B. of the Specific Plan.

- C. **Transitional Height.** Section 9.C of the Vermont/Western Specific Plan states that portions of buildings on a lot located within Subarea C shall not exceed specified transitional height limits set forth when located within specified distances from a lot within Subarea A, and shall only apply to lots adjoining or abutting a lot in Subarea A which are not separated by a public street. The project site abuts a lot in Subarea A to the north; however, it is separated by an 11-foot public alleyway. Therefore, Section 9.C of the Specific Plan does not apply.
- D. **Usable Open Space.** Section 9.D of the Vermont/Western Specific Plan states that a Project containing two or more residential units shall provide usable open space in accordance with LAMC Section 12.21 G.2. The project consists of a non-residential change of use from an existing church to creative office. Therefore, Section 9.D of the Specific Plan does not apply.
- E. **Project Parking Requirements.** Section 9.E.5 of the Vermont/Western Specific Plan states that no additional parking shall be required for a change of use within an existing building. The project, however, also proposes a 320 square foot addition to the existing mezzanine level. Section 9.E.3 requires that two parking spaces for each 1,000 square feet of commercial floor area contained within all buildings on the lot shall provide one additional on-site parking space. As such, one additional parking space is required and provided for the proposed addition.

Section 9.E.5 further states that parking spaces being maintained in connection with any existing main building as of the effective date of this ordinance shall be maintained and not reduced. The Applicant provided the most recent Certificate of Occupancy (Permit No. LA 57219/56) issued by the Department of Building and Safety on February 4, 1959. The Certificate of Occupancy does not specify that parking is required. However, a permit issued on June 3, 1991 identifies a parking area on the plot plan, without specifying how many parking spaces are provided or required. As proposed and conditioned, the surface parking area shall be maintained as an ancillary use to the proposed creative office use. Therefore, the project complies with 9.E. of the Specific Plan.

- F. **Conversion Requirements.** Section 9.F of the Vermont/Western Specific Plan sets forth requirements pertaining to the conversion of existing structures from commercial uses to residential condominium uses. The proposed scope of work, which includes a change of use from an existing one-story church with mezzanine to creative office; and an addition of 320 square feet to the existing mezzanine and the construction of a trellis for an outdoor patio area, is not subject to conversion requirements for condominium uses. Therefore, Section 9.F of the Specific Plan does not apply.
- G. **Pedestrian Throughways.** Section 9.G of the Vermont/Western Specific Plan requires a pedestrian walkway, thoroughway or path for every 250 feet of street frontage for a project. The existing church currently occupies approximately 75 feet of street

frontage along Sunset Boulevard and approximately 150 feet of frontage along Alexandria Avenue. Therefore, Section 9.G of the Specific Plan does not apply.

- H. **Yards.** Section 9.H of the Vermont/Western Specific Plan specifies that no front, side or rear yard setbacks shall be required for the development of any commercial or residential Project on any lot located within Subarea C. The project includes a 320 square foot addition to the existing mezzanine, and will not expand the existing building footprint. The applicant proposes to add a trellis for an outdoor patio area, which is confined within the property lines. Therefore, Section 9.H of the Specific Plan does not apply.
- I. **Development Standards.** Section 9.I of the Vermont/Western Specific Plan requires that all projects be in substantial conformance with the Guidelines. However, the Development Standards apply to all new development and extensive remodeling projects. The proposed scope of work, which includes a change of use from an existing one-story church with mezzanine to creative office; and an addition of 320 square feet to the existing mezzanine and the construction of a trellis for an outdoor patio area, does not qualify as new development or extensive remodeling. Therefore, the Development Standards do not apply. However, the project is still subject to the Design Guidelines below.

Design Guidelines

- J. **Urban Form.** The Design Guidelines endeavor to transform commercial streets away from a highway oriented, suburban format into a distinctly urban, pedestrian oriented and enlivened atmosphere. The Guidelines encourage outdoor seating areas, informal gathering of chairs, and mid-block pedestrian walkways. The Guidelines also indicate that streets should begin to function for the surrounding community like an outdoor public living room and that transparency should exist between what is happening on the street and on the ground floor level of the buildings.

The proposed scope of work includes a change of use from an existing one-story church with mezzanine to creative office; and an addition of 320 square feet to the existing mezzanine. ~~The applicant does not propose exterior improvements to the existing building. Therefore, Urban Form Design Guideline does not apply.~~ The applicant also proposes an addition of an outdoor patio area with a trellis, which conforms to the Design Guidelines in that it encourages outdoor seating areas and a public living room. Therefore, as proposed, the project complies with the Design Guidelines.

- K. **Building Form.** The Design Guidelines encourage every building to have a clearly defined ground plane, roof expression and middle or shaft that relates the two. ~~The applicant does not propose exterior improvements to the existing building. Therefore, the Building Form Design Guideline does not apply.~~ The applicant proposes to add an outdoor patio area with a trellis by the entrance to the building. As evident in Exhibit "A," the proposed trellis replicates the form of the arch-shaped entrance and would not alter the form of the existing building. Therefore, the proposed project complies with the Design Guidelines.
- L. **Architectural Features.** The Design Guidelines encourage courtyards, balconies, arbors, roof gardens, water features, and trellises. The Guidelines also encourage

appropriate visual references to historic building forms in new construction. ~~The applicant does not propose exterior improvements to the existing building. Therefore, the Architectural Features Design Guideline does not apply.~~ The applicant proposes an outdoor patio area with a trellis, which is encouraged by the Design Guidelines as an architectural feature which mimics the existing form of the entrance. Therefore, the proposed project complies with the Design Guidelines.

- M. **Building Color.** The Design Guidelines encourage buildings be painted three colors: a dominate color, a subordinate color and a "grace note" color. ~~The applicant does not propose exterior improvements to the existing building. Therefore, the Building Color Design Guideline does not apply.~~ The Design Guidelines further stipulate that retention of building materials in their original or natural state is strongly encouraged. The original church was built in 1925. The primary character defining features and materials of the original building include stained glass windows and brick facades. The applicant proposes exterior improvements to add an outdoor patio area with a trellis and remove and replace stained glass windows and frames. The addition of an outdoor patio area with a trellis would not alter the existing building materials and conforms to the Design Guidelines. However, the removal of the stained glass windows do not conform to the Design Guidelines that are intended to preserve the character of existing buildings. Although the existing building has been determined to not be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register, the Design Guidelines are adopted to retain character-defining features of existing buildings that maintain the community's sense of place. Therefore, the project has been conditioned to retain all stained glass windows in their original or natural state on east, south, and west elevations. Only as conditioned, the project conforms to the Design Guidelines.
- N. **Signs.** The Design Guidelines provides extensive guidance related to the placement, type and style of signage to be used for projects. The Guidelines identify appropriate signs for the Specific Plan area to include: wall signs, small projecting hanging signs, awnings or canopy signs, small directory signs, and window signs. The Design Guidelines further stipulate that when a building contains two or more businesses, signs should complement one another in color and shape and be located in the same relative position on each storefront. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- O. **Window Signs.** The Design Guidelines encourage permanently painted signs or lettering on the inside of windows provided it takes up less than ten (10) percent of the total glass surface so that open and non-obtrusive views into stores can be maintained. Temporary banner signs are discouraged. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- P. **Pole Signs, Off-Site Signs, and Roof Signs.** The Design Guidelines do not permit pole signs, off-site signs, or roof signs. Individual lettering on the building, or painted lettering on the building are preferred. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose

signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.

- Q. Awning Signs.** The Design Guidelines encourage fabric awnings and awning signs at the first floor, on which lettering is limited to ten inches, and to the awning valences only. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- R. Painted Lettering.** The Design Guidelines encourage painted lettering signs, especially murals on the building façade provided the lettering is not overly large and is compatible with surrounding signs. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- S. Pedestrian Oriented Signs.** The Design Guidelines indicate that hanging signs should be located so they protrude from the first floor; are at least seven feet above the finished grade, extend no more than four feet from the wall and should be no more than twelve square feet in surface area. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- T. Directory Signs or Kiosks.** The Design Guidelines encourage directory signs and kiosks; specifically, directory signs mounted on buildings at sidewalk locations and near arcades, access ways or passages. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- U. Portable Signs.** The Design Guidelines encourage portable signs provided they do not project into the public sidewalk more than 30 inches, are less than 10 square feet in surface area, and are stored indoors after hours of operation. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- V. Figurative Signs.** The Design Guidelines encourage figurative signs shaped to reflect the silhouette of a particular object. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- W. Canned Signs.** The Design Guidelines indicate that canned signs should not be used. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.

- X. **Custom-Made Neon.** The Design Guidelines encourage custom-made neon signs, which may be either exterior-mounted on a signboard, metal support frame or enclosure, or interior mounted behind clerestory or display windows. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
 - Y. **Plant Materials on Facades.** The Design Guidelines encourage facade plant materials in addition to permanent landscaping. Plants can be arranged in planters, containers, hanging baskets, flower boxes, etc. Plant materials on facades are not incorporated into the proposed project.
2. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article III, Section 1, Class 24 1, and Category 2 1 of the City CEQA Guidelines because the project consists of ~~the adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or other entitlement for use or enforcing the general rule standard, or objective: interior or exterior alterations, remodeling, or minor construction where there will be negligible or no expansion of use.~~

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.lacity.org/pln.

Planning Department public offices are located at:

Downtown Office
Figueroa Plaza
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Valley Office
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077 or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

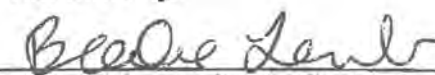
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:


Shana Bonstin, Principal City Planner

Reviewed by:


Blake E. Lamb, Senior City Planner

Reviewed by:


Mindy Nguyen, City Planner

Prepared by:


Nuri Cho, Planning Assistant
Nuri.Cho@lacity.org

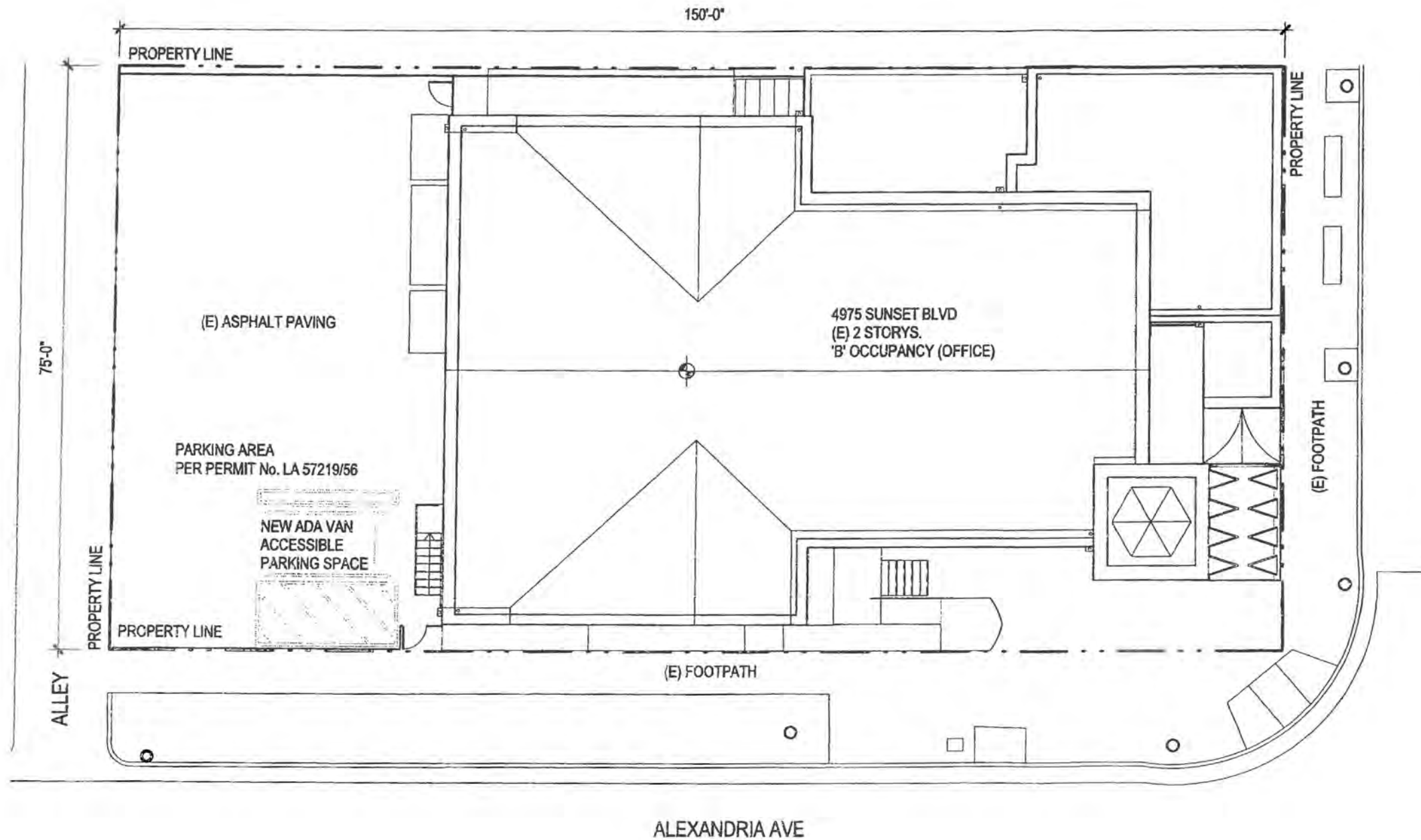
4975 SUNSET BLVD, LOS ANGELES, CALIFORNIA



SYMBOLS

PLUMBING FIXTURE	
------------------	--

Date: 09/15/15



ITEMIZED FLOOR AREAS
(SEE AREA DIAGRAMS ON A0.02 FOR MORE INFORMATION)

	EXISTING	PROPOSED	
FIRST FLOOR	5,527 SF	5,488 SF	(39 SF REMOVED)
SECOND FLOOR	1,189 SF	1,509 SF	(320 SF ADDITION)
TOTAL	6,716 SF	6,997 SF	

BASEMENT NOT CLASSIFIED AS A STORY
(SEE DEFINITION 'STORY' 2013 CBC)

BUILDING HEIGHT AND FLOOR AREAS
TYPE III-B CONSTRUCTION - B OCCUPANCY
(SEE BUILDING INFORMATION ON A0.00)

	PER CODE	PROVIDED
MAX #OF FLOORS ALLOWED	3 FLOORS 55' + 20' = 75' MAX	2 FLOORS 41'-10" HIGH
MAX FLOOR AREA (PER FLOOR)*	19,000 SF	5,527 SF (FIRST) 2,206 SF (SECOND)

**BUILDING COMPLIES WITH
REQUIREMENTS**

CODE AND AREA ANALYSIS
SCALE: 12" = 1'-0"

These plans have been
REVISED
Date: 09/15/15

2

SITE PLAN 1
SCALE: 1/16" = 1'-0"

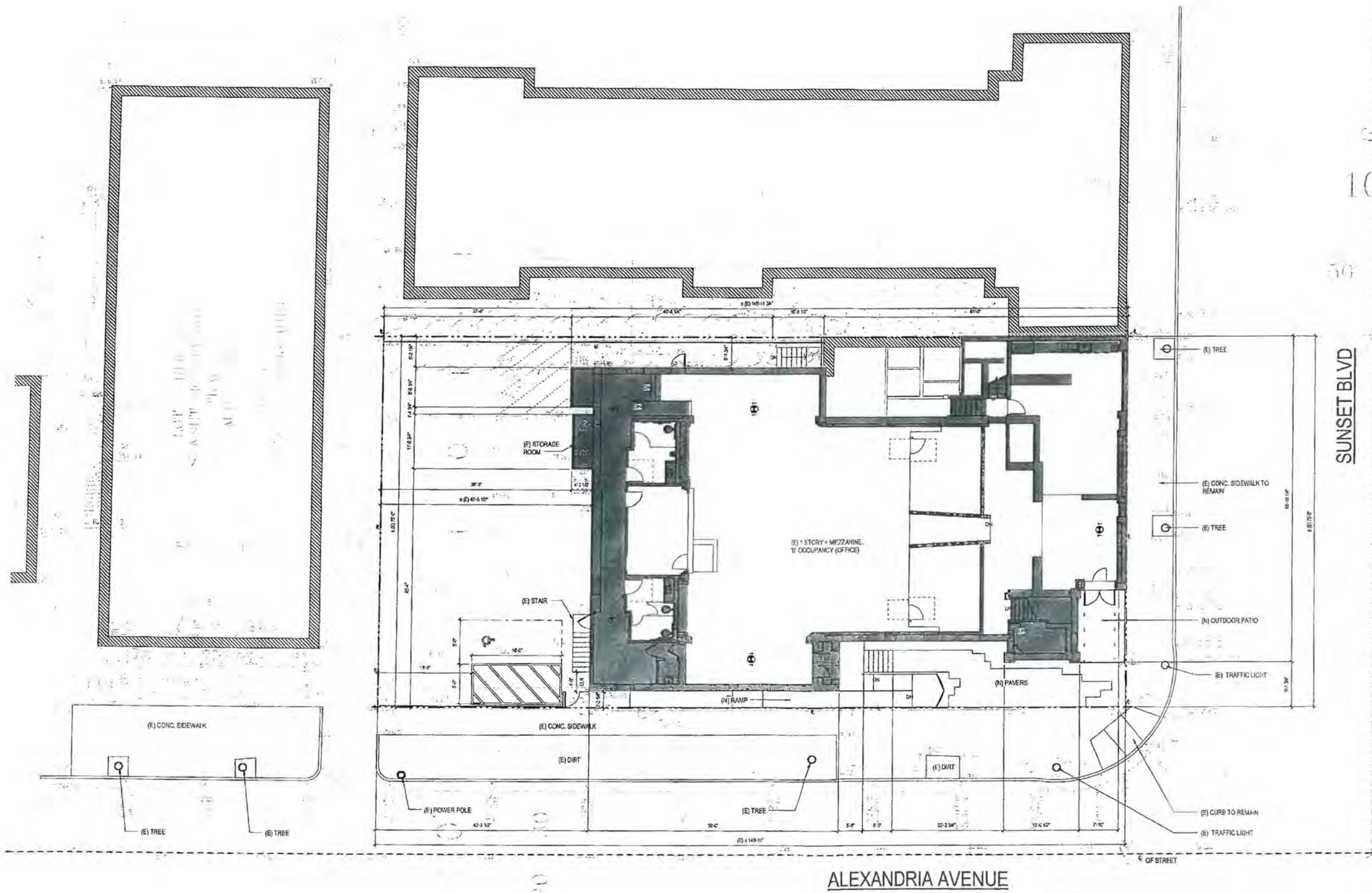
1

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Case No. DIR-2015-2615-SPR-1A-M1



SHUBIN + DONALDSON ARCHITECTS INC.
3834 WILLAT AVENUE, CULVER CITY, 90232 . 310.204.0688

Issue Date 4975 SUNSET AF0.00
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GENERAL NOTES:
 1. FOR BIDDING PURPOSES CHECKLIST, ADDITIONS AND
 ALTERATIONS TO NON-RESIDENTIAL BUILDINGS, REFER TO FORM GPH-10
 ON SHEET DE-10.
 2. REFER TO CHS PLANS FOR ADDITIONAL INFO.

KEYNOTE LEGEND

NOT FOR CONSTRUCTION
 4975 SUNSET BLVD

S+D
 SHUBIN + DONALDSON ARCHITECTS INC.
 1000 MARSHALL AVENUE
 SUITE 100
 OAKLAND, CA 94612
 (415) 778-1000
 WWW.SDARCH.COM



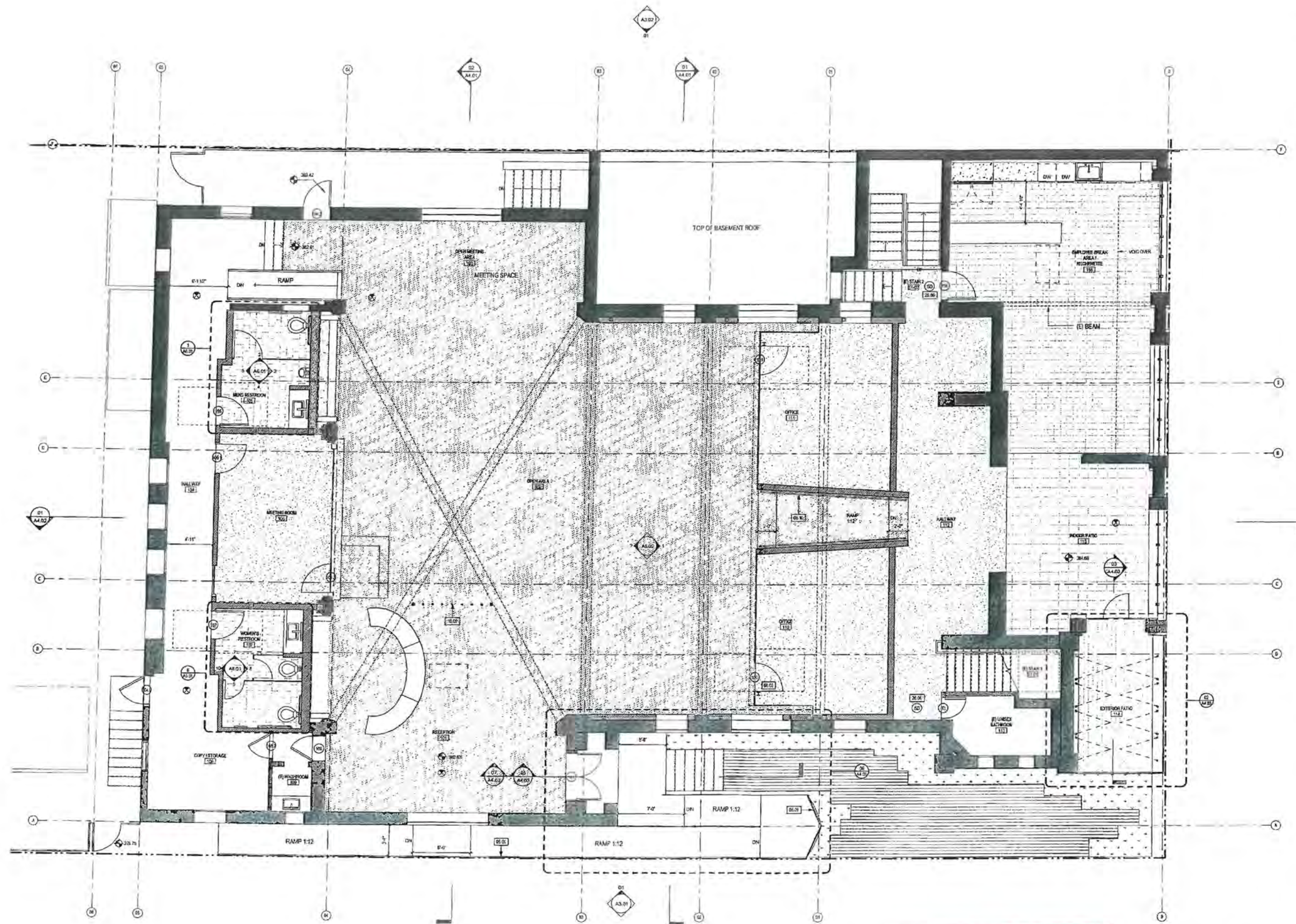
REV. #	DATE	DESCRIPTION

A1.00
 SITE PLAN

EXHIBIT "A"
 Page No. 3 of 20
 Case No. DR-2015-2615-SPP-1A-M1

SITE PLAN 01
 SCALE: 1/8" = 1'-0"

BASEMENT - FLOOR PLAN 1
SCALE: 1/4" = 1'-0"



FLOOR PLAN LEGEND

(S) WALL, COLUMN TO REMAIN

(M) METAL STUD PARTITION

(L) LOW WALL

--- WALL TO BE DEMOLISHED

SEE WALL TYPES FOR MORE INFORMATION.
SEE INTERIOR ELEVATIONS & SECTIONS FOR WALL HEIGHTS

NOTES:

- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

KEYNOTE LEGEND

05.00	PROVIDE ARCHITECTURAL METAL GUARDRAIL AT 42" AFF. W/ALUM. 1" SPACING. SECTION THROUGH DATE RAILS PER ARCHITECTURAL DRAWINGS. PROVIDE A LOCK UP FOR ARCHITECT'S APPROVAL. PRIME ALL STEEL. 2 COATS AFTER DELIVERY TO JOB SITE. REPRIME AFTER FIELD WELDING. FINAL PAINT WITH 3 COATS DURING FINISH PHASE. PROVIDE 3 COLOR SAMPLES FOR ARCHITECT'S APPROVAL.
05.10	PROVIDE METAL HANDRAIL. INSTALL HANDRAIL AT 36" TO 38" ABOVE STAIR nosing. PRIME ALL STEEL. 2 COATS AFTER DELIVERY TO JOB SITE. REPRIME AFTER FIELD WELDING. FINAL PAINT WITH 3 COATS DURING FINISH PHASE. PROVIDE 3 COLOR SAMPLES FOR ARCHITECT'S APPROVAL.
05.20	INSTALL DOORS PER SCHEDULE. ALL DOOR OPENING SIZES TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO ORDERING FROM SUPPLIER. PROVIDE PART INCHES EACH DOOR. KEYS, CYLINDERS, LATCHES, STRIKES AND DOOR STOPS AS REQUIRED TO PROVIDE COMPLETE OPERATIONS OF ALL DOORS. DOOR HANDLE ACTUATOR PER SCHEDULE. DOOR HARDWARE AND FINISHES AS PER SPECIFICATION MANUAL. PROVIDE S&B IN PER DOOR FOR HARDWARE ALLOWANCES. INCLUDE ALL LABOR FOR INSTALLATION OUTSIDE OF THIS ALLOWANCE.
10.00	WATER FEATURES PER ARCHITECTURAL AND LANDSCAPE DETAILS. PROVIDE EQUIPMENT PER PLUMBING DRAWINGS TO INSURE PROPER FUNCTION OF WATER FEATURE.
25.00	PROVIDE CEILING MOUNTED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS PER LISTED CEILING PLANS. HARDWARE, BATTERY BACK-UP, INTERCONNECTED, AND INSTALLED PER CODE.

ELECTRICAL LEGEND

- ⬆️ QUAD POWER OUTLET
- ⬆️ DEDICATED QUAD OUTLET
- ⬆️ DUPLEX POWER OUTLET
- ⬆️ DEDICATED DUPLEX POWER OUTLET
- ⬆️ DUPLEX POWER OUTLET MOUNTED ABOVE COUNTER, ATT AS NOTED
- ⬆️ GROUNDING DUPLEX OUTLET MOUNTED ABOVE COUNTER, ATT AS NOTED
- Ⓢ-1 CABLE TV OUTLET
- Ⓢ-2 HOME OUTLET
- Ⓢ-3 FLUSH BOX FOR FURNITURE FEED POWER / DATA / HOME CABLE
- Ⓢ-4 FLUSH BOX FOR FURNITURE FEED POWER / DATA
- Ⓢ-5 WALL MOUNTED BOX FOR FURNITURE FEED POWER / DATA
- Ⓢ-6 FLUSH BOX DUPLEX POWER
- Ⓢ-7 FLUSH BOX QUAD POWER
- Ⓢ-8 FLUSH BOX DATA
- Ⓢ-9 EXT. SER.

NOT FOR CONSTRUCTION

4975 SUNSET BLVD

SCALE: 1/8" = 1'-0"

S+D
SHUBIN + DONALDSON ARCHITECTS INC.

22.22.2015
PLAN CHECK
SUBMITTAL

REV.	DATE	DESCRIPTION

A2.20
LEVEL 1 FLOOR PLAN

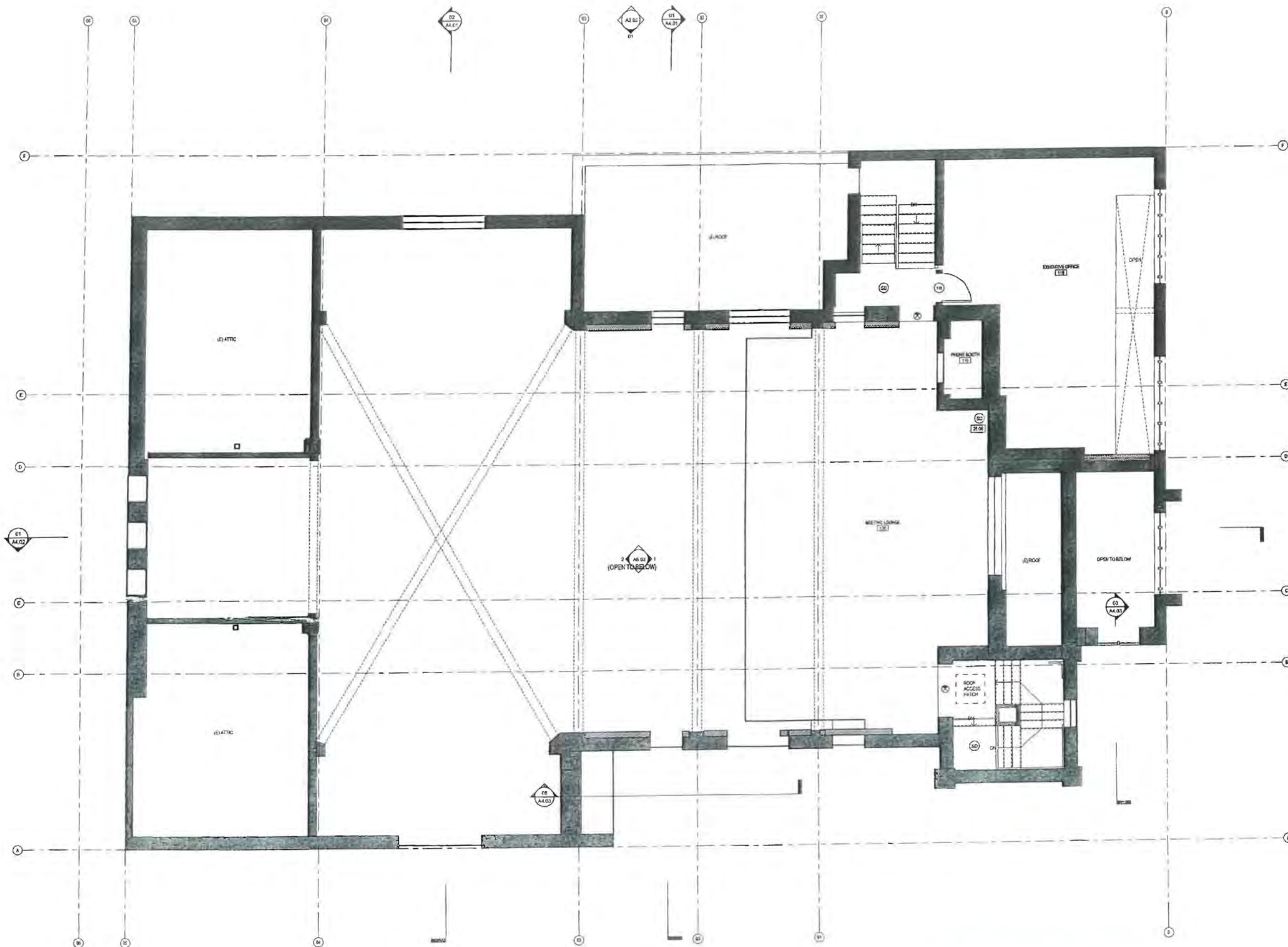
All items, materials and plans shall not be implemented by field drawings or verbal instructions. All items, materials and plans shall be implemented by field drawings or verbal instructions. All items, materials and plans shall be implemented by field drawings or verbal instructions.

EXHIBIT "A"

Page No. 5 of 20

Case No. DIR-2015-2615-SPP-1A-M1

LEVEL 1 FLOOR PLAN 01
SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND

- (S) WALL / COLUMN TO REMAIN
 - (M) METAL STUD PARTITION
 - (B) BELL WALL
 - (D) WALL TO BE DEMOLISHED
- SEE WALL TYPES FOR MORE INFORMATION.
SEE INTERIOR ELEVATIONS / SECTIONS FOR WALL HEIGHTS.

NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

KEYNOTE LEGEND

- 26.05 PROVIDE GROUND MOUNTED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS REFLECTED CEILING PLANS HARD WIRE BATTERY BACKUP, INTERCONNECTED AND INSTALLED PER CODE.

NOT FOR CONSTRUCTION

4975 SUNSET BLVD

SCALE: 1/4" = 1'-0"

SHUBIN + DONALDSON ARCHITECTS INC.

SHUBIN + DONALDSON ARCHITECTS INC.



06.22.2015 PLAN CHECK SUBMITTAL

REV. #	DATE	DESCRIPTION

A2.30
MEZZANINE FLOOR
PLAN

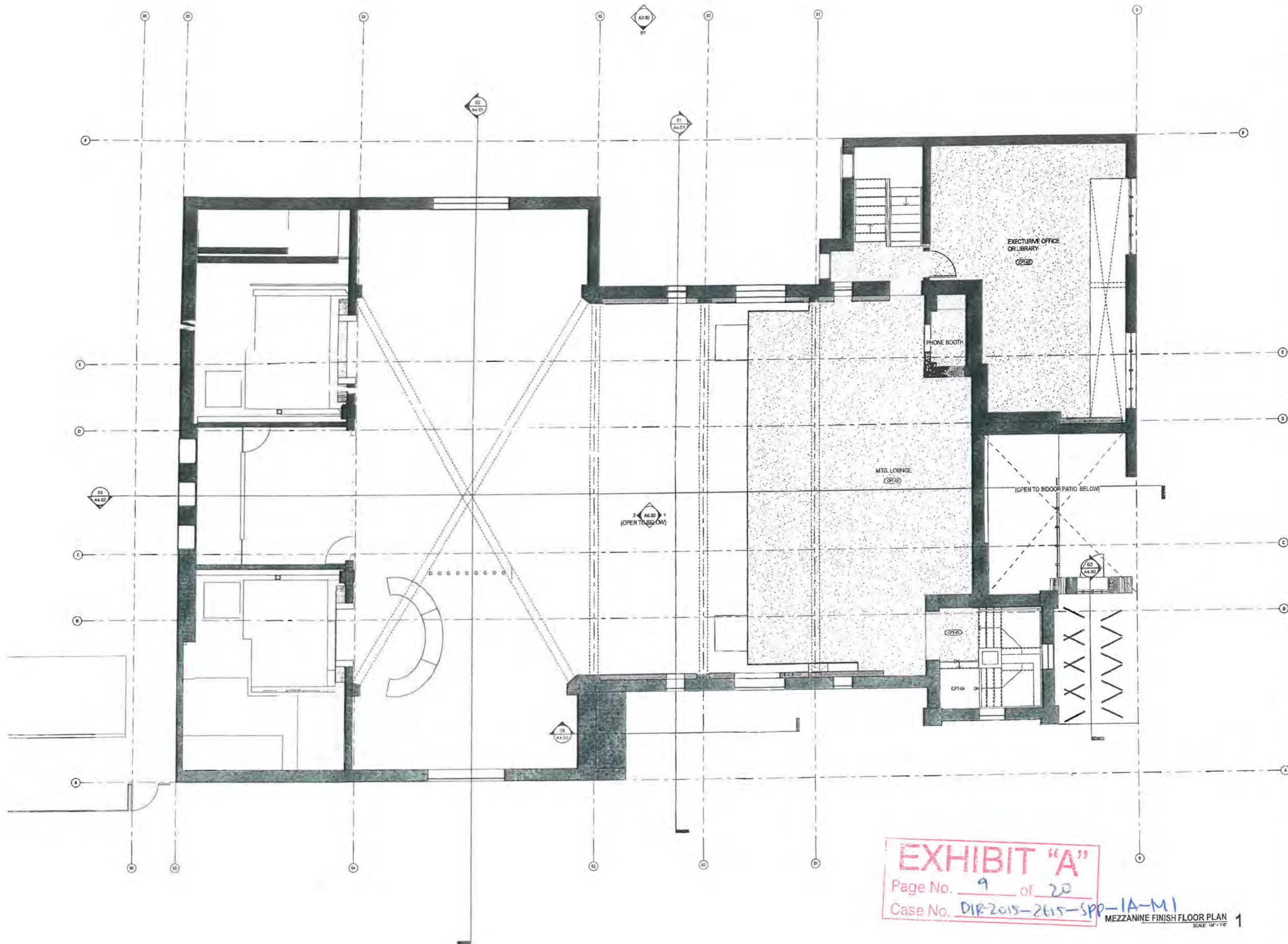
EXHIBIT "A"

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Case No. DIR-2015-2615-SPP-1A-M1

MEZZANINE FLOOR PLAN 01

SCALE: 1/4" = 1'-0"



GENERAL NOTES: FINISHES

NOTE:

1. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMP, STAIRS, AND CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
2. SEE FINISH SCHEDULE A4.03 FOR ADDITIONAL INFO.
3. ALL FINISHES SHALL COMPLY WITH VOC LIMITS SET BY THE VOC AND FORMALDEHYDE LIMITS TABLE ON A4.01 - FORM 050111.

FINISH LEGEND

SP TYPE 11 DTP BD PAINTED

4975 SUNSET BLVD

MEZZANINE FINISH PLAN

SCALE: 1/8" = 1'-0"

SHUBIN + DONALDSON ARCHITECTS INC.

06.22.2015

PLAN CHECK SUBMITTAL

REV. # DATE DESCRIPTION

A2.31

EXHIBIT "A"

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Case No. DIR-2015-2615-SPP-1A-M1

MEZZANINE FINISH FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

NOT FOR CONSTRUCTION

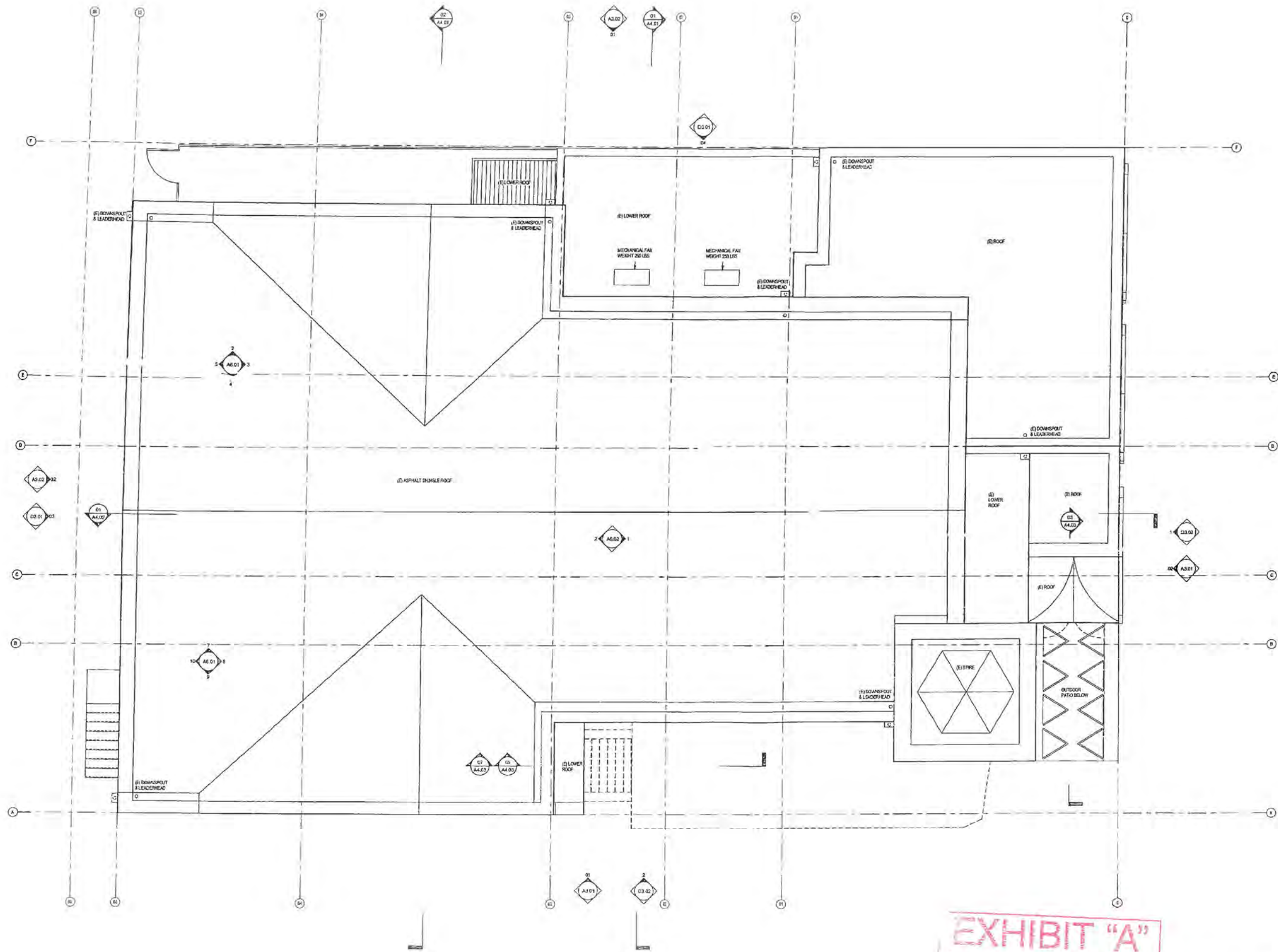


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ROOF PLAN
 SCALE 1/4" = 1'-0"

4975 SUNSET BLVD

ROOF PLAN



SHUBIN+DONALDSON ARCHITECTS INC.

01/22/2015

01/22/2015

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01/22/2015

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01/22/2015

A2.40

NOT FOR CONSTRUCTION

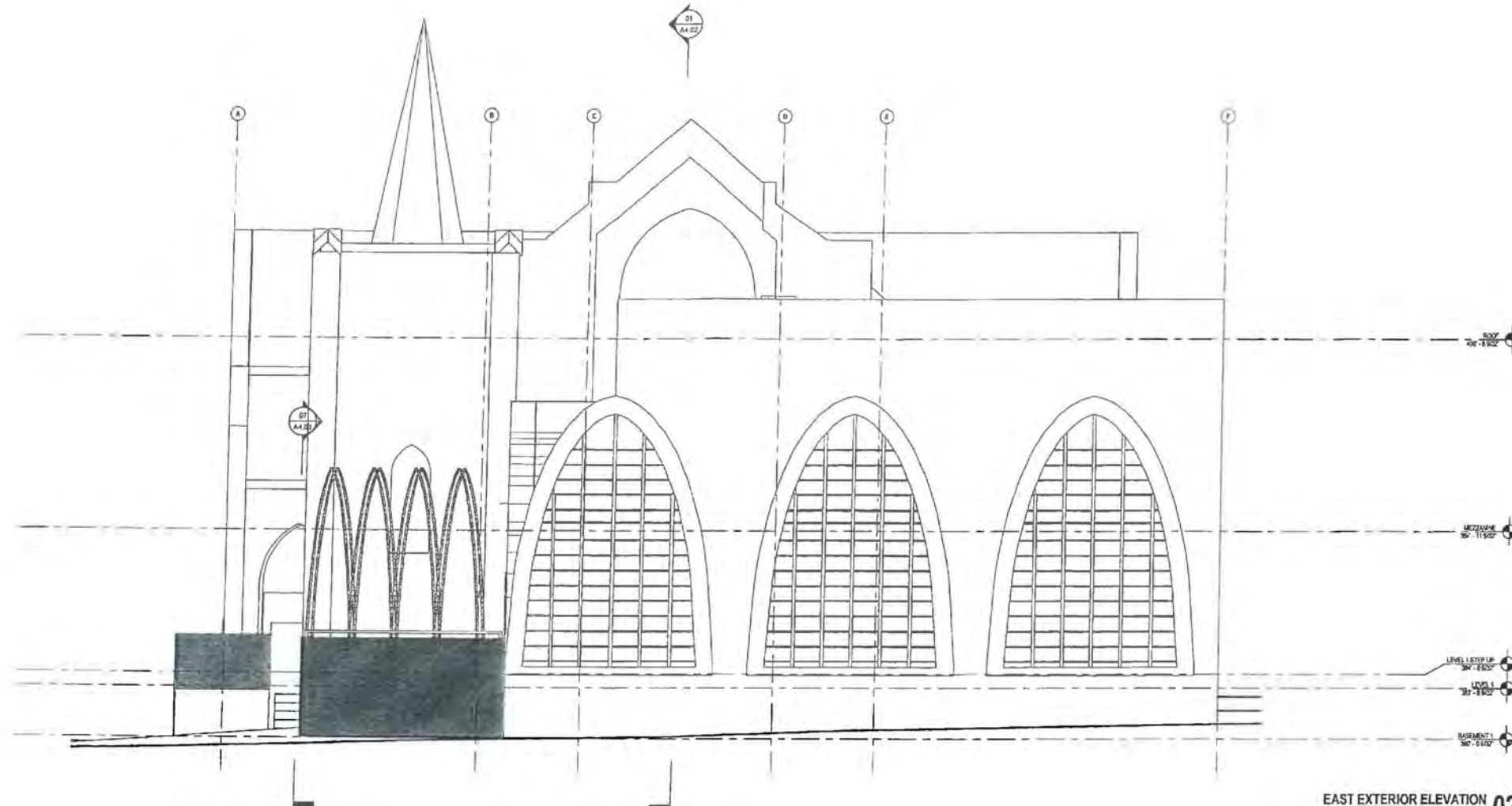
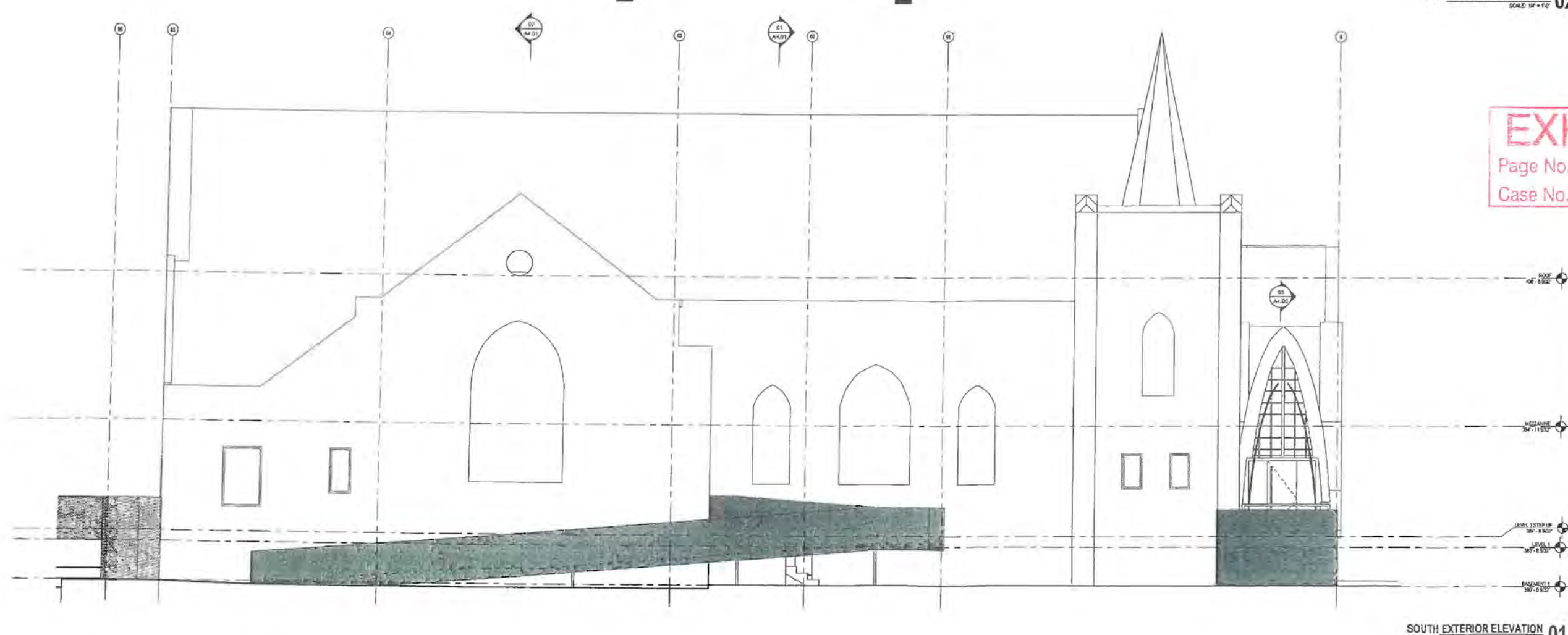


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Case No. DIR-2015-2615-Spp-1A-M

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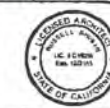
4975 SUNSET BLVD

SCALE 14F=TA



SANTA BARBARA OFFICE
3905 LA CUMBRA PLAZA LANE #27
SANTA BARBARA, CA 93101
TEL: 805/482-0000
FAX: 805/482-7019

SHUBIN+DONALDSON ARCHITECTS INC.



06.22.2015

ORIGIN: ALA

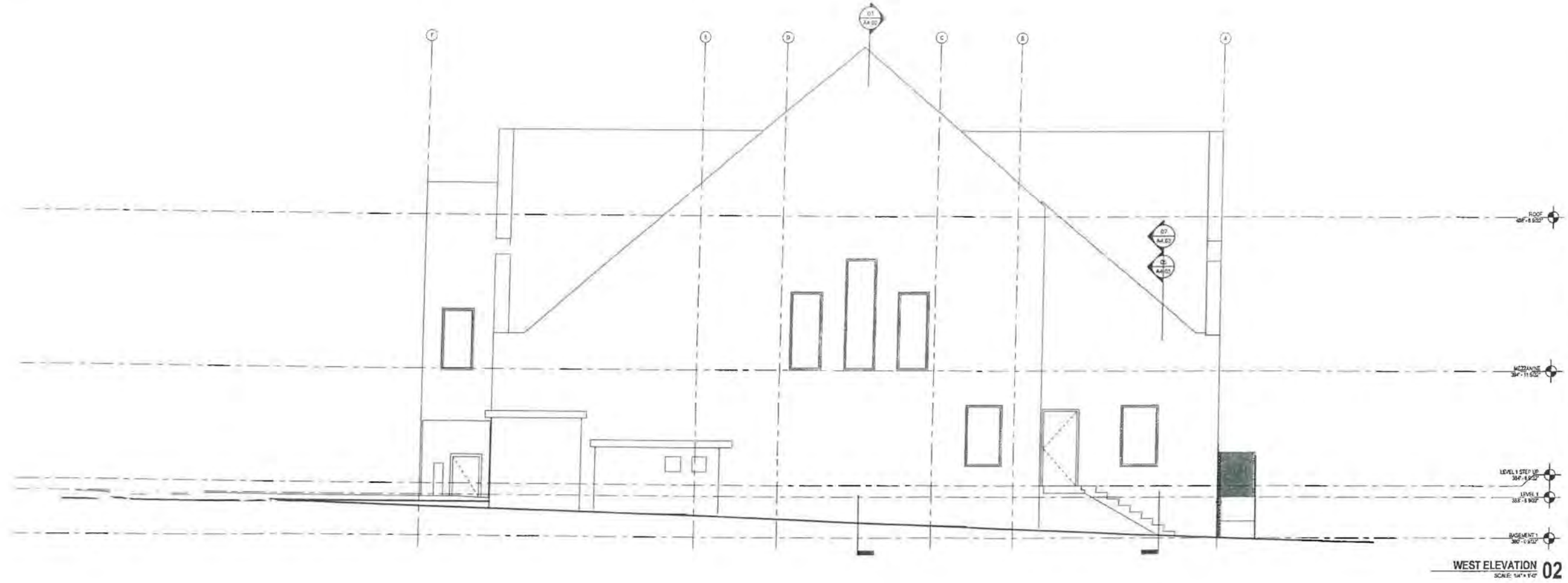
PLANCHED
SUBMITTA[illegible]

A3.01

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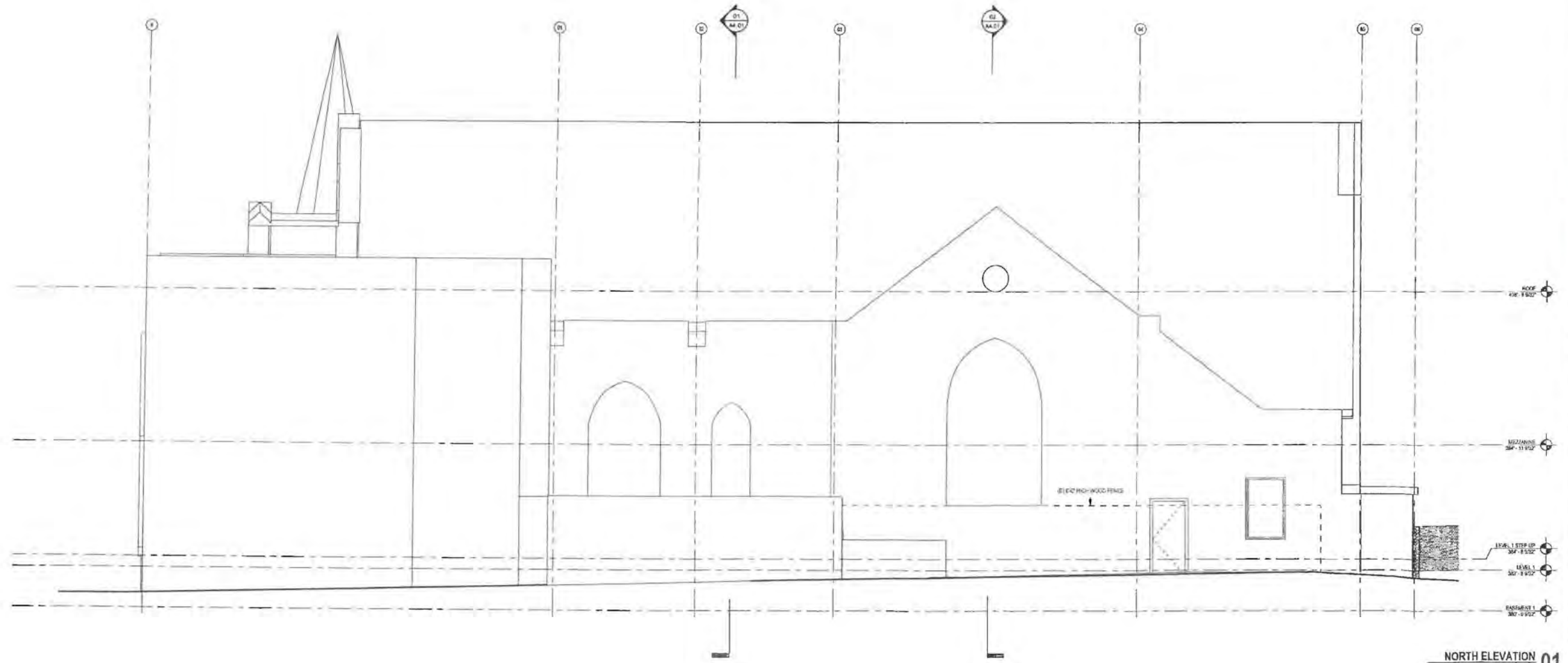
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615-271-5211 (ONP)



WEST ELEVATION
SCALE: 1/4" = 1'-0"

02



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

01

EXHIBIT "A"
Page No. 12 of 20
Case No. D1R-2015-2615-1A-M1

NOT FOR CONSTRUCTION
4975 SUNSET BLVD

SCALE: 1/4" = 1'-0"
SHUBIN+DONALDSON ARCHITECTS INC.



REV. #	DATE	DESCRIPTION

A3.02
EXTERIOR ELEVATIONS

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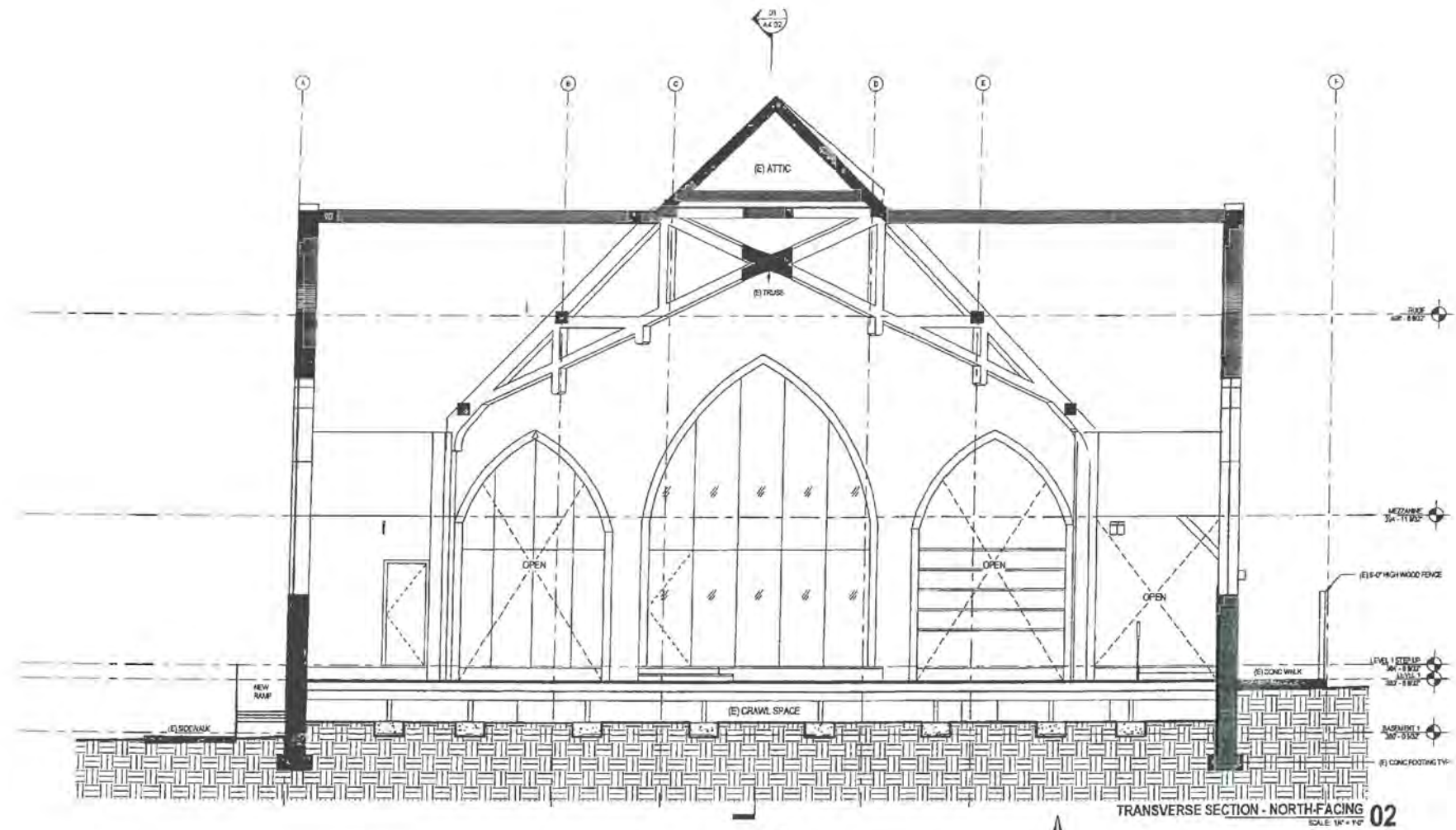
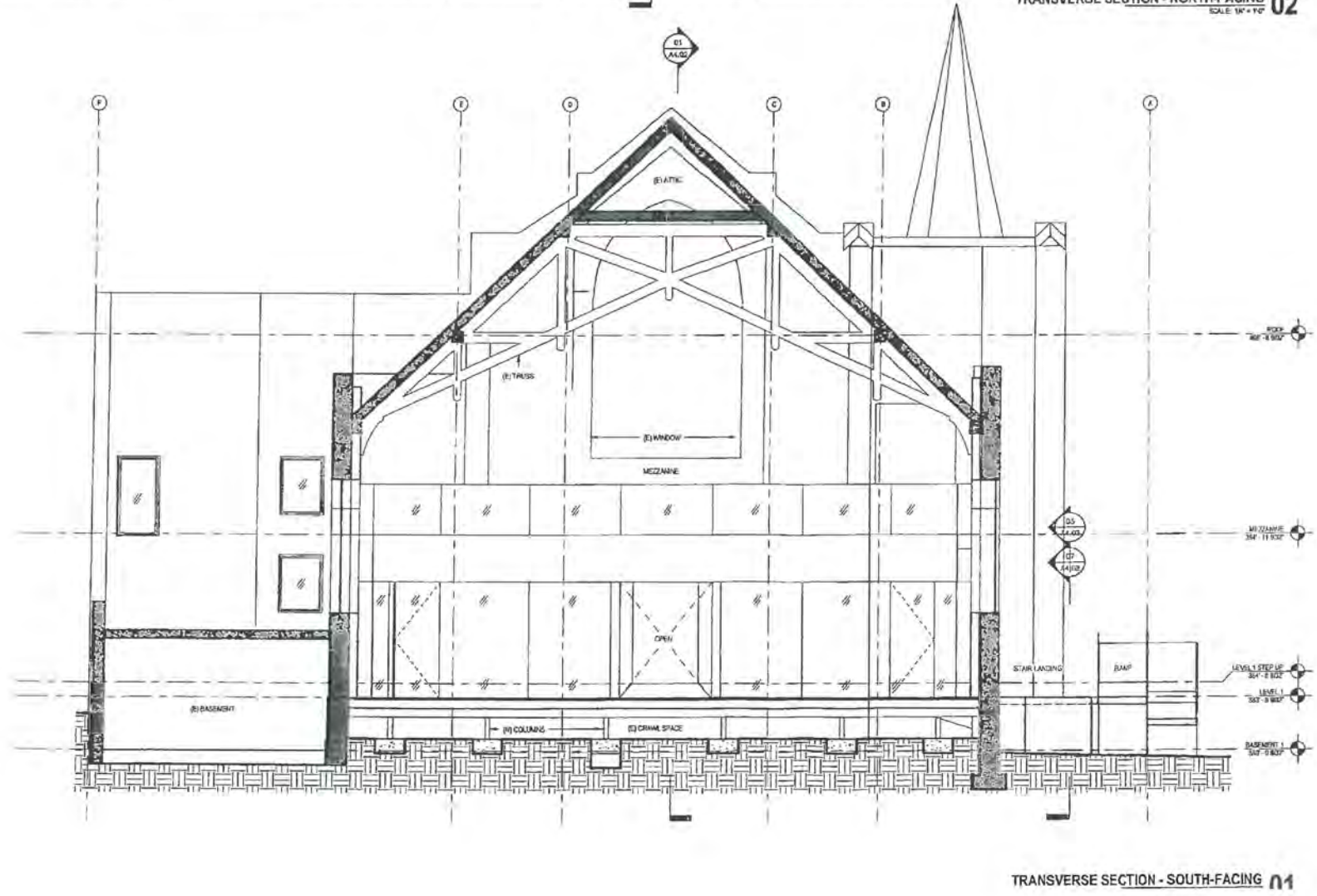


EXHIBIT "A"
Page No. 13 of 20
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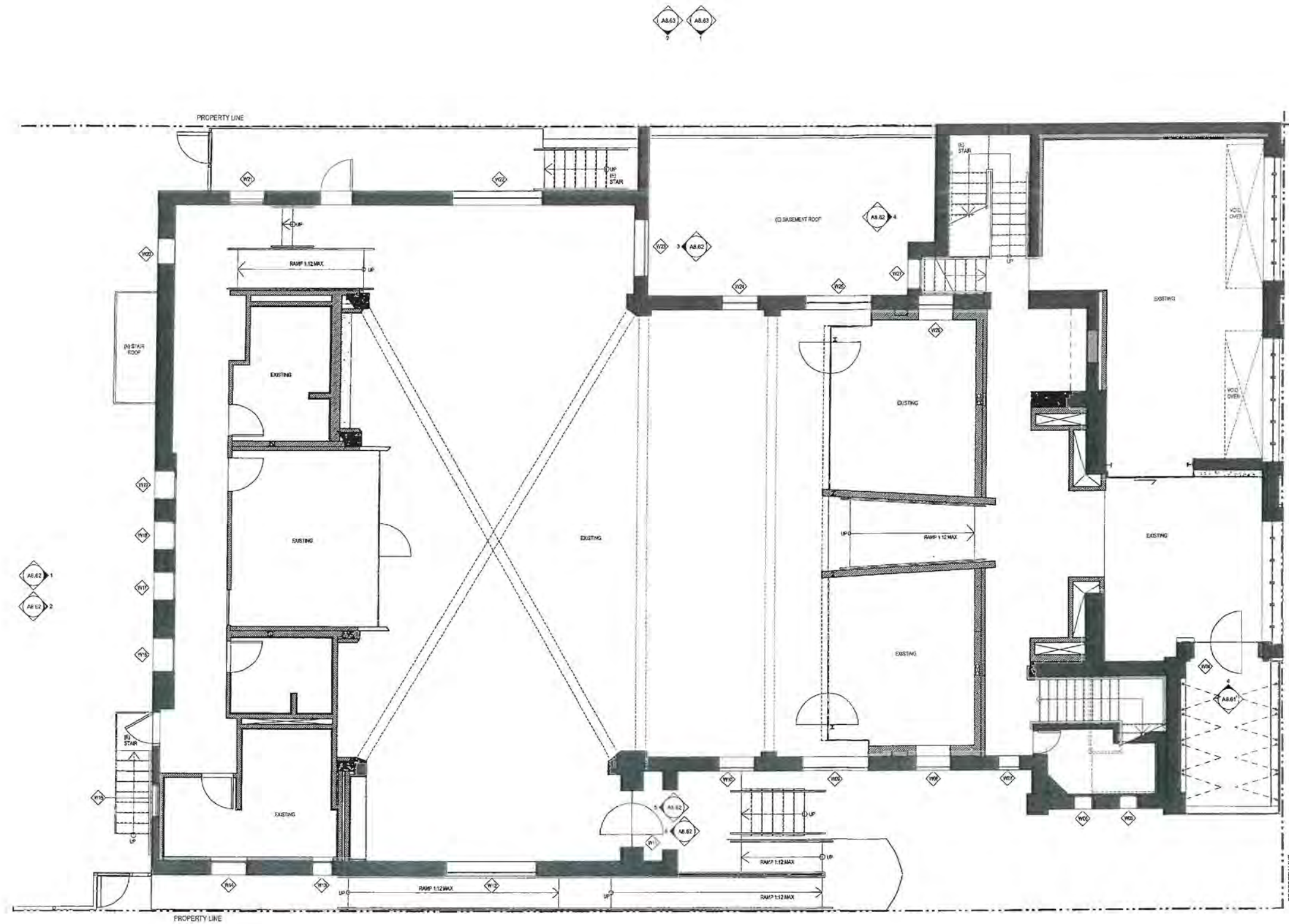
4975 SUNSET BLVD

BUILDING SECTIONS
S+D
SHUBIN+DONALDSON ARCHITECTS INC.

REV.	DATE	DESCRIPTION

A4.01

NOT FOR CONSTRUCTION



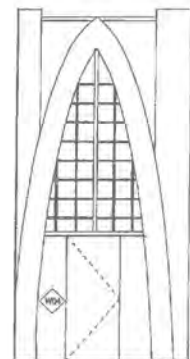
WINDOW LEGEND	
F	FIXED GLASS
W61	REPLACE FRAMES TO MATCH EXISTING, REPLACE GLASS, NO OPERABLE UNITS, REPAIR EXISTING STEEL LATTICE
W62	REPLACE FRAMES TO MATCH EXISTING, REPLACE GLASS, NO OPERABLE UNITS, REPAIR EXISTING STEEL LATTICE
W63	REPLACE FRAMES TO MATCH EXISTING, REPLACE GLASS, NO OPERABLE UNITS, REPAIR EXISTING STEEL LATTICE
W64	REPLACE FRAMES AND GLASS
W65	REPLACE FRAMES AND GLASS
W66	REPLACE FRAMES AND GLASS
W67	REPAIR EXISTING WOOD FRAME, REPLACE GLASS
W68	REPAIR EXISTING WOOD FRAME, REPLACE GLASS
W69	REPAIR EXISTING WOOD FRAME, REPLACE GLASS
W70	REPAIR EXISTING WOOD FRAME, REPLACE GLASS
W71	REPAIR EXISTING WOOD FRAME, REPLACE GLASS, GLASS HEIGHT, REPLACE EXISTING WOOD DOORS WITH NEW GLASS DOORS
W72	REPLACE WOOD FRAME TO MATCH EXISTING, REPLACE GLASS
W73	REPLACE FRAME, EXISTING GLASS TO BE REPLACED WITH NEW FIXED SOLID CEMENT BOARD INFILL PANEL, PAINTED
W74	REPLACE FRAMES AND GLASS, NO OPERABLE UNITS
W75	REPLACE FRAME, EXISTING SOLID WOOD FRAME, TO BE REPLACED WITH NEW FIXED SOLID CEMENT BOARD INFILL PANEL, PAINTED
W76	REPLACE FRAMES AND GLASS, NO OPERABLE UNITS
W77	REPAIR EXISTING WOOD FRAME, REPLACE GLASS
W78	REPAIR EXISTING WOOD FRAME, REPLACE GLASS
W79	REPAIR EXISTING WOOD FRAME, REPLACE GLASS
W80	EXISTING PASSAGE DOOR AND WINDOW OPENING TO BE REFINISHED
W81	REPLACE FRAME AND GLASS, NO OPERABLE UNITS
W82	REPLACE WOOD FRAME TO MATCH EXISTING, REPLACE GLASS
W83	REPAIR EXISTING WOOD FRAME, REPLACE GLASS
W84	REPAIR EXISTING WOOD FRAME, REPLACE GLASS
W85	REPAIR EXISTING WOOD FRAME, REPLACE GLASS
W86	REPAIR EXISTING WOOD FRAME, REPLACE GLASS
W87	REPLACE FRAMES AND GLASS, NO OPERABLE UNITS
W88	REPLACE FRAMES AND GLASS, NO OPERABLE UNITS
W89	REPLACE WOOD FRAME TO MATCH EXISTING, REPLACE GLASS
W90	REPAIR EXISTING WOOD FRAME, REPLACE GLASS
W91	REPAIR EXISTING WOOD FRAME, REPLACE GLASS, REMOVE METAL LATTICE
W92	REPAIR EXISTING WOOD FRAME, REPLACE GLASS
W93	REPAIR EXISTING WOOD FRAME, REPLACE GLASS

Existing stained glass windows shall be retained per PIR-2015-2615-SPP-1A-M1

REFER APPROVED PERMIT 15014 - 10000 - 02771	
4975 SUNSET 4975 SUNSET BLVD, LOS ANGELES, CALIFORNIA	
LEVEL 1 WINDOW KEYPLAN SCALE: 1/8" = 1'-0"	
 SHUBIN+DONALDSON ARCHITECTS INC.	
06.16.2015 REV. # DATE DESCRIPTION	PERMIT SET A8.50

EXHIBIT "A"
Page No. 15 of 20
Case No. DIR-2015-2615-SPP-1A-M1

DIR 2015-2615-SPP-1A-M1
PERMIT SET



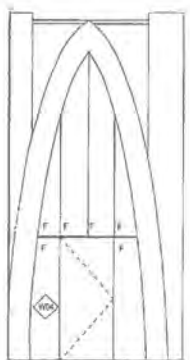
W04 EXISTING
SCALE: 1/4" = 1'-0"

4



WEST ELEVATION - EXISTING WINDOWS
SCALE: 1/4" = 1'-0"

1



W04 PROPOSED
SCALE: 1/4" = 1'-0"

3



WEST ELEVATION - PROPOSED WINDOWS
SCALE: 1/4" = 1'-0"

2

WINDOW LEGEND

- W01 - REPLACE GLASS
- W02 - REPLACE FRAMES TO MATCH EXISTING, REPLACE GLASS, NO OPERABLE UNITS, REPAIR EXISTING STEEL LATTICE
- W03 - REPLACE FRAMES TO MATCH EXISTING, REPLACE GLASS, NO OPERABLE UNITS, REPAIR EXISTING STEEL LATTICE
- W04 - REPLACE FRAMES TO MATCH W01 AND W02, REPLACE GLASS, NO OPERABLE UNITS, REPAIR EXISTING STEEL LATTICE
- W05 - REPLACE FRAMES AND GLASS
- W06 - REPLACE FRAMES AND GLASS
- W07 - REPLACE FRAMES AND GLASS
- W08 - REPLACE FRAMES AND GLASS
- W09 - REPLACE FRAMES AND GLASS
- W10 - REPLACE FRAMES AND GLASS
- W11 - REPLACE FRAMES AND GLASS
- W12 - REPLACE FRAMES AND GLASS
- W13 - REPLACE FRAMES AND GLASS
- W14 - REPLACE FRAMES AND GLASS
- W15 - REPLACE FRAMES AND GLASS
- W16 - REPLACE FRAMES AND GLASS
- W17 - REPLACE FRAMES AND GLASS
- W18 - REPLACE FRAMES AND GLASS
- W19 - REPLACE FRAMES AND GLASS
- W20 - REPLACE FRAMES AND GLASS
- W21 - REPLACE FRAMES AND GLASS
- W22 - REPLACE FRAMES AND GLASS
- W23 - REPLACE FRAMES AND GLASS
- W24 - REPLACE FRAMES AND GLASS

Existing stained glass windows
shall be retained per
DIR-2015-2615-SPP-1A-M1

EXHIBIT "A"

Page No. 18 of 20
Case No. DIR-2015-2615-SPP-1A-M1

REFER APPROVED PERMIT
15014 - 10000 - 02771

4975 SUNSET
4975 SUNSET BLVD, LOS ANGELES, CALIFORNIA

WEST ELEVATION - EXISTING
& PROPOSED WINDOWS

SHUBIN+DONALDSON ARCHITECTS INC.

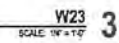
06.16.2016 PERMIT SET

REV.	DATE	DESCRIPTION



A8.61

PERMIT SET



Existing stained glass windows shall be retained per D1K-2015-2615-SPP-1A-M1.

Case No. DIR-2015-2615-SPP-1A-M1

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PERMITTEE SEI



EAST ELEVATION - EXISTING WINDOWS 1
SCALE: 1/4" = 1'-0"



EAST ELEVATION - PROPOSED WINDOWS 2
SCALE: 1/4" = 1'-0"

WINDOW LEGEND

~~F - RED GLASS~~

~~WG1 - REPLACE FRAMES TO MATCH EXISTING. REPLACE GLASS. NO OPERABLE UNITS. REPAIR EXISTING STEEL LATTICE.~~

~~WG2 - REPLACE FRAMES TO MATCH EXISTING. REPLACE GLASS. NO OPERABLE UNITS. REPAIR EXISTING STEEL LATTICE.~~

~~WG3 - REPLACE FRAMES TO MATCH W01 AND W02. REPLACE GLASS. NO OPERABLE UNITS. REPAIR EXISTING STEEL LATTICE.~~

~~WG4 - REPLACE FRAMES AND GLASS.~~

~~WG5 - REPLACE FRAMES AND GLASS.~~

~~WG6 - REPLACE FRAMES AND GLASS.~~

~~WG7 - REPAIR EXISTING WOOD FRAME. REPLACE GLASS.~~

~~WG8 - REPAIR EXISTING WOOD FRAME. REPLACE GLASS.~~

~~WG9 - REPAIR EXISTING WOOD FRAME. REPLACE GLASS.~~

~~WG10 - REPAIR EXISTING WOOD FRAME. REPLACE GLASS.~~

~~WG11 - REPAIR EXISTING WOOD FRAME. REPLACE GLASS. HIGH-RISE. REPLACE EXISTING WOOD DOORS WITH NEW GLASS DOORS.~~

~~WG12 - REPLACE WOOD FRAME TO MATCH EXISTING. REPLACE GLASS.~~

~~WG13 - REPLACE FRAME. EXISTING GLASS TO BE REPLACED WITH NEW FIXED SOLID CONCRETE PANEL. PANEL NOTED.~~

~~WG14 - REPLACE FRAMES AND GLASS. NO OPERABLE UNITS.~~

~~WG15 - REPLACE FRAME. EXISTING SOLID CONCRETE PANEL TO BE REPLACED WITH NEW FIXED SOLID CONCRETE PANEL. PANEL NOTED.~~

~~WG16 - REPLACE FRAMES AND GLASS. NO OPERABLE UNITS.~~

~~WG17 - REPAIR EXISTING WOOD FRAME. REPLACE GLASS.~~

~~WG18 - REPAIR EXISTING WOOD FRAME. REPLACE GLASS.~~

~~WG19 - REPAIR EXISTING WOOD FRAME. REPLACE GLASS.~~

~~WG20 - EXISTING FANGLASS DOOR AND WINDOW OPENING TO BE INFILLED.~~

~~WG21 - REPLACE FRAMES AND GLASS. NO OPERABLE UNITS.~~

~~WG22 - REPLACE WOOD FRAME TO MATCH EXISTING. REPLACE GLASS.~~

~~WG23 - REPAIR EXISTING WOOD FRAME. REPLACE GLASS.~~

~~WG24 - REPAIR EXISTING WOOD FRAME. REPLACE GLASS.~~

~~WG25 - REPAIR EXISTING WOOD FRAME. REPLACE GLASS.~~

~~WG26 - REPAIR EXISTING WOOD FRAME. REPLACE GLASS.~~

~~WG27 - REPLACE FRAMES AND GLASS. NO OPERABLE UNITS.~~

~~WG28 - REPLACE FRAMES AND GLASS. NO OPERABLE UNITS.~~

~~WG29 - REPLACE FRAMES AND GLASS. NO OPERABLE UNITS.~~

~~WG30 - REPLACE WOOD FRAME TO MATCH EXISTING. REPLACE GLASS.~~

~~WG31 - REPAIR EXISTING WOOD FRAME. REPLACE GLASS. REMOVE METAL LATTICE.~~

~~WG32 - REPAIR EXISTING WOOD FRAME. REPLACE GLASS.~~

~~WG33 - REPAIR EXISTING WOOD FRAME. REPLACE GLASS.~~

Existing stained glass windows shall be retained per DIR-2015-2615-SPP-1A-M1.

EXHIBIT "A"

Page No. 20 of 20

Case No. DIR-2015-2615-SPP-1A-M1

REFER APPROVED PERMIT
15014 - 10000 - 02771

4975 SUNSET
4975 SUNSET BLVD, LOS ANGELES, CA 90004

EAST ELEVATION - EXISTING AND PROPOSED WINDOWS
SCALE: 1/4" = 1'-0"

SHUBIN+DONALDSON ARCHITECTS INC.

05.18.2016 PERMIT SET
DRAWN BY: AQUA

REV # DATE DESCRIPTION

A8.63

PERMIT SET

Exhibit "B"

DIR-2015-2615-SPP-1A-M1



Figure 1. West Elevation of the Existing Building.



Figure 2. West Elevation of the Existing Building.

EXHIBIT "B"

Page No. 1 of 9

Page 1 of 9

Case No. DIR-2015-2615-SPP-1A-M1



Figure 3. Southwest Elevation of the Existing Building.

EXHIBIT "B"

Page No. 2 of 9

Case No. DIR-2015-2615-SPP-1A-M1



Figure 4. Stained Glass Windows (photographer unknown)



Figure 5. Stained Glass Windows (photographer unknown)

EXHIBIT "B"

Page No. 3 of 9
Case No. DIR-2015-2615-SPP-1A-M1

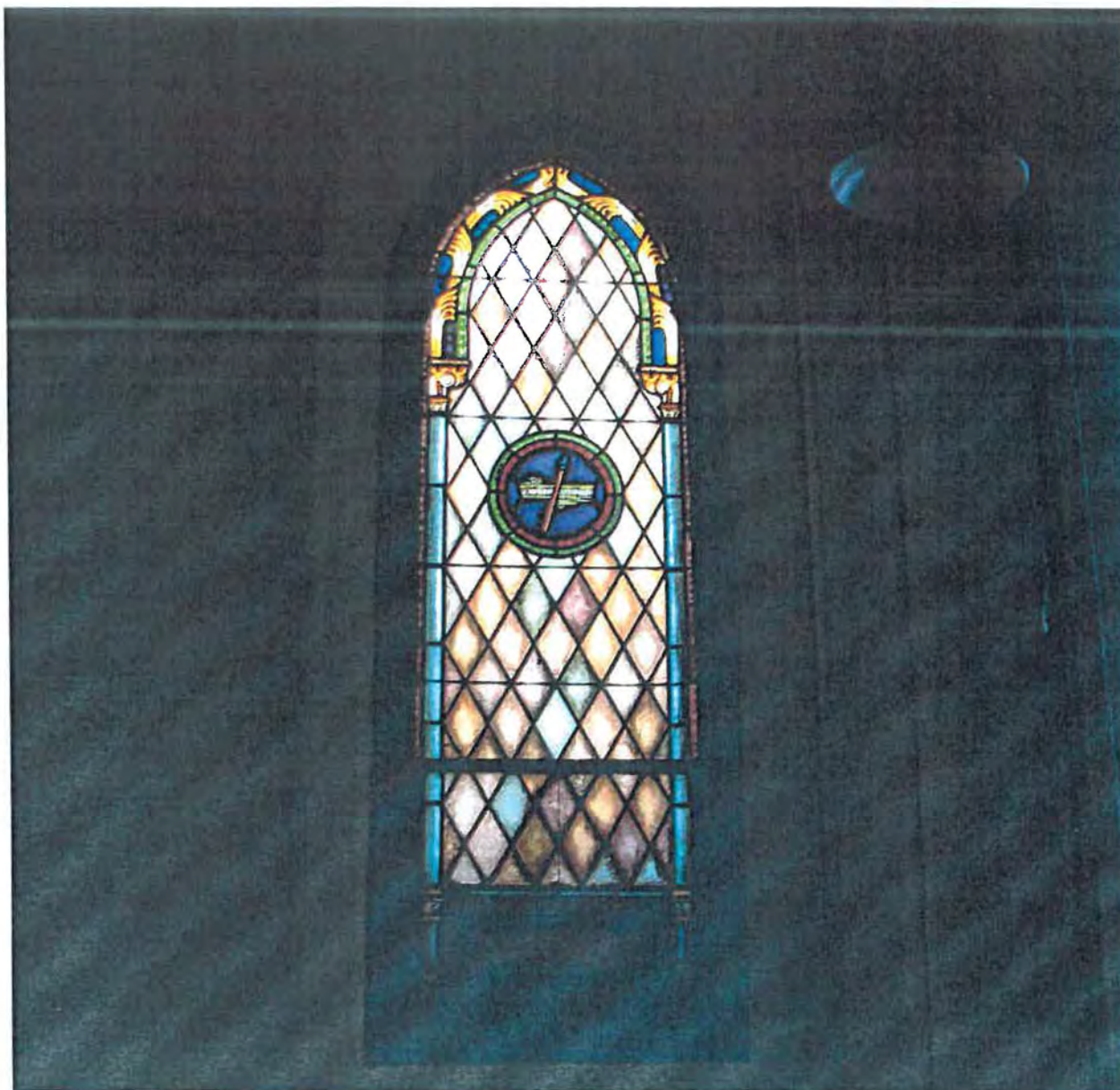


Figure 6. Stained Glass Windows (photographer unknown)

EXHIBIT "B"

Page No. 4 of 9

Case No. DIR-2015-2615-SPP-1A-M1

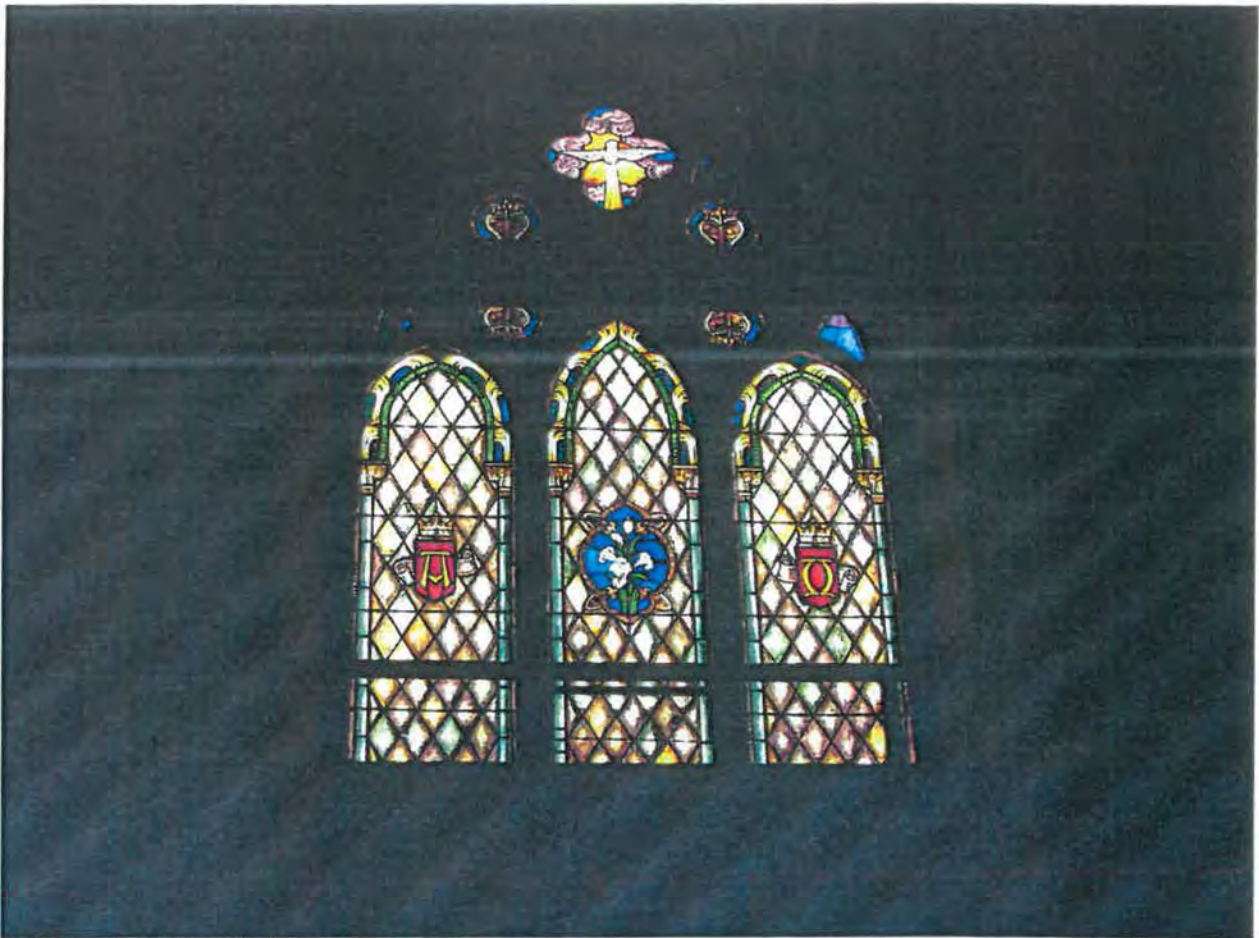


Figure 7 Stained Glass Windows (photographer unknown)



Figure 8. Stained Glass Windows (photographer unknown)

EXHIBIT "B"

Page No. 5 of 9

Case No. DIR-2015-2615-SPP-1A-M1

Page 5 of 9



Figure 9. Stained Glass Windows (photographer unknown)

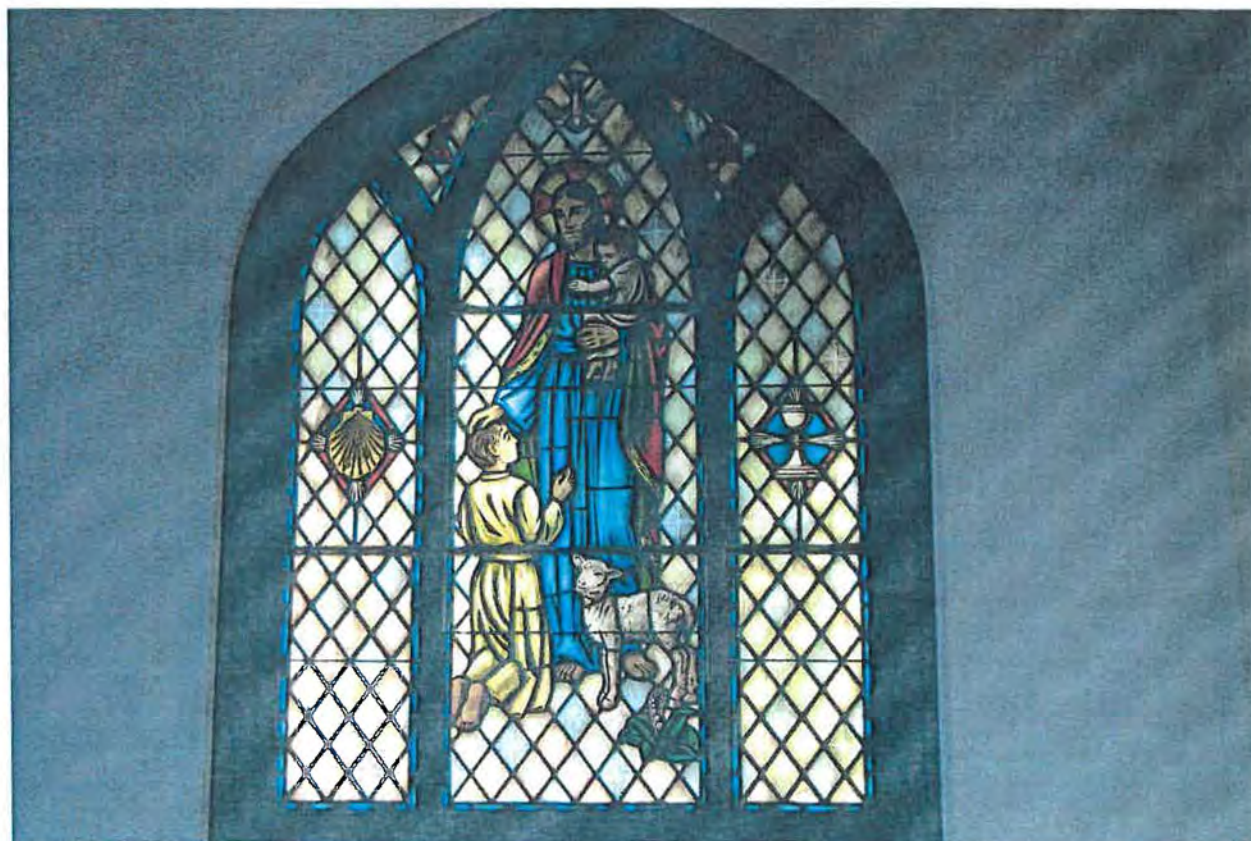


Figure 10. Stained Glass Windows (photographer unknown)

EXHIBIT "B"

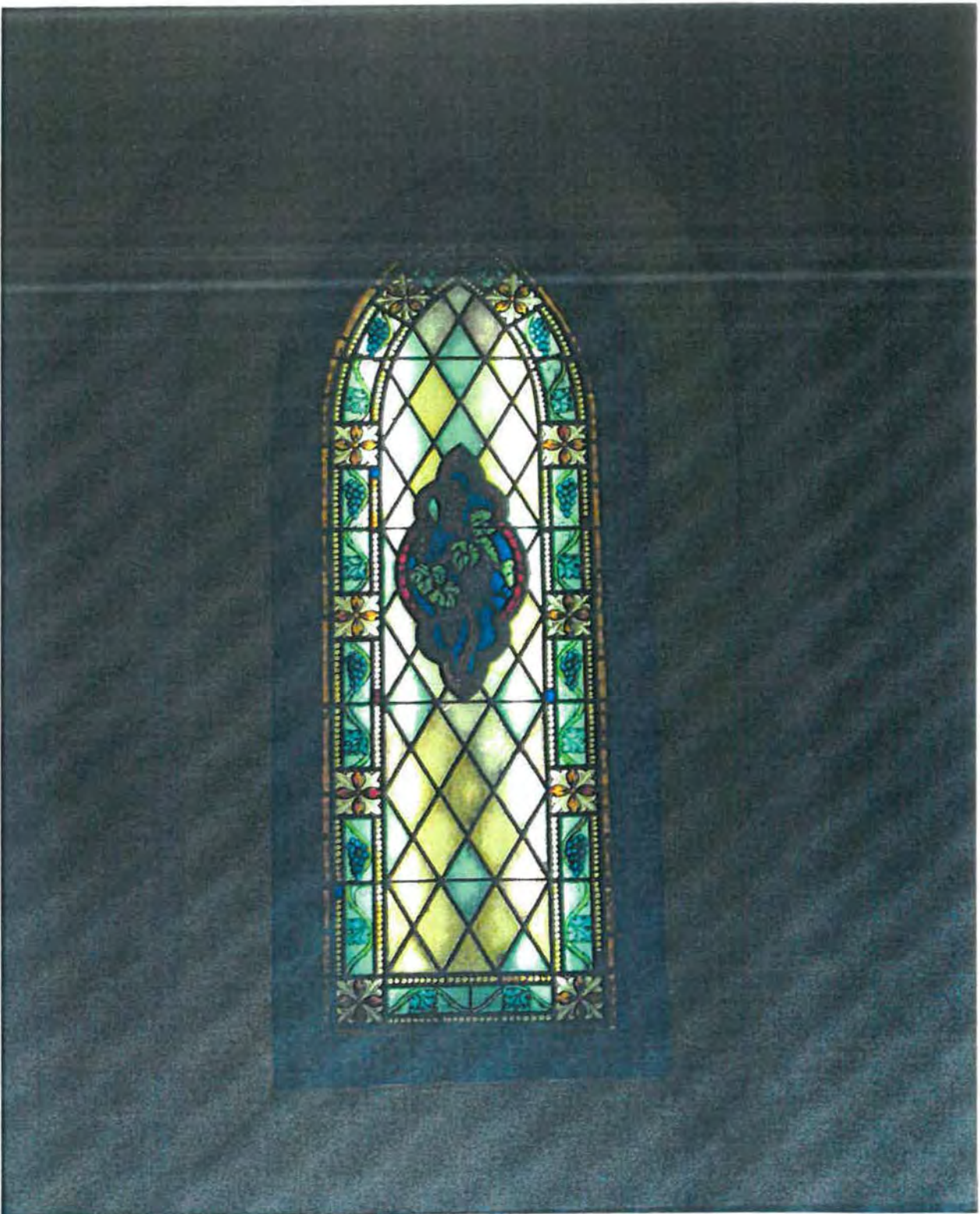


Figure 11. Stained Glass Windows (photographer unknown)

EXHIBIT "B"

Page No. 7 of 9

Case No. DIR-2015-2615-SPP-1A-M1

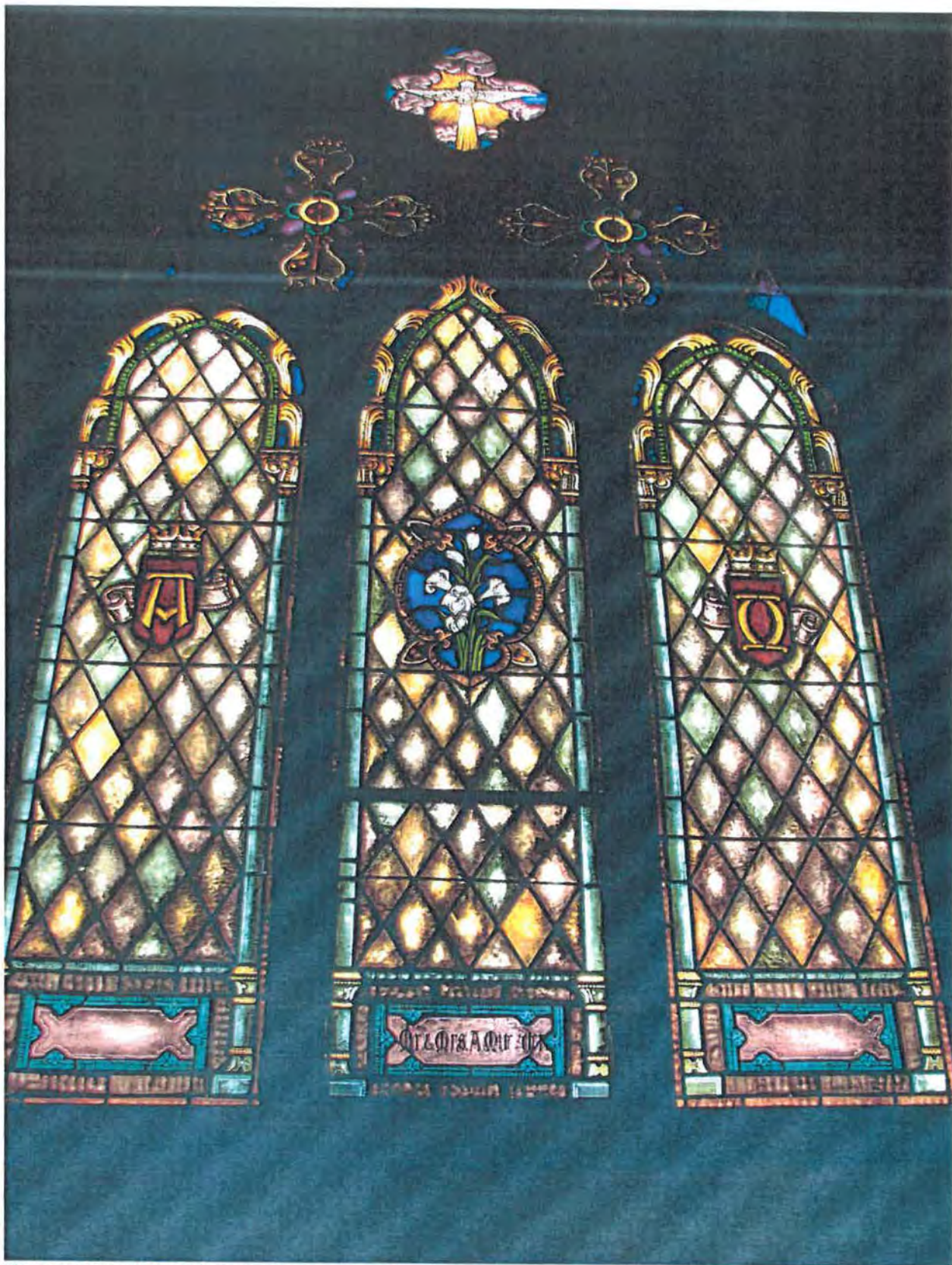


Figure 12. Stained Glass Windows (photographer unknown)

EXHIBIT "B"

Page No. 8 of 9
Case No. DIR-2015-2615-SPP-1A-M1

Page 8 of 9

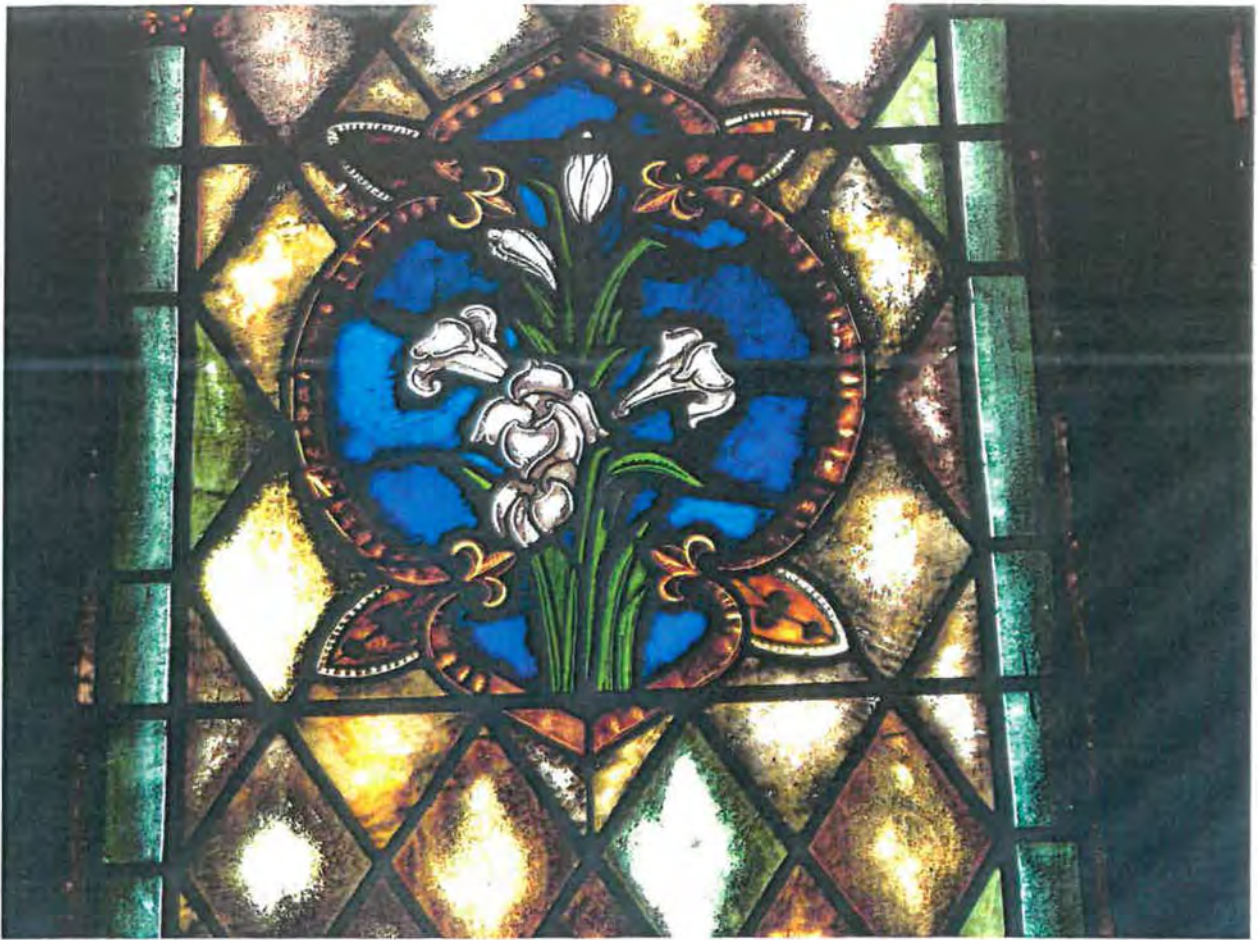


Figure 13. Stained Glass Windows (photographer unknown)

EXHIBIT "B"

Page No. 9 of 9
Case No. DIR-2015-2615-SPP-1A-M1

EXHIBIT C

4975 W Sunset Blvd



Permit #:

Plan Check #: B1

Event Code:

BUILDING PERMIT NOS. 15014-10000-02771 & 15014-10001-02771

Bldg-Addition GREEN - MANDATORY Commercial Regular Plan Check Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Issued on: 03/23/2016 Last Status: Issued Status Date: 03/23/2016	
1. TRACT THE WELCH TRACT	BLOCK 6	LOT# 6	ARB 2	COUNTY MAP REF# M.B. 16-147	PARCEL ID # (PIN #) 147B197 708
					2. ASSESSOR PARCEL# 5543 - 006 - 024
3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - East Hollywood Community Plan Area - Hollywood Census Tract - 1912.01 District Map - 147B197 Energy Zone - 9 Fire District - 1 (Entire parcel) Lot Cut Date - PRIOR-06/01/1946 Near Source Zone Distance - .8 Thomas Brothers Map Grid - 593-J4					
ZONES(E): C2-CSA1					
4. DOCUMENTS ZI - ZI-2374 LOS ANGELES STATE ENTER ORD - ORD-173749 SPA - Vermont / Western Station Neighborhood ORD - ORD-173799 ORD - ORD-129944 ORD - ORD-164695 CPC - CPC-1986-831-GPC CPC - CPC-2000-1976-SP CDBG - LARZ-Central City CDBG - SEZ-LOS ANGELES STATE ENTER AFF - 20151154884 AFF - AFF-4920 AFF - AFF-6621					
5. CHECKLIST ITEMS Special Inspect - Concrete > 2.5ksi Special Inspect - Epoxy Bolts Special Inspect - Field Welding Special Inspect - Structural Observation Fabricator Reqd - Structural Steel Permit Flag - Fire Life Safety Clearance Reqd Std. Work Descr - Seismic Gas Shut Off Valve					
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): 4975 SUNSET LLC 1801 CENTURY PARK E STE 1560, LOS ANGELES CA 90067 - Tenant: Applicant: (Relationship: Agent for Owner) TERRY WINDERS - 217 PALOS VERDES BLVD, - (310) 913-9370 For Cashier's Use Only W/O #: 51402771					
7. EXISTING USE (06) Church PROPOSED USE (13) Office					
8. DESCRIPTION OF WORK Change of use from existing church to office and 2nd floor addition					
9. # Ridges on Site & Dist:					
10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Bok Goh OK for Cashier: Evelyn Fuentes Signature: <i>[Signature]</i> DAS PC By: Wai Lau Coord. OK: Date: 03/23/2016					
11. PROJECT VALUATION Final Fee Period Permit Valuation: \$454,805 PC Valuation: Sewer Cap ID: Total Bond(s) Due:					
12. ATTACHMENTS Plot Plan: <i>[Signature]</i>					
For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.					

LA MITC 103080672 3/23/2016 3:39:06 PM

BUILDING PERMIT COMM	\$2,633.44
BUILDING PLAN CHECK	\$1,243.89
BUILDING PLAN CHECK	\$621.95
PLAN MAINTENANCE	\$52.67
EI COMMERCIAL	\$127.35
ONE STOP SURCH	\$93.59
SYSTEMS DEVT FEE	\$280.76
CITY PLANNING SURCH	\$273.12
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$227.60
SCHOOL DEV COMM	\$151.74
CA BLDG STD COMMISSION SURCHARGE	\$19.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$5,735.11

Permit #: 150141000002771

Building Card #: 2016LA61778

Receipt #: 0103561476



+ P 1 5 0 1 4 1 0 0 0 0 0 2 7 7 1 F N +

1050408201607903

13. STRUCTURE INVENTORY

(Note: Numeric measurement data is the format "number / number" implies "change in numeric value / total resulting numeric value")

15014 - 10000 - 02771

- (P) Floor Area (ZC): +281 Sqft / 6997 Sqft
(P) Height (ZC): 0 Feet / Feet
(P) Length: 0 Feet / Feet
(P) Stories: 0 Stories / 2 Stories
(P) Width: 0 Feet / Feet
(P) A3 Occ. Group: -6677 Sqft / 0 Sqft
(P) B Occ. Group: +6997 Sqft / 6997 Sqft
(P) Long Term Bicycle Parking Provided for Bldg: +2 Spaces /
(P) Long Term Bicycle Parking Req'd for Bldg: +2 Spaces / S
(P) Parking Req'd for Bldg (Auto+Bicycle): +4 Stalls / 4 Sta
- (P) Provided Disabled for Bldg: +1 Stalls / 1 Stalls
(P) Short Term Bicycle Parking Provided for Bldg: +2 Spaces
(P) Short Term Bicycle Parking Req'd for Bldg: +2 Spaces / 2
(P) Type III-B Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** (E) BUILDING PERMIT 56LA57219, 2 STORIES, TYPE III B, CHURCH OCCUPANCY GROUP = B, AS PER FURNITURE LAYOUT PLANS, A2.22 & A2.32. (E) BASEMENT HAS BEEN USED AS MECHANICAL/STORAGE/ SERVER ROOM AND A UNISEX RESTROOM AS SHOWN ON THE ARCHITURAL PLAN - NO CHANGE PROPOSED. URM BUILDING - EQ CERTIFICATE OF COMPLIANCE LEVEL II, PERMIT #90-H09958 PROPOSED BUILDING AREA = 6,997 SF (E)CHURCH - HIGH RISK BUILDING, >100 OCCUPANTS, CLASSIFICATION:II (N) OFFICE -

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR/ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) SHUBIN, RUSSELL JAMES	3834 WILLAT AVENUE,	CULVER CITY, CA 90232	C19250	
(C) DEL AMO CONSTRUCTION INC	23840 MADISON STREET,	TORRANCE, CA 90505	744458	
(E) LABIB, YOUHANNA T	209 E EL SEGUNDO BLVD,	EL SEGUNDO, CA 90245	54549	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 744458 Contractor: DEL AMO CONSTRUCTION INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: AMERICAN ZURICH INS. CO. Policy Number: WC4637431

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/shld/lead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: DARREN HUDSON

Sign: [Signature]

Date: 03/23/2016

☐ Contractor

☒ Authorized Agent

4975 W Sunset Ave

Permit Application #: 15014 - 10000 - 02771

Bldg-Addition
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

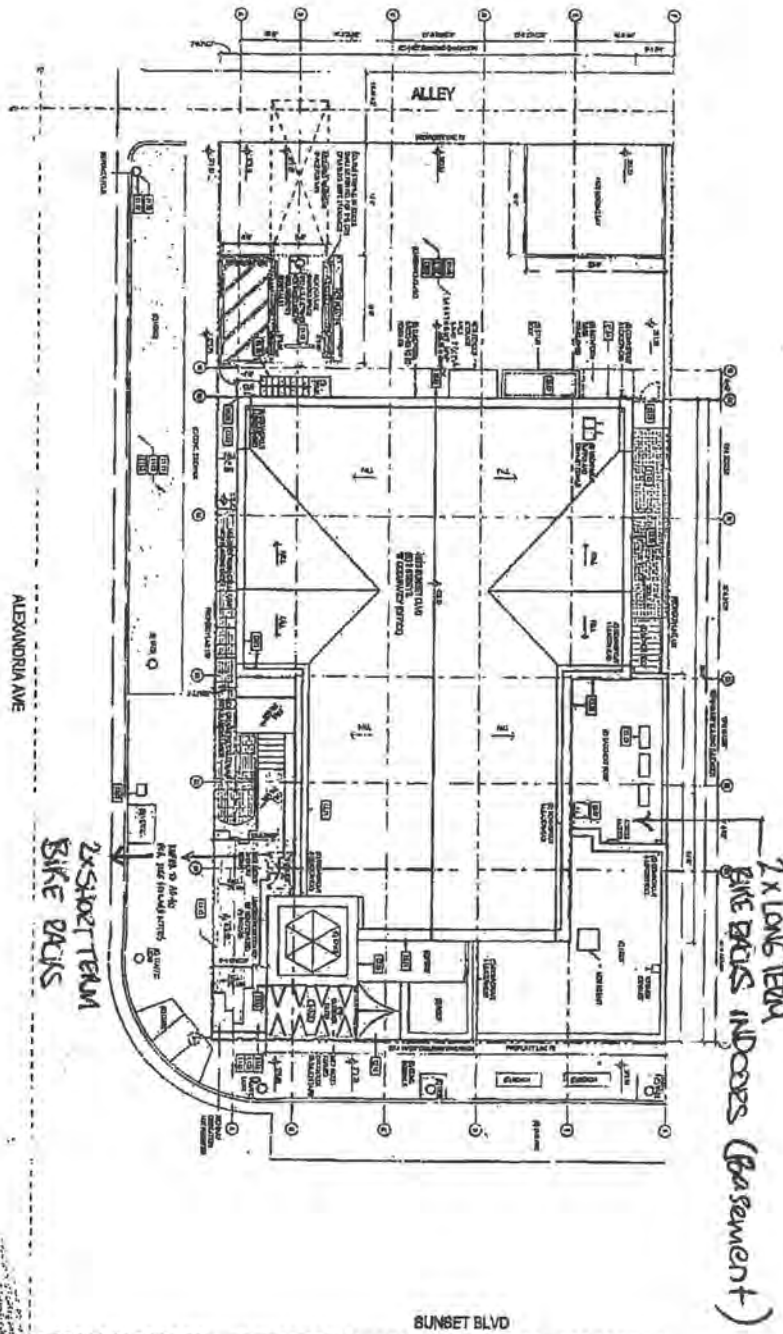
Plan Check #: B15LA08619FO

Initiating Office: METRO

Printed on: 02/09/16 16:51:58

PLOT PLAN ATTACHMENT

1050408201607903
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



02/09/16 01:00

RTI FEB 19 2016

Bok
2-19-2016

4975 W Sunset Blvd



Permit #:

Plan Check #: B16LA10815

Event Code:

15014 - 10001 - 02771

Printed: 07/28/16 02:55 PM

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 07/28/2016 Last Status: Issued Status Date: 07/28/2016
1. TRACT THE WELCH TRACT	BLOCK 6 LOT 6 ABR 2 COUNTY MAP REF # M B 16-147	PARCEL ID # (PIN #) 147B197 708 2. ASSESSOR PARCEL # 5543 - 006 - 024

3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - East Hollywood Community Plan Area - Hollywood	Census Tract - 1912.01 District Map - 147B197 Energy Zone - 9 Fire District - 1 (Entire parcel) Lot Cut Date - PRIOR-06/01/1946	Near Source Zone Distance - .8 Thomas Brothers Map Grid - 593-J4
ZONES(S): C2-CSA1		

4. DOCUMENTS 21 - 21-2374 LOS ANGELES STATE ENTER ORD - ORD-173749 SPA - Vermont / Western Station Neighborhood ORD - ORD-173799 ORD - ORD-129944 ORD - ORD-164695	CPC - CPC-1986-831-GPC CPC - CPC-2000-1976-SP	CDBG - LARZ-Central City CDBG - SEZ-LOS ANGELES STATE ENTER AFF - 201511154884 AFF - AFF-4920	AFF - AFF-6621
---	--	--	----------------

5. CHECKLIST ITEMS Permit Flag - Not a Fire Life Safety Project Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): 4975 SUNSET LLC 1801 CENTURY PARK E STE 1560, LOS ANGELES CA 90067 -- Tenant: Applicant: (Relationship: Agent for Owner) TERRY WINDERS - 217 PALOS VERDES BLVD, - (310) 913-9370	For Cashier's Use Only	W/O #: 51402771
---	------------------------	-----------------

7. EXISTING USE (13) Office	PROPOSED USE
---------------------------------------	---------------------

8. DESCRIPTION OF WORK SUPPLEMENTAL PERMIT TO ORIGINAL PERMIT 15014-10000-02771 TO CHANGE ALL WINDOW GLAZING AND TO INCLUDE THE FRONT OUTDOOR PATIO AS PART OF THE ORIGINAL SCOPE OF WORK.
--

9. # Bldgs on Site & Bays

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Bok Goh OK for Cashier: Manotosh Das Signature:	DAS PC By: Coord. OK: Date: 07/28/2016

11. PROJECT VALUATION Final Fee Period	
Permit Valuation: \$5,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS

For inspection requests, call toll-free (898) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
--

LA M CA 101084541 7/28/2016 2:55:12 PM
 BUILDING PERMIT COMM \$146.25
 BUILDING PLAN CHECK \$0.00
 EI COMMERCIAL \$1.40
 ONE STOP SURCH \$2.95
 SYSTEMS DEVT FEE \$8.86
 CITY PLANNING SURCH \$8.78
 MISCELLANEOUS \$10.00
 PLANNING GEN PLAN MAINT SURCH \$7.31
 CA BLDG STD COMMISSION SURCHARGE \$1.00
 BUILDING PLAN CHECK \$0.00

Sub Total: \$186.55

Permit #: 150141000102771
 Building Card #: 2016LA67390
 Receipt #: 0101612917



* P 1 5 0 1 4 1 0 0 0 1 0 2 7 7 1 F N *

1050808201614563

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

15014 - 10001 - 02771

14. APPLICATION COMMENTS:

MINIMUM GLAZING REQUIREMENT SHALL BE PER TABLE 2403.2.1 (2014 LABC) REPLACE WINDOW GLAZING ONLY,
(E) WINDOW FRAME SHALL REMAIN IN PLACE

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(A) SHUBIN, RUSSELL JAMES

3834 WILLAT AVENUE,

CULVER CITY, CA 90232

C19250

(C) DEL AMO CONSTRUCTION INC

23840 MADISON STREET,

TORRANCE, CA 90505

B

744458

(E) LABIB, YOUHANNA T

209 E EL SEGUNDO BLVD,

EL SEGUNDO, CA 90245

S4549

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 744458 Contractor: DEL AMO CONSTRUCTION INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: AMERICAN ZURICH INS. CO.

Policy Number: WC4637431-05

- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 395-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: DARREN HUDSON

Sign: [Signature]

Date: 07/28/2016

☐ Contractor

☒ Authorized Agent

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN

CAROLINE CHOE

RICHARD KATZ

JOHN W. MACK

SAMANTHA MILLMAN

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



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**VERMONT/WESTERN SNAP
PROJECT PERMIT COMPLIANCE REVIEW MODIFICATION**

November 18, 2016

Property Owner/Applicant

Robert Herscu
4975 Sunset, LLC
1801 Century Park East, Suite 1560
Los Angeles, CA 90067

Representative

Michael Gonzales
Gonzales Law Group APC
555 S. Flower St., Suite 650
Los Angeles, CA 90071

Case No. DIR-2015-2615-SPP-1A-M1

CEQA: ENV-2016-2388-CE

Specific Plan Subarea: C – Community Center

Location: 4975-4977 West Sunset
Boulevard

Council District: 13 – O'Farrell

Neighborhood Council: East Hollywood

Community Plan Area: Hollywood

Land Use Designation: Community Commercial

Zone: C2-CSA1

Legal Description: Lot 4 Arb 2&3, Lot 5 Arb 2&3,
Lot 6 Arb 2&3; Block None;
The Welch Tract

Last Day to File an Appeal: December 4, 2016

PRIOR APPROVAL

On October 20, 2015, pursuant to LAMC Section 11.5.7 C. and the Vermont/Western Station Neighborhood Area Specific Plan Ordinance 173,749, a Director's Determination was issued that:

Approved with Conditions a Project Permit Compliance Review for a change of use from a church to creative office, and the addition of 320 square feet to an existing mezzanine, within a one-story building located in Subarea C of the Vermont/Western Station Neighborhood Area Plan.

The project is **Categorically Exempt** from environmental review pursuant to Article III, Section 1, Class 21, and Category 2 of the City of Los Angeles CEQA Guidelines.

On January 12, 2016, the Central Area Planning Commission denied an appeal of the Director's Determination, sustained the Determination in approving the Project Permit Compliance, and revised Condition of Approval No. 5 to require a Project Permit Compliance Review Modification to be filed for any exterior modifications to the building.

MODIFICATION

On July 6, 2016, the Applicant requested a Project Permit Compliance Review Modification to remove Condition of Approval No. 5 from the Director's Determination to add an outdoor patio

area with a trellis and remove and replace stained glass windows and frames. The attached Conditions of Approval and Findings have been updated to reflect the requested Modification. Deleted text is shown with a ~~strike through~~, and added text is underlined.

Pursuant to LAMC Section 11.5.7 D. and the Vermont/Western Station Neighborhood Area Specific Plan Ordinance No. 173,749, amended by Ordinance No. 184,414, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Modification to a Project Permit Compliance Review for a change of use from a church to creative office, and the addition of 320 square feet to an existing mezzanine, within a one-story building located in Subarea C of the Vermont/Western Station Neighborhood Area Plan. The Modified Project includes the addition of an outdoor patio area with a trellis and retention of existing stained glass windows.

The project is Categorically Exempt from environmental review pursuant to Article III, Section 1, Class 24 1, and Category 2 1 of the City of Los Angeles CEQA Guidelines.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped Exhibit "A" and Exhibit "B," dated November 18, 2016, and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, ~~Plan Implementation Division~~ Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Use.** The project is allowed a 6,997 square foot creative office within an existing one-story building with a mezzanine, and shall be limited to commercial uses permitted in the C4 Commercial Zone by Section 12.16 of the Los Angeles Municipal Code (LAMC).
3. **Parking.** The project shall maintain the existing parking area as shown on "Exhibit A", which shall be used only for parking ancillary to the creative office use. No additional parking is required.
4. **Signage.** All unpermitted signs shall be removed. All new future signs shall be reviewed by Plan Implementation staff for compliance with the Vermont/Western Station Neighborhood Area Plan signage guidelines and regulations. Filing for a Project Permit shall not be necessary unless a Project Permit Adjustment or Exception is required. Any pole, roof or off-site sign, any sign containing flashing, mechanical or strobe lights are prohibited. Canned signs should not be used.
5. **Exterior Modifications.** ~~No exterior modifications have been approved as part of this project work scope. Should any exterior modifications be proposed in the future, a Modification shall be filed with the Plan Implementation Division in order to amend this Condition and the approved Exhibit A.~~ Original Stained Glass Windows. The applicant shall retain all of the stained glass windows, as shown on Exhibit "B," on east, south and west elevations in its original or natural state.
6. **Height.** The height of the trellis shall not exceed 35 feet.
7. **Floor Area Ratio.** The maximum floor area ratio, including the outdoor patio area with a trellis, shall not exceed 1.5:1.

Administrative Conditions

8. **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~~" Plans Approved. A copy of the ~~Final Plans~~ Plans Approved, supplied by the Applicant, shall be retained in the subject case file.
9. **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.

10. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
11. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
12. **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.
13. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
14. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
15. **Indemnification and Reimbursement of Litigation Costs.** The 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 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 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 \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii 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 includes 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

On October 20, 2015, the Director's Determination approved a Project Permit Compliance Review to permit The project includes a change of use from a church to creative office and the maintenance of an existing parking area adjacent to the church, located in Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan. The church currently occupies a one-story building with a mezzanine, totaling 6,716 square feet in size. The project proposes to remove 39 square feet from the first floor, and add 320 square feet to the mezzanine, resulting in a new floor area of 6,997 square feet. The project also proposes a new ADA ramp along the Sunset Boulevard frontage, and a handicap accessible parking space, both per Los Angeles Department of Building and Safety (LADBS) requirements. No signage or other exterior improvements to the existing building are is proposed. However, the subject building has been identified as a potentially significant historic resource and any future exterior modifications will be required to comply with the Secretary of Interior's Standards. While there are many historic properties within the Hollywood neighborhood, there is not an established historic district for the area in which the Project site is located. In addition, the property is not listed in the California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, nor was it found to be a potential historic resource based on the City's HistoricPlacesLA website, the City's online information and management system created to inventory Los Angeles's significant historic resources; or in SurveyLA, the citywide survey of Los Angeles.

On January 12, 2016, the Central Area Planning Commission denied an appeal of the Director's Determination, sustained the Determination in approving the aforementioned Project Permit Compliance, and modified Condition of Approval Number 5 to require a Project Permit Compliance Review Modification to be filed in the event any exterior modifications are proposed in the future.

The applicant requests a Project Permit Compliance Review Modification to remove Condition of Approval Number 5 to add an outdoor patio area with a trellis and replace and repair stained glass windows and frames.

- 1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**
 - A. Use.** Section 9.A. of the Vermont/Western Specific Plan states that residential uses permitted in the R4 Zone by LAMC Section 12.11 and commercial uses permitted in the C4 Commercial Zone by LAMC Section 12.16 shall be permitted by-right on any lot located within Subarea C of the Specific Plan area. The project involves a change of use from a church to creative office, which is a use that is permitted by-right in the C4 Zone. Therefore, the project complies with Section 9.A. of the Specific Plan.
 - B. Height and Floor Area.** Section 9.B. of the Vermont/Western Specific Plan states that projects comprised exclusively of commercial uses shall not exceed a maximum building height of 35 feet and a maximum Floor Area Ratio (FAR) of 1.5:1. The church, built in 1925 and prior to the adoption of the Specific Plan, has an existing non-conforming height of 41'-10". The project involves a change of use within an existing building, which will not result in additional height. The project does, however, propose a 320 square foot addition to the existing mezzanine. The existing lot size is 11,520 square feet. The existing square footage of the building is 6,716 square feet before the addition, and 6,997 square feet after the addition, resulting in an FAR of 0.61:1. The project also proposes the construction of a trellis for an outdoor patio area. The

applicant submitted Plans and Elevations, which do not indicate the floor area of the outdoor patio area or the height of the trellis. The project is conditioned to show the height of the trellis, which shall not exceed 35 feet, and the floor area of the outdoor patio area, which shall not exceed the maximum FAR of 1.5:1. Therefore, as conditioned, the project substantially complies with 9.B. of the Specific Plan.

- C. **Transitional Height.** Section 9.C of the Vermont/Western Specific Plan states that portions of buildings on a lot located within Subarea C shall not exceed specified transitional height limits set forth when located within specified distances from a lot within Subarea A, and shall only apply to lots adjoining or abutting a lot in Subarea A which are not separated by a public street. The project site abuts a lot in Subarea A to the north; however, it is separated by an 11-foot public alleyway. Therefore, Section 9.C of the Specific Plan does not apply.
- D. **Usable Open Space.** Section 9.D of the Vermont/Western Specific Plan states that a Project containing two or more residential units shall provide usable open space in accordable with LAMC Section 12.21 G.2. The project consists of a non-residential change of use from an existing church to creative office. Therefore, Section 9.D of the Specific Plan does not apply.
- E. **Project Parking Requirements.** Section 9.E.5 of the Vermont/Western Specific Plan states that no additional parking shall be required for a change of use within an existing building. The project, however, also proposes a 320 square foot addition to the existing mezzanine level. Section 9.E.3 requires that two parking spaces for each 1,000 square feet of commercial floor area contained within all buildings on the lot shall provide one additional on-site parking space. As such, one additional parking space is required and provided for the proposed addition.

Section 9.E.5 further states that parking spaces being maintained in connection with any existing main building as of the effective date of this ordinance shall be maintained and not reduced. The Applicant provided the most recent Certificate of Occupancy (Permit No. LA 57219/56) issued by the Department of Building and Safety on February 4, 1959. The Certificate of Occupancy does not specify that parking is required. However, a permit issued on June 3, 1991 identifies a parking area on the plot plan, without specifying how many parking spaces are provided or required. As proposed and conditioned, the surface parking area shall be maintained as an ancillary use to the proposed creative office use. Therefore, the project complies with 9.E. of the Specific Plan.

- F. **Conversion Requirements.** Section 9.F of the Vermont/Western Specific Plan sets forth requirements pertaining to the conversion of existing structures from commercial uses to residential condominium uses. The proposed scope of work, which includes a change of use from an existing one-story church with mezzanine to creative office; and an addition of 320 square feet to the existing mezzanine and the construction of a trellis for an outdoor patio area, is not subject to conversion requirements for condominium uses. Therefore, Section 9.F of the Specific Plan does not apply.
- G. **Pedestrian Throughways.** Section 9.G of the Vermont/Western Specific Plan requires a pedestrian walkway, thoroughway or path for every 250 feet of street frontage for a project. The existing church currently occupies approximately 75 feet of street

frontage along Sunset Boulevard and approximately 150 feet of frontage along Alexandria Avenue. Therefore, Section 9.G of the Specific Plan does not apply.

- H. **Yards.** Section 9.H of the Vermont/Western Specific Plan specifies that no front, side or rear yard setbacks shall be required for the development of any commercial or residential Project on any lot located within Subarea C. The project includes a 320 square foot addition to the existing mezzanine, and will not expand the existing building footprint. The applicant proposes to add a trellis for an outdoor patio area, which is confined within the property lines. Therefore, Section 9.H of the Specific Plan does not apply.
- I. **Development Standards.** Section 9.I of the Vermont/Western Specific Plan requires that all projects be in substantial conformance with the Guidelines. However, the Development Standards apply to all new development and extensive remodeling projects. The proposed scope of work, which includes a change of use from an existing one-story church with mezzanine to creative office; and an addition of 320 square feet to the existing mezzanine and the construction of a trellis for an outdoor patio area, does not qualify as new development or extensive remodeling. Therefore, the Development Standards do not apply. However, the project is still subject to the Design Guidelines below.

Design Guidelines

- J. **Urban Form.** The Design Guidelines endeavor to transform commercial streets away from a highway oriented, suburban format into a distinctly urban, pedestrian oriented and enlivened atmosphere. The Guidelines encourage outdoor seating areas, informal gathering of chairs, and mid-block pedestrian walkways. The Guidelines also indicate that streets should begin to function for the surrounding community like an outdoor public living room and that transparency should exist between what is happening on the street and on the ground floor level of the buildings.

The proposed scope of work includes a change of use from an existing one-story church with mezzanine to creative office; and an addition of 320 square feet to the existing mezzanine. ~~The applicant does not propose exterior improvements to the existing building. Therefore, Urban Form Design Guideline does not apply.~~ The applicant also proposes an addition of an outdoor patio area with a trellis, which conforms to the Design Guidelines in that it encourages outdoor seating areas and a public living room. Therefore, as proposed, the project complies with the Design Guidelines.

- K. **Building Form.** The Design Guidelines encourage every building to have a clearly defined ground plane, roof expression and middle or shaft that relates the two. ~~The applicant does not propose exterior improvements to the existing building. Therefore, the Building Form Design Guideline does not apply.~~ The applicant proposes to add an outdoor patio area with a trellis by the entrance to the building. As evident in Exhibit "A," the proposed trellis replicates the form of the arch-shaped entrance and would not alter the form of the existing building. Therefore, the proposed project complies with the Design Guidelines.
- L. **Architectural Features.** The Design Guidelines encourage courtyards, balconies, arbors, roof gardens, water features, and trellises. The Guidelines also encourage

appropriate visual references to historic building forms in new construction. ~~The applicant does not propose exterior improvements to the existing building. Therefore, the Architectural Features Design Guideline does not apply. The applicant proposes an outdoor patio area with a trellis, which is encouraged by the Design Guidelines as an architectural feature which mimics the existing form of the entrance. Therefore, the proposed project complies with the Design Guidelines.~~

- M. **Building Color.** The Design Guidelines encourage buildings be painted three colors: a dominate color, a subordinate color and a "grace note" color. ~~The applicant does not propose exterior improvements to the existing building. Therefore, the Building Color Design Guideline does not apply. The Design Guidelines further stipulate that retention of building materials in their original or natural state is strongly encouraged. The original church was built in 1925. The primary character defining features and materials of the original building include stained glass windows and brick facades. The applicant proposes exterior improvements to add an outdoor patio area with a trellis and remove and replace stained glass windows and frames. The addition of an outdoor patio area with a trellis would not alter the existing building materials and conforms to the Design Guidelines. However, the removal of the stained glass windows do not conform to the Design Guidelines that are intended to preserve the character of existing buildings. Although the existing building has been determined to not be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register, the Design Guidelines are adopted to retain character-defining features of existing buildings that maintain the community's sense of place. Therefore, the project has been conditioned to retain all stained glass windows in their original or natural state on east, south, and west elevations. Only as conditioned, the project conforms to the Design Guidelines.~~
- N. **Signs.** The Design Guidelines provides extensive guidance related to the placement, type and style of signage to be used for projects. The Guidelines identify appropriate signs for the Specific Plan area to include: wall signs, small projecting hanging signs, awnings or canopy signs, small directory signs, and window signs. The Design Guidelines further stipulate that when a building contains two or more businesses, signs should complement one another in color and shape and be located in the same relative position on each storefront. ~~The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.~~
- O. **Window Signs.** The Design Guidelines encourage permanently painted signs or lettering on the inside of windows provided it takes up less than ten (10) percent of the total glass surface so that open and non-obtrusive views into stores can be maintained. Temporary banner signs are discouraged. ~~The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.~~
- P. **Pole Signs, Off-Site Signs, and Roof Signs.** The Design Guidelines do not permit pole signs, off-site signs, or roof signs. Individual lettering on the building, or painted lettering on the building are preferred. ~~The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose~~

signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.

- Q. Awning Signs.** The Design Guidelines encourage fabric awnings and awning signs at the first floor, on which lettering is limited to ten inches, and to the awning valences only. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- R. Painted Lettering.** The Design Guidelines encourage painted lettering signs, especially murals on the building façade provided the lettering is not overly large and is compatible with surrounding signs. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- S. Pedestrian Oriented Signs.** The Design Guidelines indicate that hanging signs should be located so they protrude from the first floor; are at least seven feet above the finished grade, extend no more than four feet from the wall and should be no more than twelve square feet in surface area. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- T. Directory Signs or Kiosks.** The Design Guidelines encourage directory signs and kiosks; specifically, directory signs mounted on buildings at sidewalk locations and near arcades, access ways or passages. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- U. Portable Signs.** The Design Guidelines encourage portable signs provided they do not project into the public sidewalk more than 30 inches, are less than 10 square feet in surface area, and are stored indoors after hours of operation. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- V. Figurative Signs.** The Design Guidelines encourage figurative signs shaped to reflect the silhouette of a particular object. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- W. Canned Signs.** The Design Guidelines indicate that canned signs should not be used. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.

- X. **Custom-Made Neon.** The Design Guidelines encourage custom-made neon signs, which may be either exterior-mounted on a signboard, metal support frame or enclosure, or interior mounted behind clerestory or display windows. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
 - Y. **Plant Materials on Facades.** The Design Guidelines encourage facade plant materials in addition to permanent landscaping. Plants can be arranged in planters, containers, hanging baskets, flower boxes, etc. Plant materials on facades are not incorporated into the proposed project.
2. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article III, Section 1, Class 24 1, and Category 2 1 of the City CEQA Guidelines because the project consists of ~~the adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or other entitlement for use or enforcing the general rule standard, or objective.~~ interior or exterior alterations, remodeling, or minor construction where there will be negligible or no expansion of use.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.lacity.org/pln.

Planning Department public offices are located at:

Downtown Office
Figueroa Plaza
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

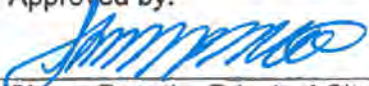
Valley Office
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077 or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

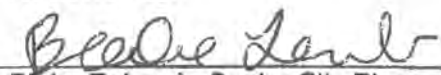
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:


Shana Bonstin, Principal City Planner

Reviewed by:


Blake E. Lamb, Senior City Planner

Reviewed by:


Mindy Nguyen, City Planner

Prepared by:


Nuri Cho, Planning Assistant
Nuri.Cho@lacity.org

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 532
LOS ANGELES, CA 90012-4801

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT

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VICE PRESIDENT

JEREMY IRVINE
BARRY A MILOFSKY
ELISSA SCRAFANO

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(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DIR-2015-2615-SPP-1A-M1-1A

EXHIBIT D

CULTURAL HERITAGE DETERMINATION
CHC-2016-1120-HCM

(KAD) 370-1274

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Date: **JUN 21 2016**

4975 Sunset LLC
1801 Century Park East, Ste. 1560
Los Angeles, CA 90067

CASE NUMBER: **CHC-2016-1120-HCM**
BETHANY LUTHERAN CHURCH OF HOLLYWOOD
4975 W. SUNSET BOULEVARD

This is to advise you that at its meeting of **May 19, 2016**, the Cultural Heritage Commission discussed the application for the above-mentioned property for possible declaration as a Historic-Cultural Monument.

The consensus of the Commission is that this property does not fall under the criteria in Section 22.171.7 of the Los Angeles Administrative Code. Therefore, the request has been declined.

In accordance with the City Charter Section 245, actions of the Cultural Heritage Commission shall become final at the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Kennard
Seconded: Commissioner Irvine
Ayes: Commissioner Milofsky, Scrafano, and Barron

Vote: **5-0**


Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

c: Councilmember Mitch O'Farrell, Thirteenth Council District
GIS

DIR 2015-2615-SPP-1A-M1



CENTRAL AREA PLANNING EXHIBIT E

200 N. Spring Street, Room 532, Los Angeles, Calif
www.plannin.lacity.c

DIR-2015-2615-SPP-1A-M1-1A

CENTRAL-APC DETERMINATION
DIR-2015-2615-SPP-1A

Determination Letter mailing date: JAN 22 2016

Case No. DIR-2015-2615-SPP-1A
CEQA: ENV-2015-2616-CE

Location: 4975 West Sunset Boulevard
District: 13 – O'Farrell
Plan Area: Hollywood
Zone: C4-2-CSA1

Applicant: 4975 Sunset LLC
Representative: Terry Winders, Southern California Land Use

Appellant: David Bell

At its meeting on **January 12, 2016**, the following action was taken by the Central Area Planning Commission:

1. **Denied** the Appeal.
2. **Modified** the Determination of the Director of Planning in approving a Project Permit Compliance to revise Condition of Approval No. 5 relating to future changes to the building exterior.
3. **Sustained the** Determination of the Director of Planning in approving a Project Permit Compliance to permit the change of use from a church to creative office, and the addition of 320 square feet to an existing mezzanine, within a one-story building.
4. **Adopted** the Staff Findings.
5. **Found** the Categorical Exemption (Case No. **ENV-2015-2616-CE**) as adequate environmental clearance.

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

This action was taken by the following vote:

Moved: Commissioner Brogdon
Seconded: Commissioner Lopez
Ayes: Commissioner Chung-Kim, and Commissioner Chemerinsky
Absent: Commissioner Oh

Vote: 4 - 0

Effective Date
Effective upon the mailing of this notice

Appeal Status
Not Further Appealable under Los Angeles
Municipal Code

Renee Glasco, Commission Executive Assistant I
Central Area Planning Commission

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 the California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

cc: Notification List
Mindy Nguyen
Blake Lamb

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Use.** The project is allowed a 6,997 square foot creative office within an existing one-story building with a mezzanine, and shall be limited to commercial uses permitted in the C4 Commercial Zone by Section 12.16 of the Los Angeles Municipal Code (LAMC).
3. **Parking.** The project shall maintain the existing parking area as shown on "Exhibit A", which shall be used only for parking ancillary to the creative office use. No additional parking is required.
4. **Signage.** All unpermitted signs shall be removed. All new future signs shall be reviewed by Plan Implementation staff for compliance with the Vermont/Western Station Neighborhood Area Plan signage guidelines and regulations. Filing for a Project Permit shall not be necessary unless a Project Permit Adjustment or Exception is required. Any pole, roof or off-site sign, any sign containing flashing, mechanical or strobe lights are prohibited. Canned signs should not be used.
5. **Exterior Modifications.** No exterior modifications have been approved as part of this project work scope. Should any exterior modifications be proposed in the future, a Modification shall be filed with the Plan Implementation Division in order to amend this Condition and the approved Exhibit A.

Administrative Conditions

6. **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.
7. **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.

8. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
9. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
10. **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.
11. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
12. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
13. **Indemnification and Reimbursement of Litigation Costs.** The 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 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 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 \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes 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

The project includes a change of use from a church to creative office and the maintenance of an existing parking area adjacent to the church, located in Subarea C of the Vermont/Western Station Neighborhood Area Plan. The church currently occupies a one-story building with a mezzanine, totaling 6,716 square feet in size. The project proposes to remove 39 square feet from the first floor, and add 320 square feet to the mezzanine, resulting in a new floor area of 6,997 square feet. The project also proposes a new ADA ramp along the Sunset Boulevard frontage, and a handicap accessible parking space, both per LADBS requirements. No signage or other exterior improvements to the existing building are proposed. However, the subject building has been identified as a potentially significant historic resource and any future exterior modifications will be required to comply with the Secretary of Interior's Standards.

1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

- a. Use.** Section 9.A. of the Vermont/Western Specific Plan states that residential uses permitted in the R4 Zone by LAMC Section 12.11 and commercial uses permitted in the C4 Commercial Zone by LAMC Section 12.16 shall be permitted by-right on any lot located within Subarea C of the Specific Plan area. The project involves a change of use from a church to creative office, which is a use that is permitted by-right in the C4 Zone. Therefore, the project complies with Section 9.A. of the Specific Plan.
- b. Height and Floor Area.** Section 9.B. of the Vermont/Western Specific Plan states that projects comprised exclusively of commercial uses shall not exceed a maximum building height of 35 feet and a maximum Floor Area Ratio (FAR) of 1.5:1. The church, built in 1925 and prior to the adoption of the Specific Plan, has an existing non-conforming height of 41'-10". The project involves a change of use within an existing building, which will not result in additional height. The project does, however, propose a 320 square foot addition to the existing mezzanine. The existing lot size is 11,520 square feet. The existing square footage of the building is 6,716 square feet before the addition, and 6,997 square feet after the addition, resulting in an FAR of 0.61:1. Therefore, the project substantially complies with 9.B. of the Specific Plan.
- c. Transitional Height.** Section 9.C of the Vermont/Western Specific Plan states that portions of buildings on a lot located within Subarea C shall not exceed specified transitional height limits set forth when located within specified distances from a lot within Subarea A, and shall only apply to lots adjoining or abutting a lot in Subarea A which are not separated by a public street. The project site abuts a lot in Subarea A to the north; however, it is separated by an 11-foot public alleyway. Therefore, Section 9.C of the Specific Plan does not apply.
- d. Usable Open Space.** Section 9.D of the Vermont/Western Specific Plan states that a Project containing two or more residential units shall provide usable open space in accordable with LAMC Section 12.21 G.2. The project consists of a non-residential change of use from an existing church to creative office. Therefore, Section 9.D of the Specific Plan does not apply.

- e. **Project Parking Requirements.** Section 9.E.5 of the Vermont/Western Specific Plan states that no additional parking shall be required for a change of use within an existing building. The project, however, also proposes a 320 square foot addition to the existing mezzanine level. Section 9.E.3 requires that two parking spaces for each 1,000 square feet of commercial floor area contained within all buildings on the lot shall provide one additional on-site parking space. As such, one additional parking space is required and provided for the proposed addition.

Section 9.E.5 further states that parking spaces being maintained in connection with any existing main building as of the effective date of this ordinance shall be maintained and not reduced. The Applicant provided the most recent Certificate of Occupancy (Permit No. LA 57219/56) issued by the Department of Building and Safety on February 4, 1959. The Certificate of Occupancy does not specify that parking is required. However, a permit issued on June 3, 1991 identifies a parking area on the plot plan, without specifying how many parking spaces are provided or required. As proposed and conditioned, the surface parking area shall be maintained as an ancillary use to the proposed creative office use. Therefore, the project complies with 9.E. of the Specific Plan.

- f. **Conversion Requirements.** Section 9.F of the Vermont/Western Specific Plan sets forth requirements pertaining to the conversion of existing structures from commercial uses to residential condominium uses. The proposed scope of work, which includes a change of use from an existing one-story church with mezzanine to creative office; and an addition of 320 square feet to the existing mezzanine, is not subject to conversion requirements for condominium uses. Therefore, Section 9.F of the Specific Plan does not apply.
- g. **Pedestrian Throughways.** Section 9.G of the Vermont/Western Specific Plan requires a pedestrian walkway, thoroughway or path for every 250 feet of street frontage for a project. The existing church currently occupies approximately 75 feet of street frontage along Sunset Boulevard and approximately 150 feet of frontage along Alexandria Avenue. Therefore, Section 9.G of the Specific Plan does not apply.
- h. **Yards.** Section 9.H of the Vermont/Western Specific Plan specifies that no front, side or rear yard setbacks shall be required for the development of any commercial or residential Project on any lot located within Subarea C. The project includes a 320 square foot addition to the existing mezzanine, and will not expand the existing building footprint. Therefore, Section 9.H of the Specific Plan does not apply.
- i. **Development Standards.** Section 9.I of the Vermont/Western Specific Plan requires that all projects be in substantial conformance with the Guidelines. However, the Development Standards apply to all new development and extensive remodeling projects. The proposed scope of work, which includes a change of use from an existing one-story church with mezzanine to creative office; and an addition of 320 square feet to the existing mezzanine, does not qualify as new development or extensive remodeling. Therefore, the Development Standards do not apply. However, the project is still subject to the Design Guidelines below.

Design Guidelines

- j.* **Urban Form.** The Design Guidelines endeavor to transform commercial streets away from a highway oriented, suburban format into a distinctly urban, pedestrian oriented and enlivened atmosphere. The Guidelines encourage outdoor seating areas, informal gathering of chairs, and mid-block pedestrian walkways. The Guidelines also indicate that streets should begin to function for the surrounding community like an outdoor public living room and that transparency should exist between what is happening on the street and on the ground floor level of the buildings.

The proposed scope of work includes a change of use from an existing one-story church with mezzanine to creative office; and an addition of 320 square feet to the existing mezzanine. The applicant does not propose exterior improvements to the existing building. Therefore, Urban Form Design Guideline does not apply.

- k.* **Building Form.** The Design Guidelines encourage every building to have a clearly defined ground plane, roof expression and middle or shaft that relates the two. The applicant does not propose exterior improvements to the existing building. Therefore, the Building Form Design Guideline does not apply.

- l.* **Architectural Features.** The Design Guidelines encourage courtyards, balconies, arbors, roof gardens, water features, and trellises. The Guidelines also encourage appropriate visual references to historic building forms in new construction. The applicant does not propose exterior improvements to the existing building. Therefore, the Architectural Features Design Guideline does not apply.

- m.* **Building Color.** The Design Guidelines encourage buildings be painted three colors: a dominate color, a subordinate color and a "grace note" color. The applicant does not propose exterior improvements to the existing building. Therefore, the Building Color Design Guideline does not apply.

- n.* **Signs.** The Design Guidelines provides extensive guidance related to the placement, type and style of signage to be used for projects. The Guidelines identify appropriate signs for the Specific Plan area to include: wall signs, small projecting hanging signs, awnings or canopy signs, small directory signs, and window signs. The Design Guidelines further stipulate that when a building contains two or more businesses, signs should complement one another in color and shape and be located in the same relative position on each storefront. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.

- o.* **Window Signs.** The Design Guidelines encourage permanently painted signs or lettering on the inside of windows provided it takes up less than ten (10) percent of the total glass surface so that open and non-obtrusive views into stores can be

maintained. Temporary banner signs are discouraged. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.

- p.* **Pole Signs, Off-Site Signs, and Roof Signs.** The Design Guidelines do not permit pole signs, off-site signs, or roof signs. Individual lettering on the building, or painted lettering on the building are preferred. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- q.* **Awning Signs.** The Design Guidelines encourage fabric awnings and awning signs at the first floor, on which lettering is limited to ten inches, and to the awning valences only. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- r.* **Painted Lettering.** The Design Guidelines encourage painted lettering signs, especially murals on the building façade provided the lettering is not overly large and is compatible with surrounding signs. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- s.* **Pedestrian Oriented Signs.** The Design Guidelines indicate that hanging signs should be located so they protrude from the first floor; are at least seven feet above the finished grade, extend no more than four feet from the wall and should be no more than twelve square feet in surface area. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- t.* **Directory Signs or Kiosks.** The Design Guidelines encourage directory signs and kiosks; specifically, directory signs mounted on buildings at sidewalk locations and near arcades, access ways or passages. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- u.* **Portable Signs.** The Design Guidelines encourage portable signs provided they do not project into the public sidewalk more than 30 inches, are less than 10 square feet in surface area, and are stored indoors after hours of operation. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the

Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.

- v. **Figurative Signs.** The Design Guidelines encourage figurative signs shaped to reflect the silhouette of a particular object. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
 - w. **Canned Signs.** The Design Guidelines indicate that canned signs should not be used. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
 - x. **Custom-Made Neon.** The Design Guidelines encourage custom-made neon signs, which may be either exterior-mounted on a signboard, metal support frame or enclosure, or interior mounted behind clerestory or display windows. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
 - y. **Plant Materials on Facades.** The Design Guidelines encourage facade plant materials in addition to permanent landscaping. Plants can be arranged in planters, containers, hanging baskets, flower boxes, etc. Plant materials on facades are not incorporated into the proposed project.
2. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article III, Section 1, Class 21, and Category 2 of the City CEQA Guidelines because the project consists of the adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or other entitlement for use or enforcing the general rule standard, or objective.



CENTRAL AREA PLANNING EXHIBIT E

200 N. Spring Street, Room 532, Los Angeles, Calif
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DIR-2015-2615-SPP-1A-M1-1A

CENTRAL-APC DETERMINATION
DIR-2015-2615-SPP-1A

Determination Letter mailing date: JAN 22 2016

Case No. DIR-2015-2615-SPP-1A
CEQA: ENV-2015-2616-CE

Location: 4975 West Sunset Boulevard
District: 13 – O'Farrell
Plan Area: Hollywood
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Applicant: 4975 Sunset LLC
Representative: Terry Winders, Southern California Land Use

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

This action was taken by the following vote:

Moved: Commissioner Brogdon
Seconded: Commissioner Lopez
Ayes: Commissioner Chung-Kim, and Commissioner Chemerinsky
Absent: Commissioner Oh

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Renee Glasco, Commission Executive Assistant I
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3. **Parking.** The project shall maintain the existing parking area as shown on "Exhibit A", which shall be used only for parking ancillary to the creative office use. No additional parking is required.
4. **Signage.** All unpermitted signs shall be removed. All new future signs shall be reviewed by Plan Implementation staff for compliance with the Vermont/Western Station Neighborhood Area Plan signage guidelines and regulations. Filing for a Project Permit shall not be necessary unless a Project Permit Adjustment or Exception is required. Any pole, roof or off-site sign, any sign containing flashing, mechanical or strobe lights are prohibited. Canned signs should not be used.
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Administrative Conditions

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12. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
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FINDINGS

The project includes a change of use from a church to creative office and the maintenance of an existing parking area adjacent to the church, located in Subarea C of the Vermont/Western Station Neighborhood Area Plan. The church currently occupies a one-story building with a mezzanine, totaling 6,716 square feet in size. The project proposes to remove 39 square feet from the first floor, and add 320 square feet to the mezzanine, resulting in a new floor area of 6,997 square feet. The project also proposes a new ADA ramp along the Sunset Boulevard frontage, and a handicap accessible parking space, both per LADBS requirements. No signage or other exterior improvements to the existing building are proposed. However, the subject building has been identified as a potentially significant historic resource and any future exterior modifications will be required to comply with the Secretary of Interior's Standards.

1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

- a. Use.** Section 9.A. of the Vermont/Western Specific Plan states that residential uses permitted in the R4 Zone by LAMC Section 12.11 and commercial uses permitted in the C4 Commercial Zone by LAMC Section 12.16 shall be permitted by-right on any lot located within Subarea C of the Specific Plan area. The project involves a change of use from a church to creative office, which is a use that is permitted by-right in the C4 Zone. Therefore, the project complies with Section 9.A. of the Specific Plan.
- b. Height and Floor Area.** Section 9.B. of the Vermont/Western Specific Plan states that projects comprised exclusively of commercial uses shall not exceed a maximum building height of 35 feet and a maximum Floor Area Ratio (FAR) of 1.5:1. The church, built in 1925 and prior to the adoption of the Specific Plan, has an existing non-conforming height of 41'-10". The project involves a change of use within an existing building, which will not result in additional height. The project does, however, propose a 320 square foot addition to the existing mezzanine. The existing lot size is 11,520 square feet. The existing square footage of the building is 6,716 square feet before the addition, and 6,997 square feet after the addition, resulting in an FAR of 0.61:1. Therefore, the project substantially complies with 9.B. of the Specific Plan.
- c. Transitional Height.** Section 9.C of the Vermont/Western Specific Plan states that portions of buildings on a lot located within Subarea C shall not exceed specified transitional height limits set forth when located within specified distances from a lot within Subarea A, and shall only apply to lots adjoining or abutting a lot in Subarea A which are not separated by a public street. The project site abuts a lot in Subarea A to the north; however, it is separated by an 11-foot public alleyway. Therefore, Section 9.C of the Specific Plan does not apply.
- d. Usable Open Space.** Section 9.D of the Vermont/Western Specific Plan states that a Project containing two or more residential units shall provide usable open space in accordable with LAMC Section 12.21 G.2. The project consists of a non-residential change of use from an existing church to creative office. Therefore, Section 9.D of the Specific Plan does not apply.

- e. **Project Parking Requirements.** Section 9.E.5 of the Vermont/Western Specific Plan states that no additional parking shall be required for a change of use within an existing building. The project, however, also proposes a 320 square foot addition to the existing mezzanine level. Section 9.E.3 requires that two parking spaces for each 1,000 square feet of commercial floor area contained within all buildings on the lot shall provide one additional on-site parking space. As such, one additional parking space is required and provided for the proposed addition.

Section 9.E.5 further states that parking spaces being maintained in connection with any existing main building as of the effective date of this ordinance shall be maintained and not reduced. The Applicant provided the most recent Certificate of Occupancy (Permit No. LA 57219/56) issued by the Department of Building and Safety on February 4, 1959. The Certificate of Occupancy does not specify that parking is required. However, a permit issued on June 3, 1991 identifies a parking area on the plot plan, without specifying how many parking spaces are provided or required. As proposed and conditioned, the surface parking area shall be maintained as an ancillary use to the proposed creative office use. Therefore, the project complies with 9.E. of the Specific Plan.

- f. **Conversion Requirements.** Section 9.F of the Vermont/Western Specific Plan sets forth requirements pertaining to the conversion of existing structures from commercial uses to residential condominium uses. The proposed scope of work, which includes a change of use from an existing one-story church with mezzanine to creative office; and an addition of 320 square feet to the existing mezzanine, is not subject to conversion requirements for condominium uses. Therefore, Section 9.F of the Specific Plan does not apply.
- g. **Pedestrian Throughways.** Section 9.G of the Vermont/Western Specific Plan requires a pedestrian walkway, thoroughway or path for every 250 feet of street frontage for a project. The existing church currently occupies approximately 75 feet of street frontage along Sunset Boulevard and approximately 150 feet of frontage along Alexandria Avenue. Therefore, Section 9.G of the Specific Plan does not apply.
- h. **Yards.** Section 9.H of the Vermont/Western Specific Plan specifies that no front, side or rear yard setbacks shall be required for the development of any commercial or residential Project on any lot located within Subarea C. The project includes a 320 square foot addition to the existing mezzanine, and will not expand the existing building footprint. Therefore, Section 9.H of the Specific Plan does not apply.
- i. **Development Standards.** Section 9.I of the Vermont/Western Specific Plan requires that all projects be in substantial conformance with the Guidelines. However, the Development Standards apply to all new development and extensive remodeling projects. The proposed scope of work, which includes a change of use from an existing one-story church with mezzanine to creative office; and an addition of 320 square feet to the existing mezzanine, does not qualify as new development or extensive remodeling. Therefore, the Development Standards do not apply. However, the project is still subject to the Design Guidelines below.

Design Guidelines

- j.* **Urban Form.** The Design Guidelines endeavor to transform commercial streets away from a highway oriented, suburban format into a distinctly urban, pedestrian oriented and enlivened atmosphere. The Guidelines encourage outdoor seating areas, informal gathering of chairs, and mid-block pedestrian walkways. The Guidelines also indicate that streets should begin to function for the surrounding community like an outdoor public living room and that transparency should exist between what is happening on the street and on the ground floor level of the buildings.

The proposed scope of work includes a change of use from an existing one-story church with mezzanine to creative office; and an addition of 320 square feet to the existing mezzanine. The applicant does not propose exterior improvements to the existing building. Therefore, Urban Form Design Guideline does not apply.

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- o.* **Window Signs.** The Design Guidelines encourage permanently painted signs or lettering on the inside of windows provided it takes up less than ten (10) percent of the total glass surface so that open and non-obtrusive views into stores can be

maintained. Temporary banner signs are discouraged. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.

- p.* **Pole Signs, Off-Site Signs, and Roof Signs.** The Design Guidelines do not permit pole signs, off-site signs, or roof signs. Individual lettering on the building, or painted lettering on the building are preferred. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- q.* **Awning Signs.** The Design Guidelines encourage fabric awnings and awning signs at the first floor, on which lettering is limited to ten inches, and to the awning valences only. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
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Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.

- v. **Figurative Signs.** The Design Guidelines encourage figurative signs shaped to reflect the silhouette of a particular object. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
 - w. **Canned Signs.** The Design Guidelines indicate that canned signs should not be used. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
 - x. **Custom-Made Neon.** The Design Guidelines encourage custom-made neon signs, which may be either exterior-mounted on a signboard, metal support frame or enclosure, or interior mounted behind clerestory or display windows. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
 - y. **Plant Materials on Facades.** The Design Guidelines encourage facade plant materials in addition to permanent landscaping. Plants can be arranged in planters, containers, hanging baskets, flower boxes, etc. Plant materials on facades are not incorporated into the proposed project.
2. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article III, Section 1, Class 21, and Category 2 of the City CEQA Guidelines because the project consists of the adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or other entitlement for use or enforcing the general rule standard, or objective.

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
DANA M. PERLMAN
MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DIR-2015-2615-SPP-1A-M1-1A

EXHIBIT F

DIRECTOR'S DETERMINATION
DIR-2015-2615-SPP

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
<http://planning.lacity.org>

**VERMONT/WESTERN SNAP
PROJECT PERMIT COMPLIANCE REVIEW**

October 20, 2015

Property Owner/Applicant

4975 Sunset LLC
1801 Century Park East #1560
Los Angeles, CA 90067

Representative

Southern California Land Use
Terry Winders
409 Pacific Coast Highway, #853
Redondo Beach, CA 90277

Case No. DIR-2015-2615-SPP

CEQA: ENV-2015-2616-CE

Specific Plan Subarea: C – Community Center

Location: 4975 West Sunset Boulevard

Council District: 13 – O'Farrell

Neighborhood Council: East Hollywood

Community Plan Area: Hollywood

Land Use Designation: Community Commercial

Zone: C2-CSA1

Legal Description: Lot 6, The Welch Tract

Last Day to File an Appeal: November 4, 2015

DETERMINATION

Pursuant to LAMC Section 11.5.7 C. and the Vermont/Western Station Neighborhood Area Specific Plan Ordinance 173,749, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review for a change of use from a church to creative office, and the addition of 320 square feet to an existing mezzanine, within a one-story building located in Subarea C of the Vermont/Western Station Neighborhood Area Plan.

The project is Categorically Exempt from environmental review pursuant to Article III, Section 1, Class 21, and Category 2 of the City of Los Angeles CEQA Guidelines.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Use.** The project is allowed a 6,997 square foot creative office within an existing one-story building with a mezzanine, and shall be limited to commercial uses permitted in the C4 Commercial Zone by Section 12.16 of the Los Angeles Municipal Code (LAMC).
3. **Parking.** The project shall maintain the existing parking area as shown on "Exhibit A", which shall be used only for parking ancillary to the creative office use. No additional parking is required.
4. **Signage.** All unpermitted signs shall be removed. All new future signs shall be reviewed by Plan Implementation staff for compliance with the Vermont/Western Station Neighborhood Area Plan signage guidelines and regulations. Filing for a Project Permit shall not be necessary unless a Project Permit Adjustment or Exception is required. Any pole, roof or off-site sign, any sign containing flashing, mechanical or strobe lights are prohibited. Canned signs should not be used.
5. **Exterior Modifications.** No exterior modifications have been approved as part of this project work scope. All future changes to the building exterior shall be reviewed by Office of Historic and Plan Implementation staff for compliance with the Secretary of the Interior's Standards.

Administrative Conditions

6. **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.
7. **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.
8. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

9. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
10. **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.
11. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
12. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
13. **Indemnification and Reimbursement of Litigation Costs.** The 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 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 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 \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of

any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes 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

The project includes a change of use from a church to creative office and the maintenance of an existing parking area adjacent to the church, located in Subarea C of the Vermont/Western Station Neighborhood Area Plan. The church currently occupies a one-story building with a mezzanine, totaling 6,716 square feet in size. The project proposes to remove 39 square feet from the first floor, and add 320 square feet to the mezzanine, resulting in a new floor area of 6,997 square feet. The project also proposes a new ADA ramp along the Sunset Boulevard frontage, and a handicap accessible parking space, both per LADBS requirements. No signage or other exterior improvements to the existing building are proposed. However, the subject building has been identified as a potentially significant historic resource and any future exterior modifications will be required to comply with the Secretary of Interior's Standards.

1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

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- T. Directory Signs or Kiosks.** The Design Guidelines encourage directory signs and kiosks; specifically, directory signs mounted on buildings at sidewalk locations and near arcades, access ways or passages. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- U. Portable Signs.** The Design Guidelines encourage portable signs provided they do not project into the public sidewalk more than 30 inches, are less than 10 square feet in surface area, and are stored indoors after hours of operation. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- V. Figurative Signs.** The Design Guidelines encourage figurative signs shaped to reflect the silhouette of a particular object. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- W. Canned Signs.** The Design Guidelines indicate that canned signs should not be used. The applicant does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.
- X. Custom-Made Neon.** The Design Guidelines encourage custom-made neon signs, which may be either exterior-mounted on a signboard, metal support frame or enclosure, or interior mounted behind clerestory or display windows. The applicant

does not propose any new signs as part of this application; however, as conditioned, should the applicant propose signage in the future, such signs shall be subject to the Vermont/Western Station Neighborhood Area Plan regulations and Design Guidelines.

Y. Plant Materials on Facades. The Design Guidelines encourage facade plant materials in addition to permanent landscaping. Plants can be arranged in planters, containers, hanging baskets, flower boxes, etc. Plant materials on facades are not incorporated into the proposed project.

2. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The Director of Planning has determined that the project is Categorical Exempt from the environmental review pursuant to Article III, Section 1, Class 21, and Category 2 of the City CEQA Guidelines because the project consists of the adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or other entitlement for use or enforcing the general rule standard, or objective.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.lacity.org/pln.

Planning Department public offices are located at:

Downtown Office
Figueroa Plaza
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Valley Office
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077 or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

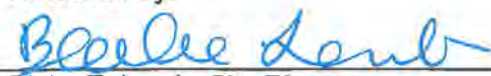
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Michael J. LoGrande
Director of Planning

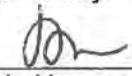
Approved by:


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