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SECONDARY SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 763, Los Angeles, CA 90012

May 24, 2022

TO: City Planning Commission

FROM: Oliver Netburn, City Planner

TECHNICAL MODIFICATION TO CORRECT CASE NUMBER REFERENCED FOR CASE NO. CPC-2021-4259-CU-MCUP-SPR AND CONDITION NOS. 15 & 16; ENV-2021-4260-MND; 1820-2120 EAST 8TH STREET, 820-840 SOUTH ALAMEDA STREET, 2150 EAST DAMON STREET, 1301 SOUTH LEMON STREET, 1121-1143 LAWRENCE STREET, AND 2015-2101 EAST OLYMPIC BOULEVARD

The following Technical Modification is to correct the Case No. referenced in the staff recommendation report to be considered at the City Planning Commission (CPC) meeting of May 26, 2022, related to Item No. 7 on the meeting agenda. The Case No. is referenced on the cover page and subsequent headers as CPC-2021-4259-CU-MCUB-SPR; however, the correct Case No. is CPC-2021-4259-CU-MCUP-SPR. This correction shall be made throughout the report and within the CPC final determination.

Additionally, Condition Nos. 15 and 16 erroneously use the term “Master” instead of “Main” when referring to the required the filing of subsequent Plan Approvals related to the sale and dispensing of alcoholic beverages. These conditions should be modified as follows (additions in underline; deletions in strikeout):

15. **Main Plan Approval (MPA) Requirement.** Each individual venue shall be subject to a Main Plan Approval (MPA) determination pursuant to Section 12.24-M of the Los Angeles Municipal Code in order to implement and utilize the ~~Master~~ Main Conditional Use authorization granted. The purpose of the ~~Master~~ Main Plan Approval determination is to review each proposed venue in greater detail and to tailor site-specific conditions of approval for each of the premises including but not limited to hours of operation, seating capacity, size, security, live entertainment, the length of a term grant and/or any requirement for a subsequent MPA application to evaluate compliance and effectiveness of the conditions of approval. The Zoning Administrator may impose more restrictive or less restrictive conditions on each individual tenant at the time of review of each Plan Approval application.
16. **MPA Public Hearing Requirement.** A public hearing for any ~~Master~~ Main Plan Approval (MPA) request may be waived at the discretion of the Chief Zoning Administrator.

This Technical Modification includes minor corrections and does not change the project or staff's recommendations, as discussed in the Recommendation Report.



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May 23, 2022
VIA EMAIL

Honorable Members of the City Planning Commission
City of Los Angeles
200 N. Spring St., Room 210
Los Angeles, CA 90012
Email: cpc@lacity.org

**Re: 8th and Alameda Studios Project: CPC-2021-4259-CU-CUB-SPR
Proposed Planning Conditions of Approval
Applicant Technical Condition Comment Letter No. 1**

Honorable Members of the City Planning Commission:

We write today on behalf of the applicant for the 8th and Alameda Studios project ("Project"), Alameda & 8th Owner, LLC ("Applicant"), to request certain revisions to Condition Nos. 13 and 14 of the proposed conditions of approval identified in the Department of City Planning Recommendation Report for the May 26, 2022, City Planning Commission hearing for the Project.

CONDITION NO. 13:

Current draft condition:

"Vesting Tentative Tract No. 83418. The project shall comply with the terms and conditions under Vesting Tentative Tract No. 83418 (VTT-83418)."

Proposed revision:

"Covenant re: Vesting Tentative Tract No. 83418. Prior to the issuance of any permits for the project, a covenant setting forth the conditions under Vesting Tentative Tract No. 83418 (VTT-83418) shall be recorded in the County Recorder's Office. The covenant shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The covenant must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file."

Per our discussion with the project planners, this proposed revision would require the Applicant to ensure future tracking and compliance with VTTM conditions without necessarily requiring all map conditions to be signed off prior to the issuance of a building permit for the Project. Typically, project applicants do not



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fulfill all tract map conditions before pulling a building permit, but rather finalize that process after a building permit is pulled, often during project construction. This condition would thus provide Planning sufficient assurances of the Project's compliance with its VTTM conditions through an enforceable covenant while providing the Applicant greater time and flexibility in terms of fulfilling all applicable VTTM conditions.

CONDITION NO. 14:

Current draft condition language:

"Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with three (3) dining spaces (two [2] kitchens) which include a 22,300 square-foot ground floor commissary with outdoor dining area, a 6,100 square-foot topiary garden, and a 1,700 square-foot mezzanine café. The grant shall be subject to the following limitations:

- a. The hours of operation shall be limited to 7:00 a.m. to 2:00 a.m. daily.
- b. Indoor seating shall be limited to a maximum of 366 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
- c. Outdoor seating shall be limited to a maximum of 682 seats. The final number of seats and their location may be modified by the Department of Building and Safety in order to provide accessibility and required clearances from existing structures."

Proposed revisions:

"Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with three dining spaces (two [2] kitchens), which include, as the first venue, a 22,3000-square-foot ground floor commissary with outdoor dining area and a 6,100 square-foot topiary garden, as the second venue, a 1,700 square-foot mezzanine café, and as the third venue, the entire site within the boundaries of the perimeter fence and gate. The grant shall be subject to the following limitations:

- a. The hours of operation shall be limited to 7:00 a.m. to 2:00 a.m. daily.



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b. Within the first and second venues, indoor seating shall be limited to a maximum of 366 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.

c. Within the first venue, outdoor seating shall be limited to a maximum of 682 seats. The final number of seats and their location may be modified by the Department of Building and Safety in order to provide accessibility and required clearances from existing structures.

d. Within the third venue, alcohol consumption should be incidental to the operation of the production studios and associated studio events.”

As previously discussed with the project planners, these revisions would enable the future studio operator greater flexibility in terms of holding internal studio events such as film and television premiers with alcohol use throughout, but always entirely within, the Project site.

Thank you for your time and consideration. We are happy to answer any questions you may have.

Best regards,

A handwritten signature in blue ink, appearing to be 'AB', with a large, stylized loop at the end.

Andrew Brady

KC:

cc. Obiamaka Ude, Planning Assistant (obiamaka.ude@lacity.org)
Oliver Netburn, City Planner (oliver.netburn@lacity.org)

DAY OF HEARING SUBMISSIONS