

From: Paul Caporaso <paul.caporaso@lacity.org>
Sent time: 09/03/2020 09:56:20 AM
To: pcaporas@gmail.com
Attachments: Hollywood Geoteam Presentation.pdf



LOS ANGELES
CITY PLANNING

Paul N. Caporaso

Pronouns: He/Him, They/Them
Planning Assistant

Los Angeles City Planning

221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3629





LOS ANGELES
CITY PLANNING

Hollywood Projects

City Planning Commission
August 13, 2020

Project List

1. SunWest Project – CPC-2019-4639
2. Hollywood Center Project – CPC-2018-2114
3. Sunset Gower Studios Project – CPC-2017-5090
4. Hollywood-Wilcox Project – CPC-2016-3176
5. 6220 Yucca – CPC-2014-4705

SunWest Project

Project Planner: Paul Caporaso

Project Area



Project Summary

Project Details	
Residential Units	412 du
Studio Units	176 du
One Bedroom Units	163 du
Two Bedroom Units	73 du
Total Commercial Uses	33,569 sf
Grocery Store	22,976 sf
Retail/Restaurant	10,591 sf
Total Open Space	44,362 sf
Private Open Space	22,495 sf
Common Open Space	21,867 sf
Total Project Floor Area	431,313 sf
FAR (Floor Area Ratio)	4.46:1

Design



Design



Entitlements

- **Conditional Use Permit** for a 70% density increase
- **Density Bonus** in conjunction with Parking Option 1 and three off-menu incentives
- **Specific Plan Exception** to exceed maximum permitted SNAP commercial parking
- **Project Permit Compliance** for a development within the SNAP
- **Master Conditional Use** for alcoholic beverages within three establishments
- **Director's Decision** to pay an in-lieu fee for on-site trees
- **Site Plan Review** for a net increase of 412 dwelling units



Hollywood Center Project

Project Planner: Mindy Nguyen

Project Area



Project Summary

- Preservation of the Capitol Records Complex
- Four new buildings (two residential buildings each on the West and East Sites)
 - West Site - 36 stories
 - East Site - 47 stories
- 1,005 residential units
 - 872 market-rate units
 - 133 senior affordable units
- 30,200 sf restaurant/retail space
- 34,000 sf publicly accessible open space
- 7:1 FAR, or 1.4 million sf
 - 1.2 million sf of new development
 - Capitol Records Complex
- Environmental Leadership Development Project



Alternative 8 Summary

- Preservation of the Capitol Records Complex
- Three new buildings (two residential on West Site, one office on the East Site)
 - West Site - 49 stories
 - East Site - 18 stories
- 903 residential units
 - 770 market-rate units
 - 133 senior affordable units
- 386,000 sf of office uses
- 27,000 sf restaurant/retail space
- 33,000 square feet of publicly accessible open space
- 7:1 FAR, or 1.4 million sf
 - 1.2 million sf of new development
 - Capitol Records Complex



Design



Design



Entitlements

- Project Entitlements
 - Density Bonus w/Incentives & Waivers
 - 7:1 FAR
 - FAR and density averaging
 - Master CUP
 - Site Plan Review
 - Development Agreement
 - Related VTT

- Alternative 8 Entitlements
 - Same as above
 - Major Development Project CU

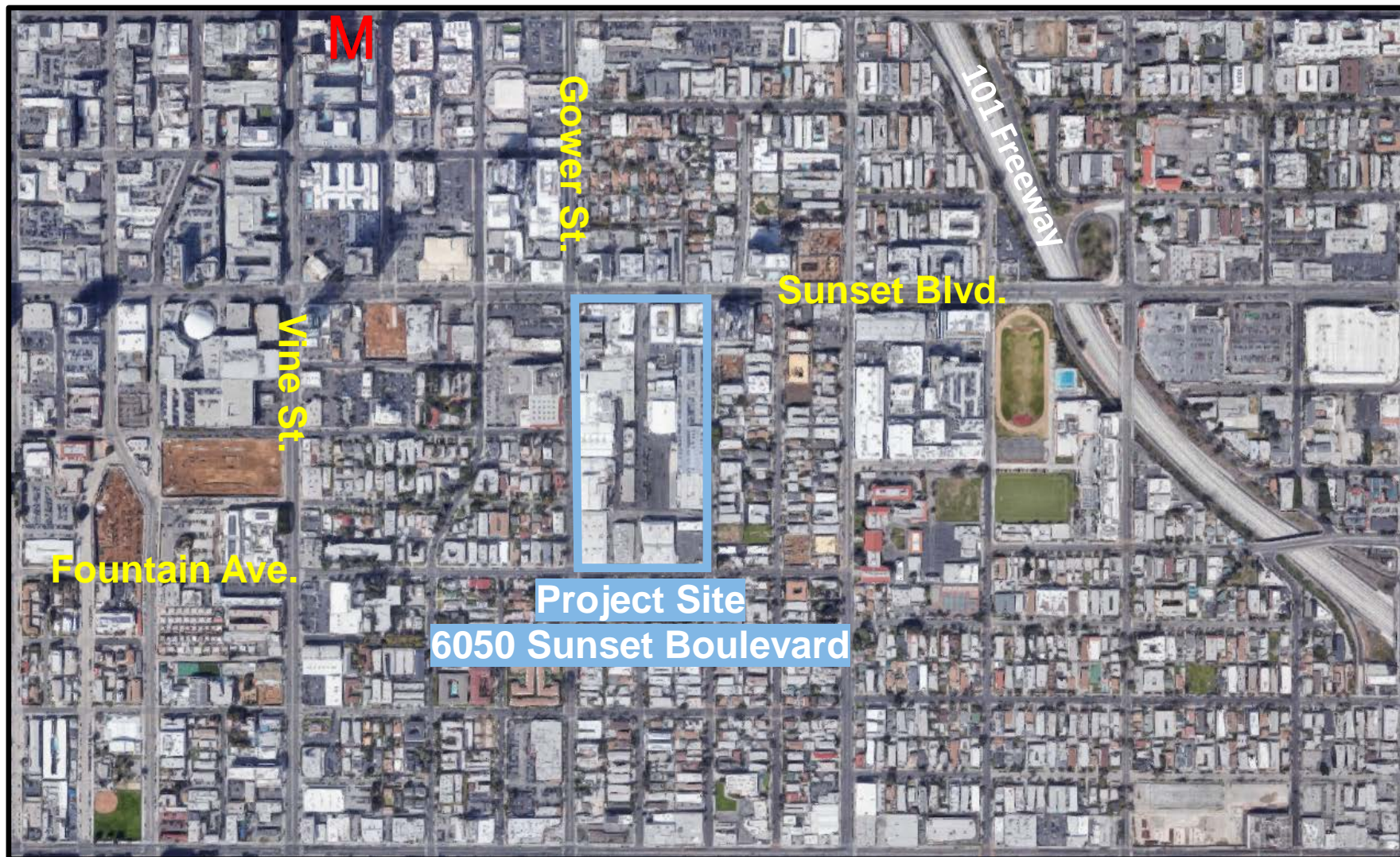




Sunset Gower Studios Project

Project Planner: Jason McCrea

Project Area

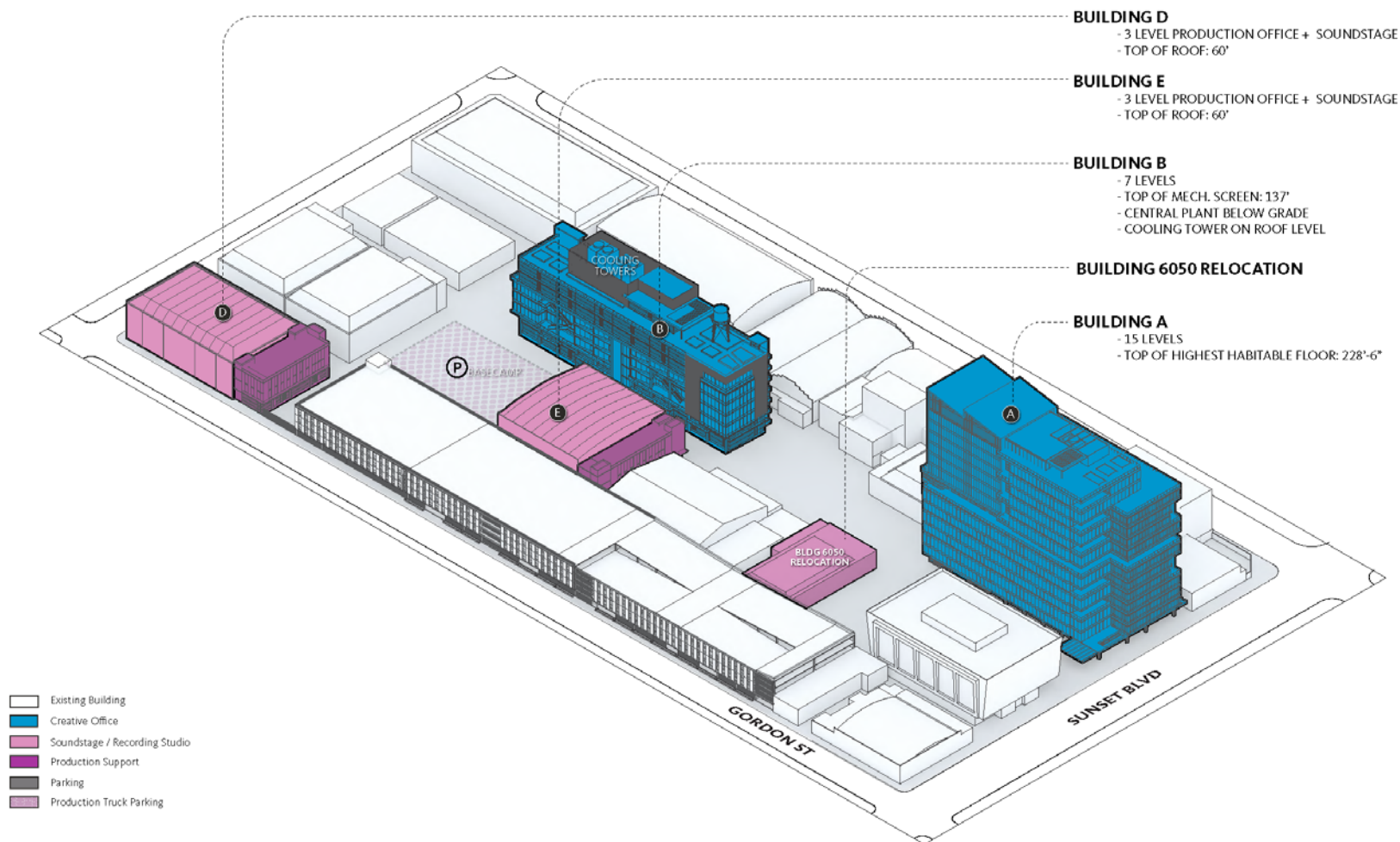


Project Summary

- Preservation and relocation of the United Records Building (6050 Sunset)
- Demolition of 130,169 square feet of existing floor area
- Development of 619,942 square feet of new floor area
- Four new buildings
 - Two creative office buildings
 - 15 stories and 7 stories
 - Production support space
 - Two new soundstages
- Net Increase of 423,544 square feet



Design



MASTER PLAN - ISOMETRIC VIEW

Design



Entitlements



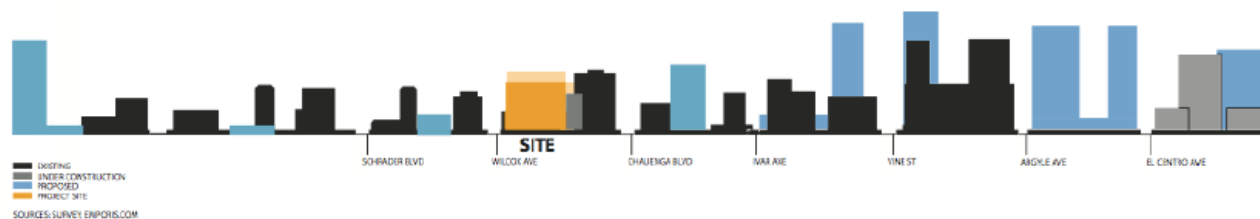
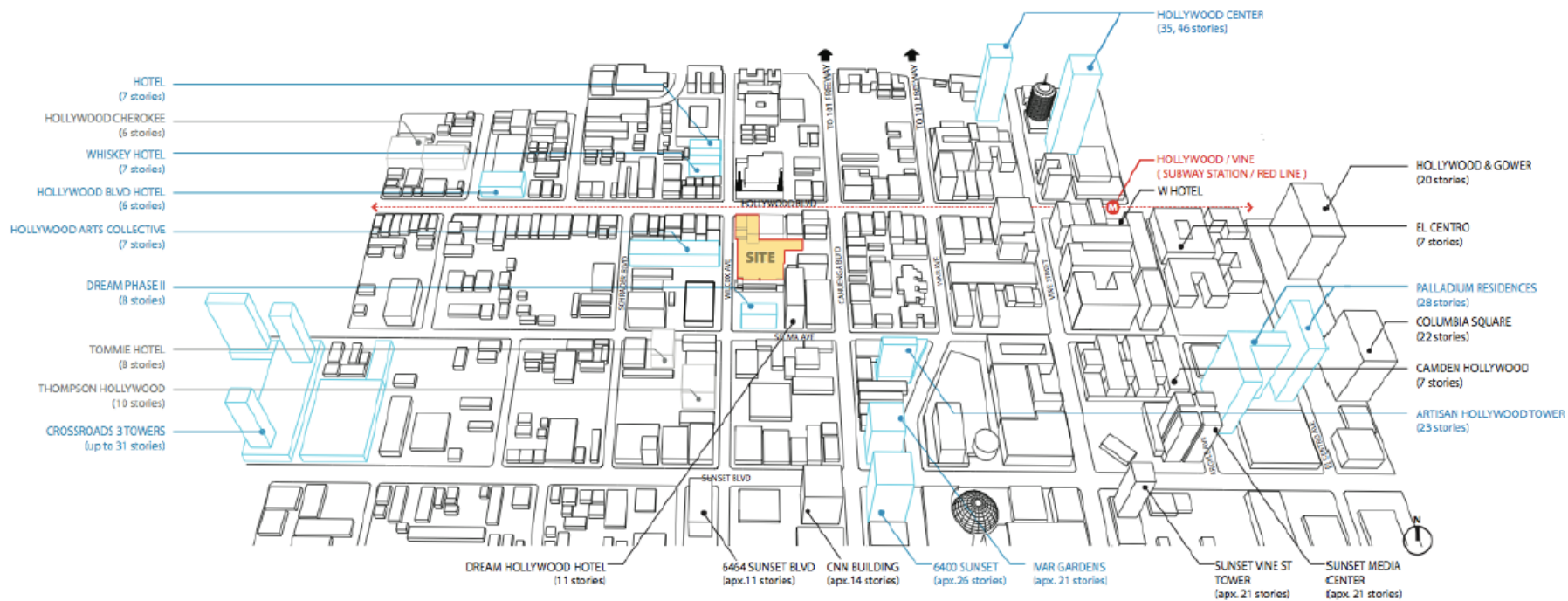
- Major Development Project
- Conditional Use:
 - Floor Area Averaging
 - Commercial Corner
- Site Plan Review



Hollywood-Wilcox Project

Project Planner: Jason McCrea

Project Area



Project Summary

- Attie Building Restoration
- 9,000 sf commercial
- 15-story Building
- 260 residential units
- 17,800 sf commercial
- Wrapped podium and subterranean parking



Design



Design



Entitlements

- Entitlements
 - o Zone Change and Height District Change (2:1 to 4.5:1, no change on Hollywood Blvd.)
 - o Floor Area Averaging
 - o MCUP
 - o Site Plan Review



6220 Yucca Project

Project Planner: Alan Como

Project Area

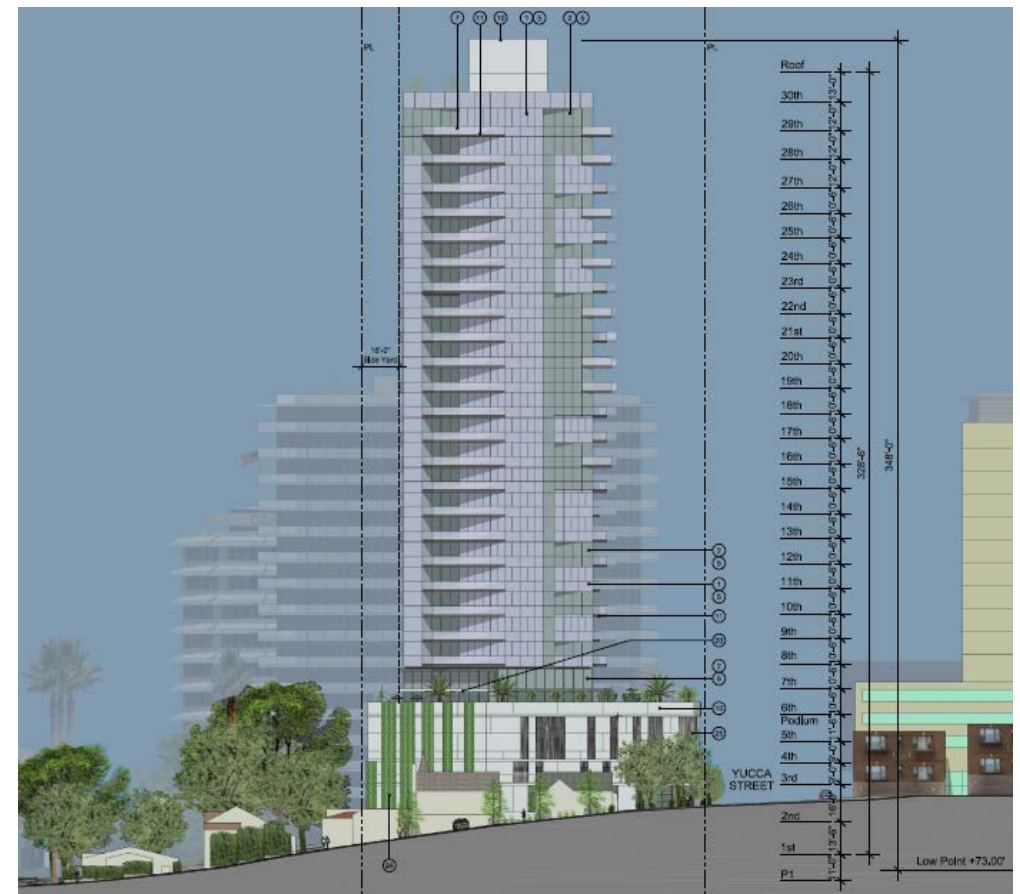
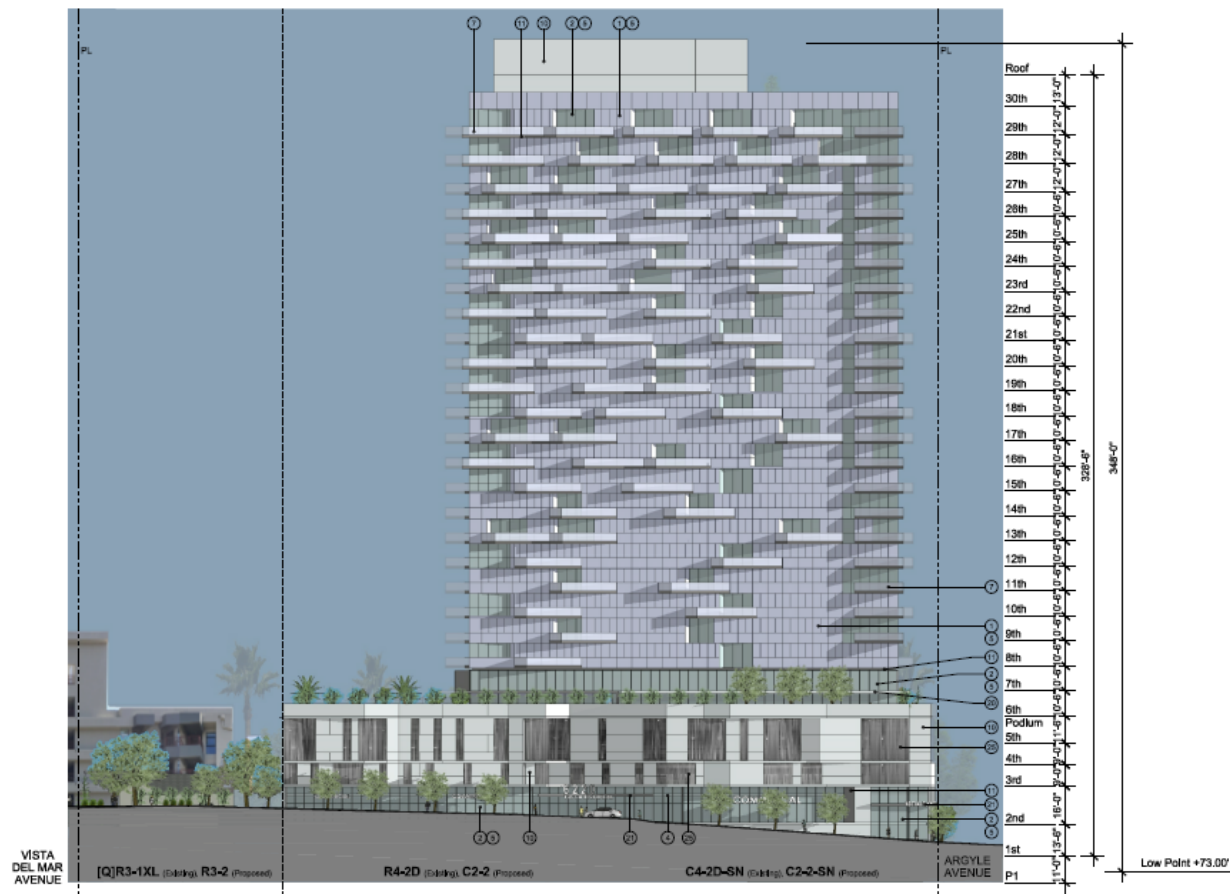


Project Summary

- One Tower Mixed-Use Development
- Building 1: New 30-story tower
 - o 269 residential units
 - o 17 units for Very Low Income
 - o 7,760 sf commercial/restaurant
- Preservation of two existing one- and two-story single-family buildings
- Parking
 - o Five level podium, one subterranean
- Environmental Leadership Development Project



Design



Entitlements

- Entitlements:
 - o Zone Change and Height District Change
 - o Density Bonus Compliance Review
 - o FAR Increase
 - o Alcohol Sales
 - o Live Entertainment / Dancing
 - o Site Plan Review
 - o Tract Map

