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**Attachments:** Hollywood Geoteam Presentation.pdf

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LOS ANGELES  
CITY PLANNING

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LOS ANGELES  
CITY PLANNING

# Hollywood Projects

City Planning Commission



# 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

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# SunWest Project

## Project Planner: Paul Caporaso

# Project Area



# Project Summary

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

# 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



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# 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





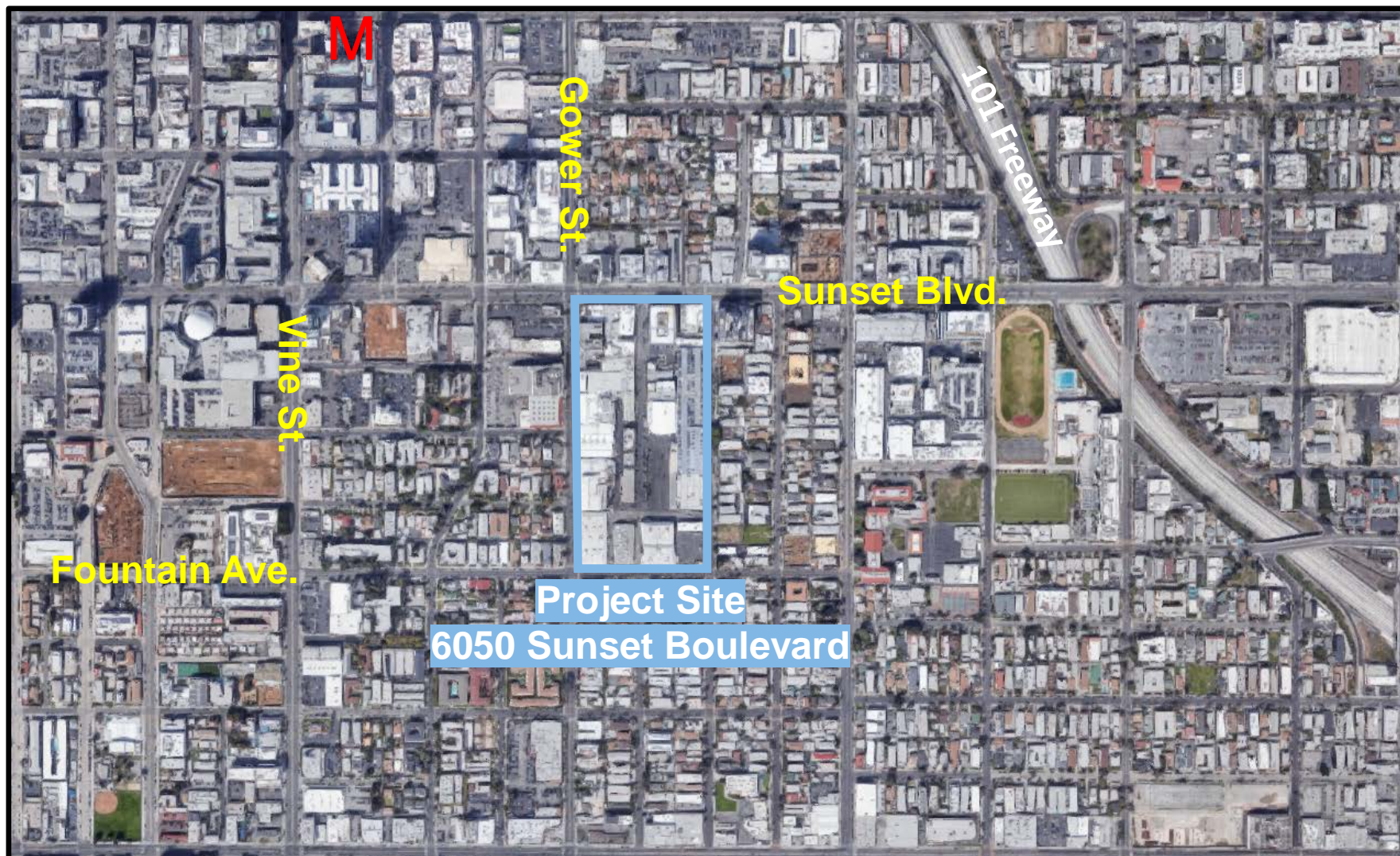


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# Sunset Gower Studios Project

Project Planner: Jason McCrea

# Project Area

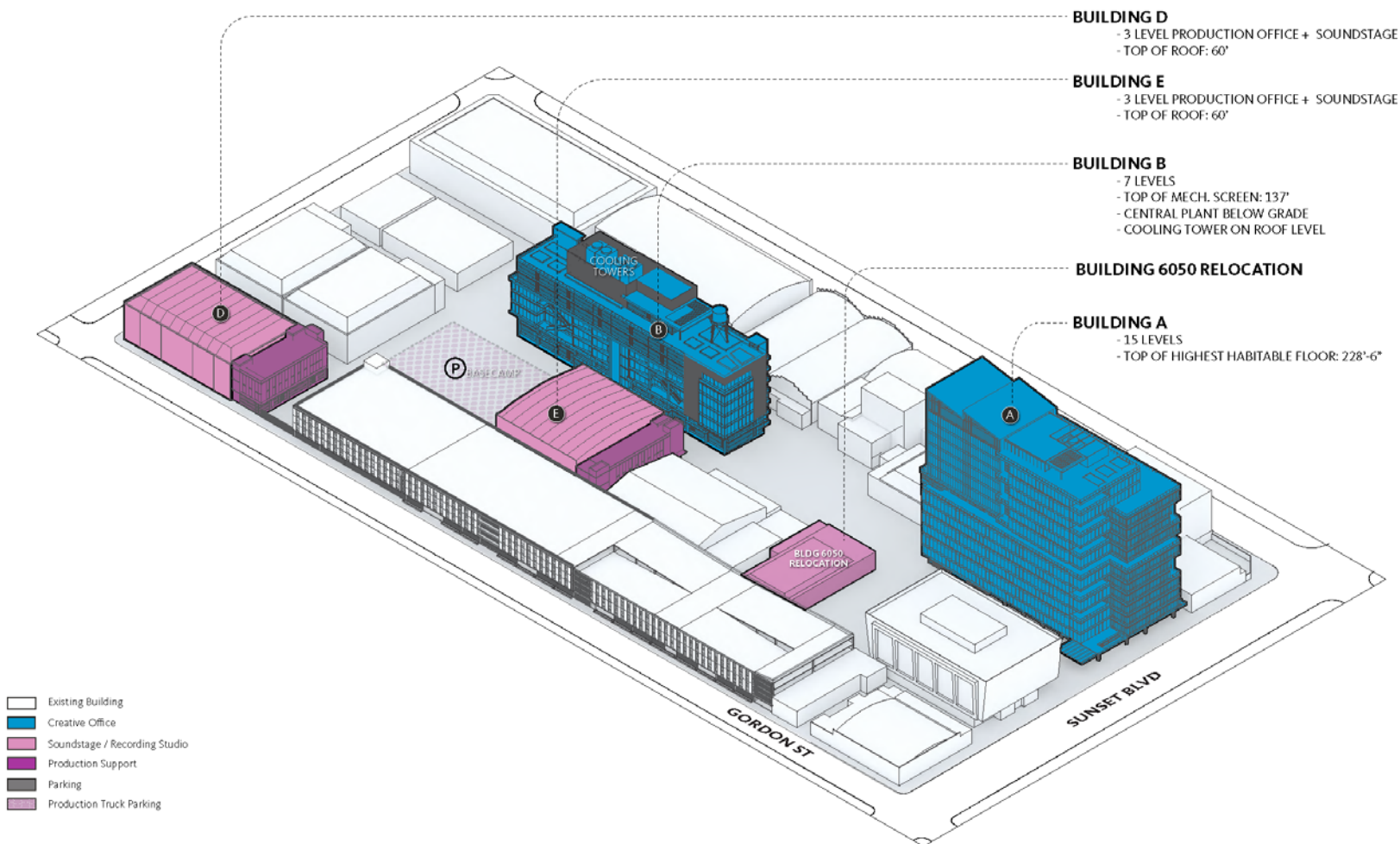


# Project Summary

- 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

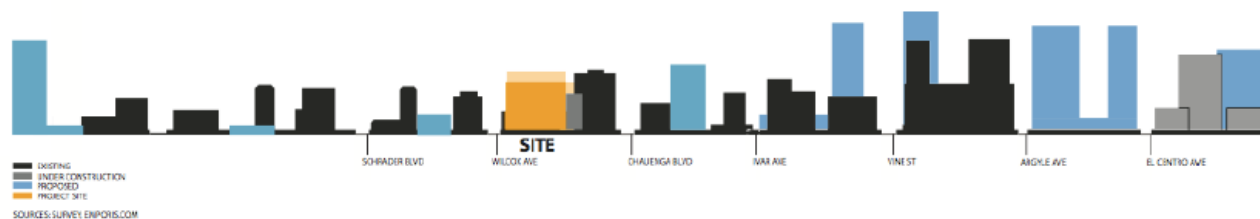
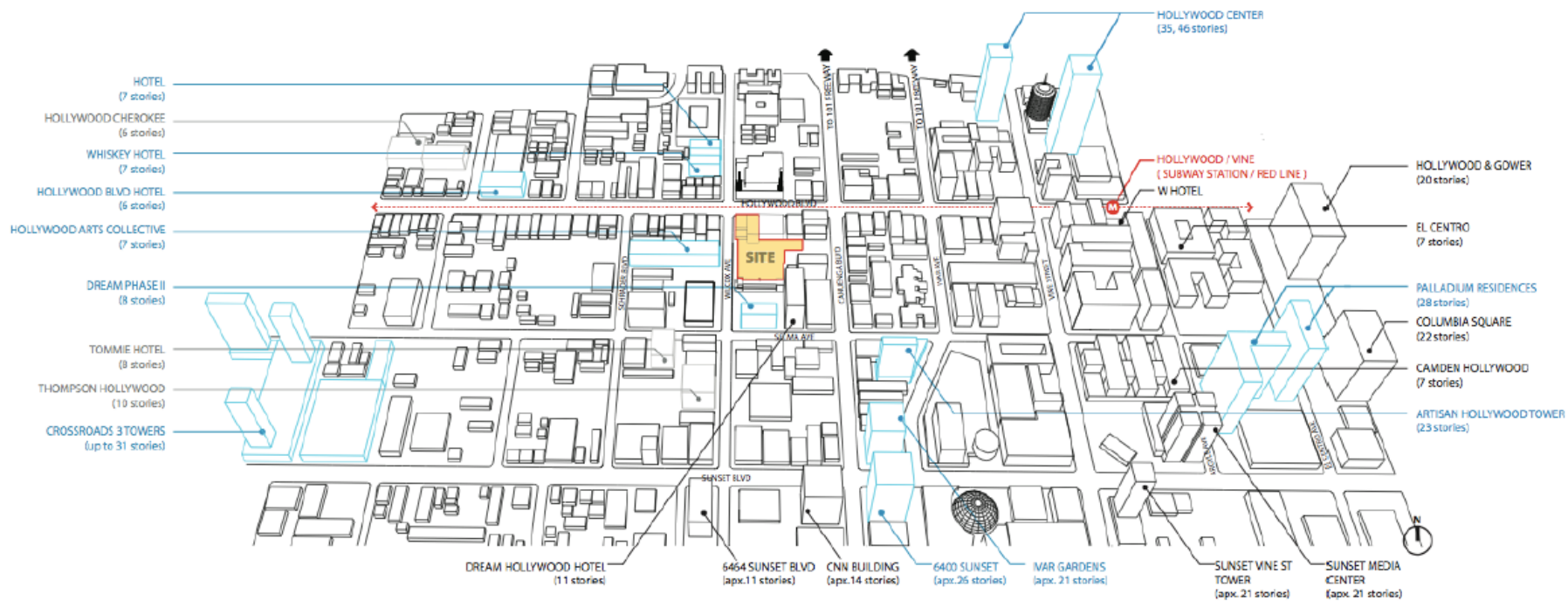


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# Hollywood-Wilcox Project

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

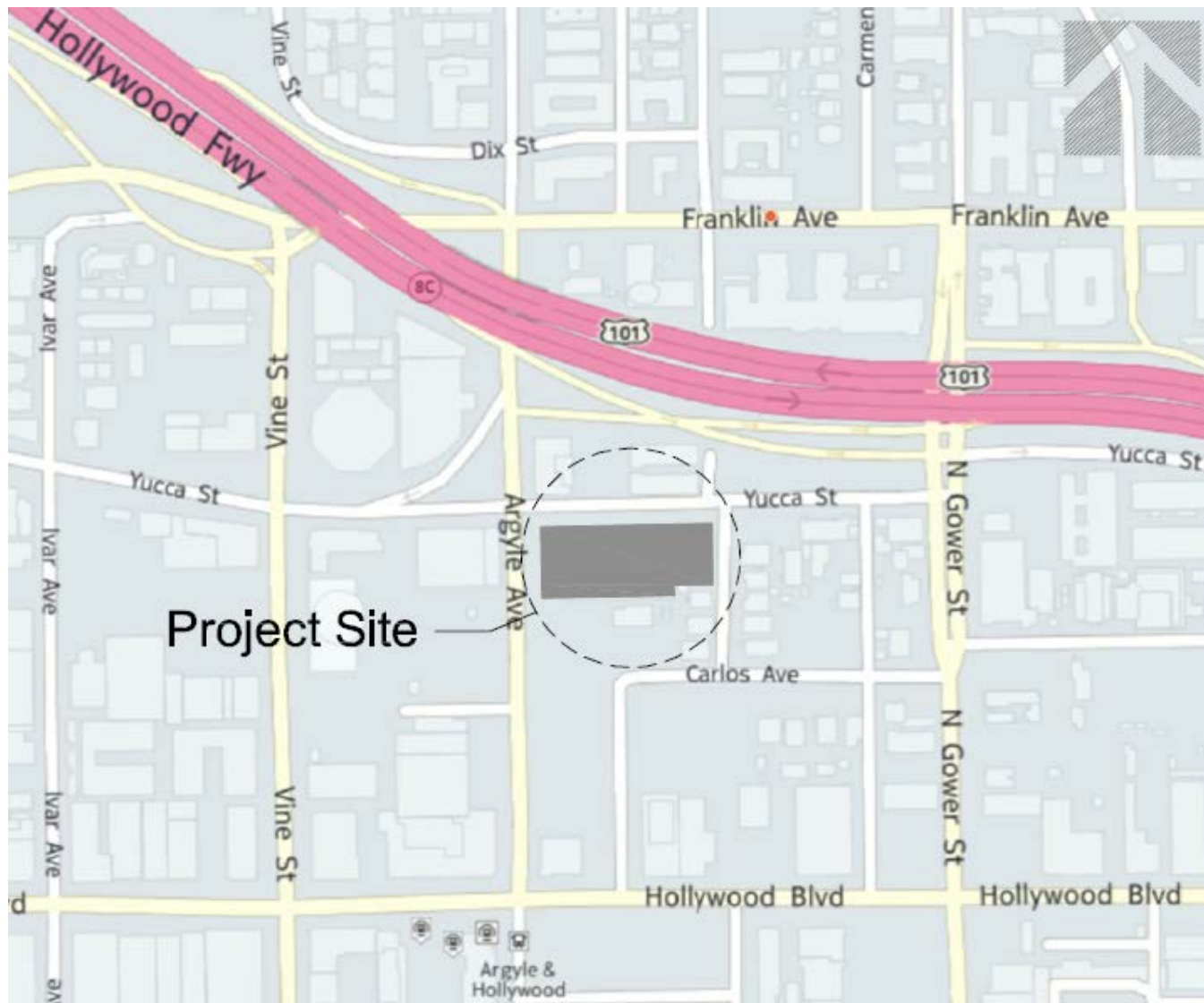


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# 6220 Yucca Project

Project Planner: Alan Como

# Project Area

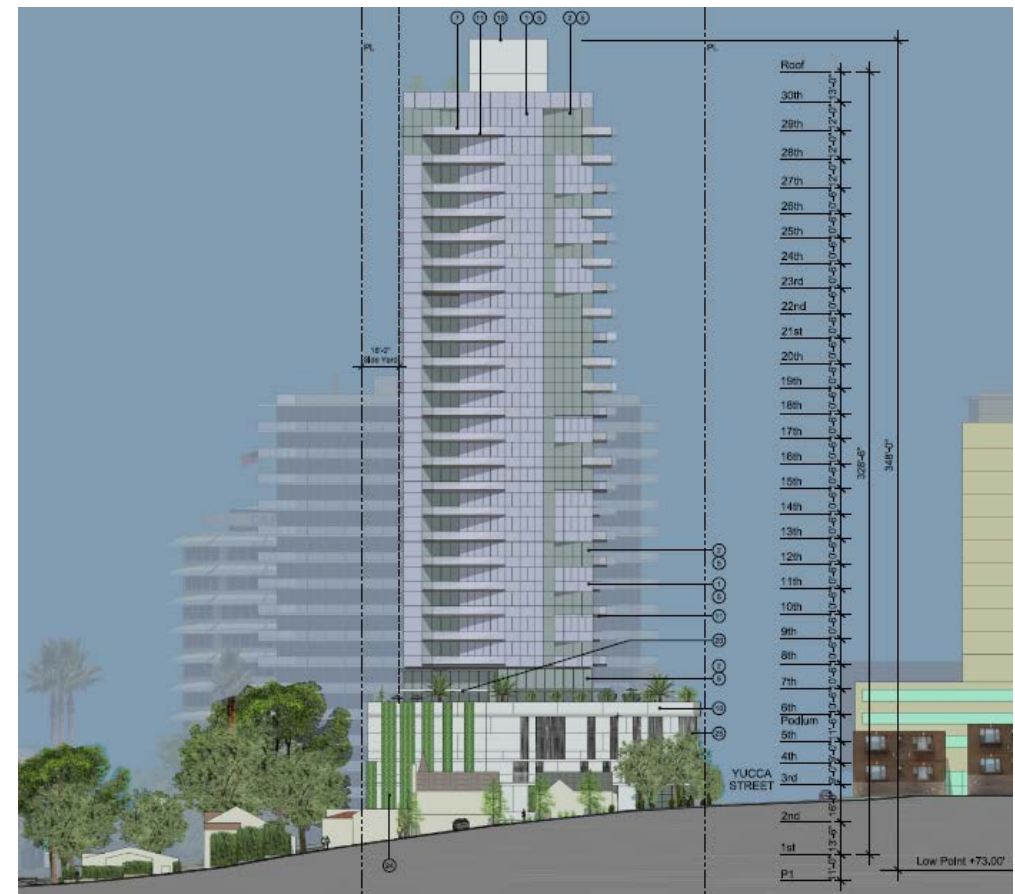
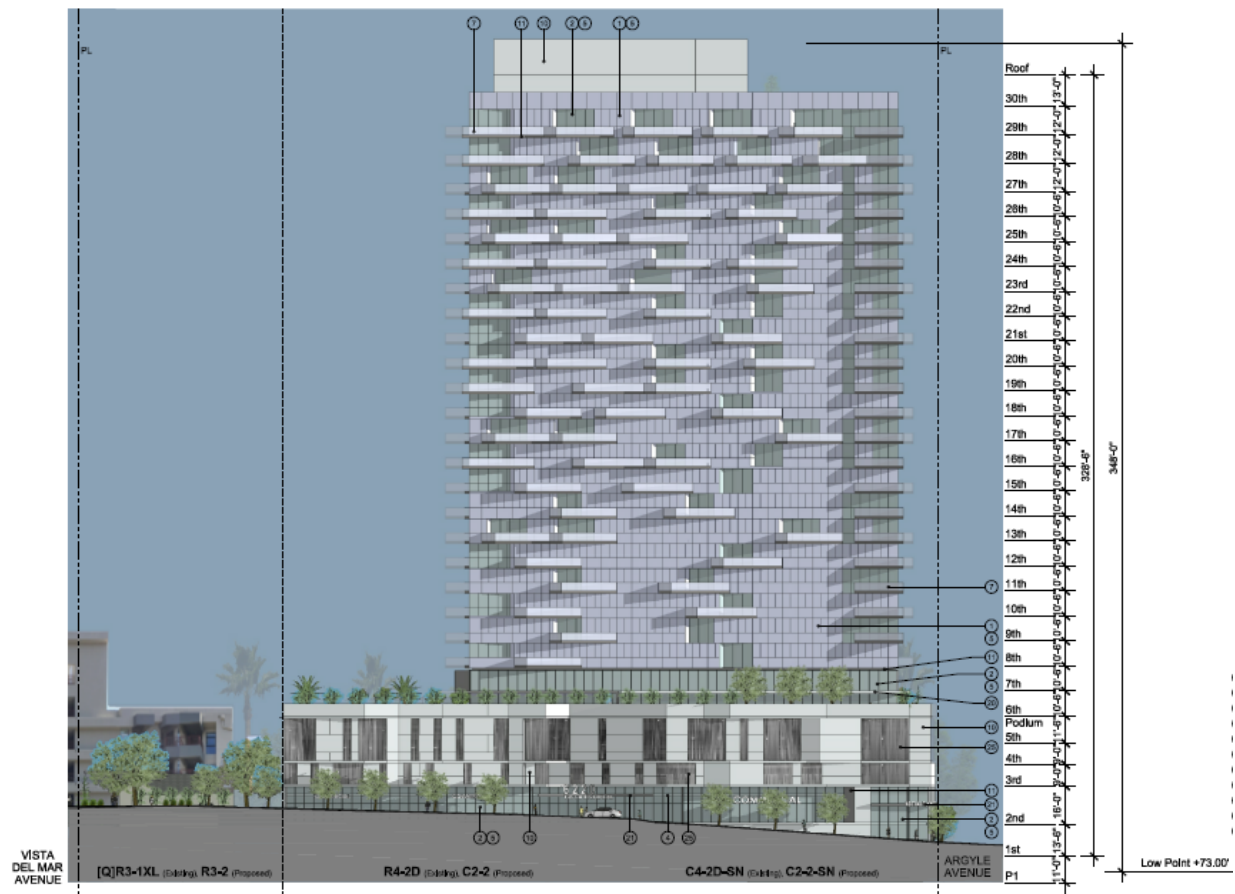


# Project Summary

- 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

