



Department of City Planning

City Hall, 200 North Spring Street, Room 272, Los Angeles, CA

September 9, 2020

TO: City Planning Commission
 FROM: Jason McCrea, Planning Assistant

ADDITIONAL INFORMATION/TECHNICAL MODIFICATIONS TO STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2016-3176-VZC-HD-VCU-MCUP-SPR LOCATED AT 1624-1648 Wilcox Avenue and 6430-6440 Hollywood Boulevard

Revised Exhibit A

On September 3, 2020 the Applicant submitted a revised Exhibit A. The Applicant provided revised open space areas, a revised roof plan, and additional details in renderings and elevations. The changes have been incorporated as shown below.

The following corrections/additions are to be incorporated into the Staff Recommendation Report to be considered at the City Planning Commission meeting of September 10, 2020, related to Item No 6 on the meeting agenda. Deleted text is shown in ~~strikethrough~~ and added text is shown in underline.

Page 6 – Revised Bike Parking Table

Required Commercial Bicycle Parking							
Use	Sq. Ft.	Long-Term	Required Spaces	Provided Spaces	Short-Term	Required Spaces	Provided Spaces
Retail/ Restaurant	<u>17,800</u> 24,000	1 / 2,000 Sq. Ft	<u>9</u> 12	<u>9</u> 12	1 / 2,000 Sq. Ft.	<u>9</u> 12	<u>9</u> 12

Open Space

As part of the revised Exhibit A submitted by the Applicant, some changes to the Open Space amenities were made. The total open space provided has not changed, but the size of some amenities have been modified, as follows:

Page A-3 Second Paragraph

In total the Project would provide approximately 33,750 square feet of usable open space, consisting of approximately 21,400 square feet of common open space, 4,250 square feet of interior amenity space, and approximately 3,500 square feet of private open space in the form

of balconies along each elevation from Floors 3 to 14. The Project would be required to provide 25% of the common open space as planted open space, and the Project would provide 7,111 square feet of planted area at floors one, two, four, and 12. The Project would provide **a 600 square foot courtyard at the first floor, as well as**, indoor amenity spaces at the first and second floors consisting of a 700 square foot lounge or computer room, and 950 square foot theater, respectively. At the fourth floor the Project would provide a 600 square foot library and music room, ~~a 1,000 square foot library terrace~~, a 2,000 square foot gym and yoga studio, a 5,600 square foot outdoor pool area, and 5,800 square feet of outdoor courtyard amenities such as fire pits, seating, and landscaped areas open to the sky.

Page A-4 Revised Open Space Table

Provided Open Space			
Location	Use	Amount (Sq. Ft.)	Total (Sq. F.t)
Common Open Space			
Outdoor			
Floor 1	Courtyard	600	
Floor 2	Dog Run Deck	1,800	1,800
Floor 4	Pool Deck	5,600	12,400
Floor 4	Inner Courtyard	4,600	
Floor 4	Inner Courtyard – East	1,200	
Floor 4	Library Terrace	1,000	
Floor 12	Sky Deck	11,200	11,200
Outdoor Open Space Subtotal		-	25,400
Indoor			
Floor 1	Lounge/Computer Room	700	700
Floor 2	Theater	950	950
Floor 4	Library/Music Room	600	2,600
Floor 4	Gym and Yoga Studio	2,000	
Indoor Open Space Subtotal			4,250
Private Open Space			
Floors 3-15	Balconies	3,500 (70 DU)	3,500
Total Open Space			33,750

F-36 Site Plan Review Findings:

Open Space and On-Site Landscaping. In total the Project would provide approximately 33,750 square feet of usable open space, consisting of approximately 21,400 square feet of common open space, 4,250 square feet of interior amenity space, and approximately 3,500 square feet of private open space in the form of balconies along each elevation from Floors 3 to 14. The Project would be required to provide 25% of the common open space as planted open space, the Project would provide 7,111 square feet of planted area of planted area at floors one, two, four, and 12. The Project would provide **a 600 square foot courtyard at the first floor, as well as**, indoor amenity spaces at the first and second floors consisting of a 700 square foot lounge and 950 square foot theater, respectively. In addition, a second floor outdoor dog run deck would be provided. At the fourth floor the Project would provide a 600 square foot library and music room, ~~a 1,000 square foot library terrace~~, a 2,000 square foot gym and yoga studio, a 5,600 square foot outdoor pool area, and 5,800 square feet of outdoor courtyard amenities such

as fire pits, seating, and landscaped areas open to the sky. At the 12th floor, the Project would provide an 11,200 square foot sky deck, consisting of outdoor cooking facilities, fire pits, gathering space, and landscaping that is open to the sky.

F-37 Site Plan Review Finding

In total the Project would provide approximately 33,750 square feet of usable open space, consisting of approximately 21,400 square feet of common open space, 4,250 square feet of interior amenity space, and approximately 3,500 square feet of private open space in the form of balconies along each elevation from Floors 3 to 14. The Project would be required to provide 25% of the common open space as planted open space, the Project would provide 7,111 square feet of planted area of planted area at floors one, two, four, and 12. The Project would provide **a 600 square foot courtyard at the first floor, as well as,** indoor amenity spaces at the first and second floors consisting of a 700 square foot lounge and 950 square foot theater, respectively. In addition, a second floor outdoor dog run deck would be provided. At the fourth floor the Project would provide a 600 square foot library and music room, ~~a 1,000 square foot library terrace~~, a 2,000 square foot gym and yoga studio, a 5,600 square foot outdoor pool area, and 5,800 square feet of outdoor courtyard amenities such as fire pits, seating, and landscaped areas open to the sky. At the 12th floor, the Project would provide an 11,200 square foot sky deck, consisting of outdoor cooking facilities, fire pits, gathering space, and landscaping that is open to the sky.

Page A-18 – Issues

The issues section contains a typographical error, references to 6440 Hollywood Boulevard should be revised to reference the correct address of 6430 Hollywood Boulevard.

Q Condition 1 – Page Q-1

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped Exhibit A and dated ~~August 31, 2020~~ **September 3, 2020** and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization. The project shall be constructed in a manner consistent with the following:
 - a. A maximum of 260 residential units, of which 26 units (10 percent) shall be reserved for Workforce Households. and
 - b. A maximum of 17,800 square feet of commercial space.

D Limitation Condition 2 Page D-1

2. **Building Height.** Building height shall be limited to a maximum of 45 feet for parcels **fronting with frontage along** Hollywood Boulevard, and otherwise limited to a maximum height of 160 feet **for parcels with frontage alone Wilcox Avenue,** consistent with Exhibit A, dated ~~August 31, 2020~~ **September 3, 2020.**

Site Plan Review Condition 4

4. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped Exhibit A and dated ~~August 31, 2020~~ September 3, 2020 and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.

Site Plan Review Condition 6 – Solar

6. **Rooftop Solar Photovoltaic.** A minimum of 105 kilowatts of solar panels shall be installed as shown on Exhibit A, Sheet 4 dated ~~August 31, 2020~~ September 3, 2020, and shall be maintained for the life of the project. The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

Site Plan Review Condition 8.a ii Tree Wells

The following is an update to soil depths required for trees, per updated Urban Design Studio guidance issued Fall 2019.

- ii. The minimum amount of soil volume for tree wells shall be based on the size of the tree at maturity as follows:

- ~~1. 600 cubic feet for a small tree (less than 25 feet tall at maturity).~~
- ~~2. 900 cubic feet for a medium tree (25-40 feet tall at maturity)~~
- ~~3. 1,200 cubic feet for a large tree (more than 40 feet tall at maturity)~~
1. 220 cubic feet for a tree 15 - 19 feet tall at maturity.
2. 400 cubic feet for a tree 20 - 24 feet tall at maturity.
3. 620 cubic feet for a medium tree or 25 - 29 feet tall at maturity.
4. 900 cubic feet for a large tree or 30 - 34 feet tall at maturity.

The following is a correction to the description of the Project referenced throughout the Findings:

Page F-25 Second Paragraph, Third Sentence:

The Project proposes the demolition of an existing surface parking lot and ~~four (4)~~ three (3) commercial buildings totaling 20,200 square feet of floor area, and the development of a new mixed-use building that includes 260 dwelling units, of which ten (10) percent (26 units) of the permitted base density would be set aside for Workforce Housing, and 17,800 square feet of ground floor commercial space.

Page F-28 Third Paragraph, First Sentence:

The Project proposes the demolition of an existing surface parking lot and ~~four (4)~~ three (3) commercial buildings totaling 20,200 square feet of floor area, and the development of a new mixed-use building that includes 260 dwelling units, of which ten (10) percent (26 units) of the permitted base density would be set aside for Workforce Housing (~~XXX-150~~ 150% AMI), and 17,800 square feet of ground floor commercial space.

F-37 Environmental Findings, Second Sentence:

Pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Sections 21,000-21189.57), the EIR is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and components of the Project at 1624-1648 Wilcox Avenue and 6430-6440 Hollywood Boulevard in the Hollywood area of Los Angeles (Site or Project Site), consisting of the demolition of a surface parking lot and **4 three (3)** commercial buildings totaling 20,200 square feet of floor area and the development of a comprised of 260 multi-family residential dwelling units, up to 10 percent (26 units) of which would be set aside for workforce housing and 17,800 square feet of commercial uses on a 1.38-acre site.