

Date : 12/9/2020 11:31:38 AM
From : "Giselle Corella"
To : "Bradley Furuya" , "Anna Vidal"
Subject : Re: Redevelopment referral form
Attachment : Sunset + Wilcox REVISED 12.9.2020 (Hollywood Referral)_Redacted.pdf;

Hi Bradley,

Please see the revised Referral to add to the file. The applicant may request to remove the RDP and obtain a partial refund. To assist with removing the RDP from the case number I've copied Anna Vidal who has been helping me with these types of cases. Please feel free to reach out to her directly if you have any questions about that portion.

Please note on the Referral I still mention that the report still has to acknowledge that the project general conforms to the Hollywood Redevelopment Plan. Please let me know if you have any questions.

Best,
Giselle

Giselle Corella
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Los Angeles City Planning

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**Please note I am out of the office every other Friday*

On Thu, Nov 19, 2020 at 4:04 PM Bradley Furuya <bradley.furuya@lacity.org> wrote:

Hi Giselle,

Thank you for your advice on our call. As discussed, I've attached the original redevelopment referral form.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning

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CPC 2020 - 1929



ADMINISTRATIVE REVIEW

REDEVELOPMENT PROJECT AREA – HOLLYWOOD

Administrative Review and Referral

RELATED CODE SECTION: Los Angeles Municipal Code Section (LAMC) 11.5.14 establishes the process and procedures for implementing the Redevelopment Plan.

PURPOSE: This Administrative Review and Referral form determines the appropriate review process for proposed Projects within a Redevelopment Project Area. Proposed development activity within Redevelopment Project Areas must conform to the Permitted Land Use Section of respective Redevelopment Plan.

GENERAL INFORMATION

- A Redevelopment Plan Project (Project) includes any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan, that includes the issuance of a building, grading, demolition, sign or change of use permit. Refer to 11.5.14 for the full definition.
Permitted Land Uses, see Section 600 of the Hollywood Redevelopment Plan. Visit Planning4LA.org to review the Hollywood Redevelopment Plan.
Review process options available:
Administrative Review – Redevelopment Plan
Administrative Review – Design for Development
Project Compliance
Project Adjustment

1. APPLICANT INFORMATION

Applicant Name Edgar Khalatian
Address 350 S. Grand Avenue, 25th Floor
City Los Angeles State CA Zip Code 90071
Telephone (213) 229-9548 Email ekhalatian@mayerbrown.com

2. PROJECT BACKGROUND

Project Address 1424-1454 Wilcox Ave; 6450-6462 W. Sunset Blvd; 1413-1447 Cole Pl; 6503 De Longpre
Assessor Parcel Number 5546014-056/013/014/017 Existing Zoning C4-2D-SN/C4-2D/C2-1XL

Project Type:

- Change of Use Addition Exterior Alteration
Interior Alteration Demolition Signs
Use of Land New Construction Grading

Project Description (include any additional requested entitlements) The Project proposes to demolish the existing retail, office, and other commercial use buildings to construct a 15-story, 444,810 square feet commercial building comprised of 432,669 square feet of office use; 12,141 square feet of retail/restaurant uses; and, 61,449 square feet of open space with parking located on 3 subterranean levels and 4 above-grade levels (one of which is a mezzanine level). PPCR-HD-CUP-MCUP-WDI-SPR. VTTM.

Eligible or Identified Historic Resource (refer to <http://zimas.lacity.org/> and <https://historicplacesla.org> check one below)

Yes No

Lot Area 74,135.4 71,800.103 Project FAR 6:1

Current Use Office, restaurant, retail. Proposed Use Office, restaurant, retail.

Existing Residential sq.ft. 0 Proposed Residential sq. ft. 0

Existing Non-Residential sq.ft. 432,669 Proposed Non-Residential sq. ft. 432,669 451,726 (pg. 3 of plan)

Number of new residential units 0

Number of residential units to remain 0

Number of residential units to be demolished 0

Building Permit No. (if applicable) _____

Environmental Review Project is Ministerial – Environmental Review Not Required

Not Yet Filed Filed (Indicate case number) _____

DENSITY AND FLOOR AREA RATIO CALCULATION

Use the following definitions to calculate Density and Floor Area in the Hollywood Redevelopment Project Area.

“Gross Acre” is defined as the site area plus one half of any abutting street(s) and alley(s).

“Floor Area Ratio” or FAR is defined as the ratio of total floor area of all buildings in a parcel to the parcel area. The floor area of a building excludes space devoted to stairwells, elevator shafts, light courts vehicular parking and mechanical equipment.

Formula for “Base” Density Calculation

Total Gross acre X Permitted Units per Gross Acre permitted by the Redevelopment Plan = Base Permitted Units

Formula for Density Bonus Calculation

(Base Permitted Units X % as allowed by Density Bonus) + Base Permitted Units = Total Permitted Units

Formula for Bonus Units pursuant to Section 505.3

Base Permitted Units X up to 30% as allowed by Section 505.3 Housing Incentive Units = Enhanced Permitted Units

3. CHECKLIST - Hollywood Redevelopment Plan

Complete the following checklist using the terms listed below. To see the full list of defined terms reference LAMC Section 11.5.14. To complete the checklist please refer to the corresponding Section of the Redevelopment Plan. The Redevelopment Plans are available on the City Planning website at Planning4LA.org.

- **N/A - Not Applicable:** This Redevelopment Plan Section does not apply to the proposed Project. No further action is required.
- **YES - Conforms:** The proposed Project conforms to the Redevelopment Plan section. The proposed Project may require Project Compliance. Not all Redevelopment Plans require additional action.
- **NO - Does Not Conform:** The proposed Project DOES NOT conform to the Redevelopment Plan section. The proposed Project will require a Project Adjustment. Alternatively, modify the proposed Project and resubmit this form demonstrating compliance with the Redevelopment Plan.

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
501. General Controls and Limitations	Applicant must review this Redevelopment Plan section.	-	-	-	SHOW conformance
502. Map • Input the Redevelopment Plan Land Use Designation (if applicable)	Regional Center Commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Regional commercial/ Other Public Land
503. Design (s) for Development	Applicant must review this Redevelopment Plan section.	-	-	-	N/A no sign
504. Variances, Conditional Use Permits, Building Permits and Other Land Development Entitlements	Applicant must review this Redevelopment Plan section.	-	-	-	Filing PPCR-HD-CUP-MCUP-WDI-SPR VTTM
505. Residential Uses • Input the City Zone designation • Input Redevelopment Plan Dwelling Unit calculation (see attached)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
505.1 Very High (Residential Uses) • Input the City Zone designation • Input Dwelling Unit calculation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
505.2. Franklin Avenue Design District	Applicant must review this Redevelopment Plan section.	-	-	-	N/A outside of areas
505.3. Housing Incentive Units up to 30% increase • Input Dwelling Unit calculation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
505.4. Commercial Uses within Residential Areas • Findings Required - Project Compliance		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
506. Commercial Uses • Input the City Zone Designation	Regional Center Commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CA-2D-SN, CA-2D, ^{show} conformance C2-1XL, 100% commercial use
506.1. Community, Highway Oriented, and Neighborhood and Office Commercial • Input the Redevelopment Plan Land Use Designation (if applicable) • Input FAR limitations (e.g., 3:1)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
506.2. Regional Center Commercial • Refer to Redevelopment Plan Map – Hollywood Boulevard District and Hollywood Core Transition District	Applicant must review this Redevelopment Plan section.	-	-	-	SHOW Conformance
506.2.1. Hollywood Boulevard District	Applicant must review this Redevelopment Plan section.	-	-	-	N/A
506.2.2. Hollywood Core Transition District	Applicant must review this Redevelopment Plan section.	-	-	-	N/A
506.2.3. Regional Center Commercial Density • Input FAR limitations (e.g., 3:1) • Findings Required for FAR above 4.5:1 but less than 6:1	Findings will be provided for 6:1 FAR.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed FAR 6:1 $451,726 / 71,840 = 6.2:1$ ↑ ↑ exceeds

as listed in plans as listed in ZIMAS

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
506.3 Residential Uses within Commercial Areas <ul style="list-style-type: none"> Input the Redevelopment Plan Land Use Designation (if applicable) Input the City Zone designation 		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
506.4. Industrial Uses within Commercial Destinations <ul style="list-style-type: none"> Findings Required - Project Compliance Refer to Criteria 1-5 		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
507. Industrial <ul style="list-style-type: none"> Input the City Zone designation Refer to Uses in Redevelopment Plan section 		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
507.1 Commercial Manufacturing <ul style="list-style-type: none"> Refer to Uses in Redevelopment Plan section 		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
507.2. Limited Industrial <ul style="list-style-type: none"> Refer to Uses in Redevelopment Plan section 		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
507.3. Commercial Uses Within Limited Industrial Areas <ul style="list-style-type: none"> Findings Required - Project Compliance Refer to Criteria 1-5 		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
508.1. Public <ul style="list-style-type: none"> Findings Required if other use - Project Compliance Refer to Criteria 1-5 		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A site designated but not publically owned existing office
508.2. Public Street Layout, Rights of Way and Easements	Applicant must review this Redevelopment Plan section.	-	-	-	show conformance
508.3. Other Public and Quasi-Public Uses	Applicant must review this Redevelopment Plan section.	-	-	-	N/A
508.4. Open Spaces, Landscaping, Light, Air, and Privacy	Applicant must review this Redevelopment Plan section.	-	-	-	show conformance
509. Non-Confirming Uses	Applicant must review this Redevelopment Plan section.	-	-	-	N/A
510. New Construction	Applicant must review this Redevelopment Plan section.	-	-	-	show conformance
511. Preservation, Rehabilitation and Retention of Properties	Please refer to Survey LA.	-	-	-	Few buildings older than 50 years old must notify TH

1941/1945 - 1428 Wilcox Ave (N)
1436 Wilcox Ave (N)
143A Wilcox Ave (N)
show conformance

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
515. Limitation on the Type, Size, and Height of Buildings	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
516. Signs and Billboards • Refer to Sign DFD	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
517. Utilities	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	show conformance
518.1 Circulation	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	show conformance
518.2 Parking and Loading	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	show conformance
519. Setbacks	No setbacks required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	show conformance
520. Incompatible Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
521. Variations	<i>Applicant must review this Redevelopment Plan section. Findings in this Section must be prepared for any sections of this Form checked "NO" unless the Project is modified.</i>				N/A, must

Per Sec. 502, Sec. 504, Sec. 506.2.3, and 508.1 the proposed commercial building is permitted. Per Sec. 502 of the Hollywood Redevelopment Plan, the proposed project shall comply with the LAMC and per Sec. 504, the proposed project is requesting City Planning entitlements including a Height District change to permit the 6:1 FAR. Report to describe general conformance to the Redevelopment Plan. Administrative Review only, no fee. - updated 12/9/2020

4. PROJECT REVIEW REQUIREMENTS

SUBMITTAL PACKAGE (check all that apply)

A. Administrative Review for the Redevelopment Plan

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for the Administrative Review and Referral Form, listed in the Administrative Review Instruction (CP-3540)

NOTE: For an Administrative Review **clearance**, the project must conform to the Permitted Land Uses section of the relevant Redevelopment Plan, and if applicable the Administrative Review and Referral Design for Development.

B. Administrative Review for the Design for Development (DFD)

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for Design for Development, listed in the Administrative Review Instruction (CP-3540)



Project Compliance and/or Project Adjustment

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for Project Compliance and/or Project Adjustment, listed in the Administrative Review Instruction (CP-3540)

All forms and related materials shall be submitted to the Development Services Center public counter.

- CITY STAFF USE ONLY -

NOTE: Signature below only indicates that the Redevelopment Plan Unit staff reviewed proposed project. All official clearances are noted on the clearance summary sheet for issuance of a permit from LADBS on PCIS, including Administrative Sign-Off/Approval.

ADDITIONAL STAFF NOTES See revised comment above.

CASE NUMBER: _____

Section 5 - ADMINISTRATIVE REVIEW – Project Conforms to Plan. No Referral Required – Section 6 N/A. No fee is collected.

Staff Signature	Date 12/9/2020	Phone Number
Print Name Giselle Corella		Email planning.redevelopment@lacity.org

Section 6 - PROJECT PLANNING REFERRAL - Choose one: If Project Compliance or Project Adjustment is required. Please collect required fee(s) prior to filing.

<input checked="" type="checkbox"/> Project Compliance Required	<input type="checkbox"/> Project Adjustment Required
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INITIAL REVIEW BY

Staff	Date	Phone Number
Print Name		Email