

Date : 2/1/2021 4:49:00 PM
From : "Bradley Furuya"
To : "Khalatian, Edgar" , "Mahrou, Nedda" , "Mnayan, Arteen"
Subject : Updated entitlements letters
Attachment : Seward updated entitlements letter.pdf;Sunset Wilcox updated entitlements letter.pdf;

Hi Edgar,

I hope your week is off to a good start. As discussed, please find attached updated entitlement letters for the Sunset Wilcox and Seward projects, respectively.



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February 1, 2021

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Updated Entitlements – Case Nos. CPC-2020-1237-GPA-VZC-HD-CU-MCUP-SPR and ENV-2020-1239-EIR

The Department of City Planning, Major Projects Section, has completed its review of the application materials for the proposed project located at 1000 and 1006 North Seward Street, 1003, 1007, and 1013 North Hudson Avenue, and 6565 West Romaine Street, for the demolition of two existing on-site commercial buildings and a parking lot, and the construction of a ten-story mixed-use office building on a 34,167-square-foot (0.78-acre) site. Pursuant to your email dated January 5, 2021, Project Option B is no longer being considered. Therefore, the Project now includes the development of new office (136,200 square feet), restaurant (12,200 square feet), and retail (2,200 square feet) uses totaling 150,600 square feet of floor area. The Project will provide parking within four subterranean parking levels and four fully-enclosed and mechanically ventilated above grade parking levels.

Pursuant to your email dated January 27, 2021, and in reviewing the requested entitlements, Department of City Planning staff has determined that the requested Waiver of Dedication and Improvements (WDI) for relief from the dedication requirements of LAMC 12.37 along Seward Street and Romaine Street is not necessary, as the dedication and improvement requirements for the project are required under LAMC 12.32 G.1, not from LAMC 12.37. As such, the action can be completed under Los Angeles Municipal Code (LAMC) Section 12.32.G.1 as a T Classification Condition. As amended, the requested entitlements include:

Case No. CPC-2020-1237-GPA-VZC-HD-CU-MCUP-SPR

1. Pursuant to LAMC Section 11.5.6, a **General Plan Amendment** to amend a portion of the site designated by the Hollywood Community Plan as “Medium Residential” land use designation to a “Limited Manufacturing” land use designation to match the balance of the site;
2. Pursuant to LAMC Sections 12.32-F and 12.32-Q, a **Vesting Zone Change** for the site from “R3” and “MR1” to “M1” to allow for the office use across the entire site;
3. Pursuant to LAMC Section 12.32-F, a **Height District Change** for the site from Height District No. 1 to Height District No. 2 with a D Limitation to allow a 4.5:1 FAR;

4. Pursuant to LAMC Section 12.24-W.1, a **Conditional Use Permit** to allow the sale or dispensing of a full-line of alcoholic beverages, for on-site and off-site consumption in the M1 Zone (for up to three establishments);
5. Pursuant to LAMC Section 12.24-U.14, a **Conditional Use Permit for a Major Development Project** for the construction of 100,000 square feet or more of non-residential or non-warehouse uses in the M1 zone;
6. Pursuant to LAMC Section 16.05, a **Site Plan Review** for development that creates, or results in an increase of 50,000 gross square feet or more nonresidential floor area.

Case No. ENV-2020-1239-EIR

7. An **Environmental Impact Report** for the purpose of determining environmental impacts pursuant to CEQA.

With the application and supplemental information provided, the Department of City Planning finds that the case file(s) contain sufficient information to satisfy the processing of the requested entitlements associated with the project. Please note that this determination has been made with the understanding that the Department of City Planning may request additional information, as necessary, to review and analyze the environmental effects of the proposed project in accordance with the California Environmental Quality Act, the LAMC, and other Departmental policies and plans, as appropriate.

Sincerely,

Bradley Furuya

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Updated Entitlements – Case Nos. CPC-2020-1929-HD-VCU-MCUP-SPR, VTT-83088, and ENV-2020-1930-EIR

The Department of City Planning, Major Projects Section, has completed its review of the application materials for the proposed project located at 6450 W. Sunset Boulevard for the demolition of the existing on-site retail, office, and other commercial use buildings and the construction of a 15-story, 445,218 square-foot commercial building comprising 431,032 square-feet of office use; 14,186 square-feet of restaurant uses; and, 61,449 square-feet of open space. The project will include 1,273 parking spaces located within three subterranean levels and four above-grade levels of an enclosed and ventilated onsite parking structure.

In reviewing the requested entitlements, Department of City Planning staff has determined that the requested Waiver of Dedication and Improvements (WDI) for relief from the dedication requirements of LAMC 12.37 of a five-foot dedication along the entire alley abutting the lot with APN 5546-014- 014 and a five-foot dedication along the alley abutting the lot with APN 5546-014-017 is not necessary as the dedication and improvement requirements for the project are required under LAMC 17.15, not LAMC 12.37. As such, dedication and improvements will be provided as part of the project's associated Vesting Tentative Tract Map No. 83088 pursuant to LAMC Section 17.15.

Staff has also determined that the requested Project Permit Compliance Review for project signage in the Design for Development for Signs in Hollywood is no longer necessary as the Design for Development for Signs in Hollywood was repealed in 2011 (and is therefore no longer applicable) and all proposed signage shall now comply with the Hollywood Signage Supplemental Use District and applicable Los Angeles Municipal Code (LAMC) requirements. As amended, the requested entitlements include:

Case No. CPC-2020-1929-HD-VCU-MCUP-SPR

1. Pursuant to LAMC Section 12.32-F, a **Height District Change** for the project site to change the site's Height Districts No. 1XL and No.2D to No. 2;
2. Pursuant to LAMC Sections and 12.24-U.14, a **Vesting Conditional Use**

Permit for a “major” development project for the construction of 100,000 square feet or more of floor area of non-residential uses in the C2 and C4 zones;

3. Pursuant to LAMC Section 12.24-W.1, a **Master Conditional Use Permit** for the sale or dispensing of a full-line of alcoholic beverages for on-site and off-site consumption for three restaurants;
4. Pursuant to LAMC Section 16.05, a **Site Plan Review** for a development that results in an increase of 50,000 square feet or more of non-residential floor area or generates more than 1,000 average daily trips;
5. Pursuant to LAMC Section 11.5.7-C, a **Project Permit Compliance Review** for Project signage in the Hollywood Signage Supplemental Use District;

Case No. VTT-83088

6. Pursuant to LAMC Sections 17.03 and 17.15 and, **Vesting Tentative Tract Map No. 83088** to merge a 2,275 square-foot portion of Wilcox Avenue into the Project Site, merge and re-subdivide the Project Site to create two ground lots and 12 airspace lots, and request to remove the five-foot dedication along the entire alley abutting the lot with APN 5546-014-014 and remove a five-foot dedication along the alley abutting the lot with APN 5546-014-017; and

Case No. ENV-2020-1930-EIR

7. An **Environmental Impact Report** for the purpose of determining environmental impacts pursuant to CEQA.

With the application and supplemental information provided, the Department of City Planning finds that the case file(s) contain sufficient information to satisfy the processing of the requested entitlements associated with the project. Please note that this determination has been made with the understanding that the Department of City Planning may request additional information, as necessary, to review and analyze the environmental effects of the proposed project in accordance with the California Environmental Quality Act, the LAMC, and other Departmental policies and plans, as appropriate.

Sincerely,

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