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November 9, 2021

Shep Wainwright (A)
Jesse Street LA Owner LLC
136 East 57th Street, #705
New York, NY

Next Gen Development I, LLC;
Nextgen Developments II; Next
Gen Developments III, LLC (O)
777 East 10th Street,
Los Angeles, CA 90021

Michael Gonzales (R)
Gonzales Law Group APC
800 Wilshire Boulevard, #860
Los Angeles, CA 90017

Case No. **DIR-2021-4708-SPR**
CEQA: ENV-2020-4709-CE
Location: 2233-2251 East Jesse
Street

Council District: 14- De Leon
Neighborhood Council: Boyle Heights
Community Plan Area: Boyle Heights
Land Use Designation: Light Manufacturing
Zone: M2-1-RIO-CUGU
Legal Description: Lots PT LT 4 (Arb 16, 17,
30); Tract 207

Last Day to File an Appeal: November 24, 2021

DETERMINATION - SITE PLAN REVIEW

Pursuant to Los Angeles Municipal Code Section 16.05, as the designee of the Director of Planning, I hereby:

DETERMINE, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Article 19 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

CONDITIONALLY APPROVE a Site Plan Review for the conversion of an existing 146,678 square-foot cold-storage warehouse into a media production studio, soundstage, and ancillary office uses measuring approximately 236,991 square-feet; and

Adopt the attached findings.

This approval is subject to the following terms and conditions:

Conditions of Approval

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan, and elevations labeled “Exhibit A” attached to the subject case file. The location, type, and size of signage is not a part of this approval. Minor deviations may be allowed in order to comply with provisions of the Municipal Code and the conditions of approval.
2. **Use.** The use of the subject site shall be limited to the uses permitted in the underlying zone.
3. **Floor Area.** The total floor area shall be limited to a maximum of 236,991 square feet.
4. **Vehicular Parking.** On-site automobile parking shall be provided in accordance with L.A.M.C. Section 12.21-A, 4 of the Municipal Code.
5. **Vehicular Access.** Vehicular Access shall be limited to one (1) existing driveway along Mission Road and two (2) existing driveways along Jesse Street.
6. **Bicycle Parking.** All bicycle parking shall be provided in conformance with the bicycle parking requirements of L.A.M.C. Sections 12.21-A, 4 and 12.21-A,16.
7. **Pedestrian Connectivity and Access.** Provide direct and clearly identifiable path of travel for pedestrians from Mission Road and Jesse Street using landscaping, special paving, or otherwise well-marked pedestrian walkways to, from and across the site.
8. **Landscaping.**
 - a. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the decision maker.
 - b. Planting of any required trees within the public right-of-way shall obtain approval from the Urban Forestry Division prior to obtaining approval from the Department of City Planning. In the event that a required tree cannot be planted within the public right-of-way, those trees shall be planted on-site.
9. **Street Trees.** Install street trees and tree wells as required by Urban Forestry Division.
10. **Street Lights.** Install street lights as required by Bureau of Street Lighting.

11. **Trash.** All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.
 - a. Trash bins shall be located within a gated, covered, enclosure constructed of materials to match the exterior wall and materials of the building.
 - b. Trash storage bins shall not be placed in or block access to required parking.
12. **Maintenance:**
 - a. The subject property (including all trash storage areas, associate parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
 - b. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
13. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.
14. **Signage.** On-site signs shall be limited to the maximum allowable under the Municipal Code.
15. **Materials.** The project's new proposed building fa9ades shall include at least three (3) different high quality exterior building materials to be in substantial compliance with "Exhibit A".
16. **Building Entrances Openings.** Building Entrances and windows shall be provided on the north, east, and south building facades, as shown in the Elevations of "Exhibit A".
17. **Rooftop Screening.** All mechanical equipment on the roof shall be fully screened from view of any abutting properties and the public right-of-way.

Administrative Conditions

18. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
19. **Code Compliance.** Use, area, height, and area regulations of the zone classification(s) of the subject property shall be complied with, except where granted conditions differ herein.
20. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement

concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

21. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices legislation or their successors, designees, or amendments to any legislation.
22. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
23. **Building Plans.** Page 1 of this grant and all conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
24. **Utilization of Concurrent Entitlement.** Site Plan Review requires completion of all applicable conditions of approval to the satisfaction of the Department of City Planning. The applicant/owner shall have a period of three years from the effective date of the subject grant for the Site Plan Review to effectuate the terms of this entitlement by securing a building permit. Thereafter, the entitlements shall be deemed terminated and the property owner shall be required to secure a new authorization for the use. If a building permit is obtained during this period, but subsequently expires, this determination shall expire with the building permit.
25. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers' opinion, such actions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
26. **Expedited Processing Section Fees.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
27. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of

subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, voids its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions

include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

BACKGROUND

The project site is a level, irregular-shaped parcel of land consisting of three (3) contiguous lots encompassing a total lot area of approximately 198,351.39 square feet (approximately 4.5 acres). The subject site has a street frontage of approximately 545 linear feet along the southern side of Jesse Street and is bound by Mission Road to the west with a street frontage of approximately 480 linear feet.

The project site is currently developed with a two-story cold-storage warehouse facility and office space and measures approximately 146,678 square-feet. The storage building has a height of approximately 28 feet and a floor area ratio (FAR) of approximately 0.73:1. The subject property is a highly urban landscape without vegetation and without on- and off-site trees. The existing cold-storage warehouse facility is located central of the subject property and is oriented with its primary building entrance located towards Jesse Street. In addition, there are three existing loading docks and driveways: two on the southern portion of the lot along Jesse Street and one on the northwest portion of the lot along Mission Road. The site does not provide vehicle parking spaces.

The project site is zoned M2-1-RIO-CUGU and is located within the Boyle Heights Community Plan Area which designates the land use of the subject property as Light Manufacturing. The subject property has a Height District No. 1 designation, which places no limitation on building height, and restricts development to a maximum floor area ratio (FAR) of 1.5:1. The subject property is located within the Transit Priority Area in the City of Los Angeles (Tier 2), Clean Up Green Up Boyle Heights (ZA-2458), East Los Angeles State Enterprise Zone (ZI-2129), Local Emergency Temporary Regulations-Time Limits and Parking Relief (ZI-2498), River Implementation Overlay District (RIO), and the Adelante Eastside Redevelopment Project Area (ZI-2488). The property is not within the boundaries of or subject to any other Specific Plan, Community Design Overlay, or Interim Control Ordinance.

The project site is located within approximately 1.82 kilometers of the nearest fault (Puente Hills Blind Thrust). The project does not fall within the Alquist-Priolo Fault Zone, a Preliminary Fault Rupture Study Area, a Flood Zone, Liquefaction Area, Landslide Area, Tsunami Inundation Zone, Hillside Area, or BOE Special Grading Area. The site is located within a Methane Buffer Zone.

The project involves the conversion and addition to an approximately 146,678 square-foot cold-storage warehouse facility to a media and production studio totaling approximately 236,991 square-feet. The project involves tenant improvements consisting of internal additions that will occur above and within the existing interior space. The addition will increase the existing structure's floor area by 90,313 square-feet, from 146,678 square-feet to 236,991 square-feet. The project will alter the building's height from 2-stories (28') to 4 stories (64'-4") and increase the FAR from 0.73:1 to approximately

1.2:1. The footprint of the building will decrease from approximately 2,031 feet to 1,963 feet.

The property is located within a Los Angeles State Enterprise Zone (ZI-2129). Under the State Enterprise Zone, one (1) parking space is required for every 500 square-feet of combined gross floor area of industrial uses and commercial office uses. As such, the project will require approximately 474 vehicle parking spaces. The applicant is utilizing Los Angeles Municipal Code Section 12.21.A.4 to reduce the required parking by 94 vehicle parking spaces – to 380 vehicle parking spaces- and will provide a total of bicycle 376 spaces.

The vehicle parking spaces will be provided generally within two areas; on-site within the northwest corner of the property along Mission Road and within an off-site non-contiguous proposed parking area located at 670 Rio Street, approximately 150 feet south of the property. Of the 380 vehicle parking spaces, 92 spaces will be provided on-site – 81 spaces on the northern portion of the lot via a surface parking lot and 11 spaces along the southern portion of the lot along Jesse Street. The remaining 288 spaces, will be provided at 670 Rio Street through mechanical stacker car lifts. The proposed off-site parking will require the recording of a covenant pursuant to Los Angeles Municipal Code Section 12.26.E. Both proposed parking sites will utilize vehicular lifts to maximize available parking. Vehicular lifts will require a separate covenant for valet attendants pursuant to Los Angeles Municipal Code Section 12.21.A.5(d).

Bicycle parking spaces will be provided throughout the northern portion and southern portion of the property per Los Angeles Municipal Code Section 12.21.A.4. Access to on-site parking is provided through existing driveways on Mission Road and Jesse Street. Approximately 7,275 square-feet of new landscaping is proposed the perimeter of Mission Road and Jesse Street with a focus on the southwest intersection of the lot. Some of the new vegetation includes Foxtail Agaves, Blue Chalk Sticks, and Fortnight Lily. Proposed trees include Desert Museum Palo Verde, Australian Willow, and California Sycamore.

The project's ground floor area will include five wings – Wing A through Wing E. Each wing will serve as a sound stage and motion picture set as needed. The wings vary in size and range from approximately 19,500 square-feet to 37,000 square-feet. Each wing is approximately 56 feet in height. The ground floor also provides office space, restrooms, storage, various mechanical areas, and two loading docks along Jesse Street. The proposed second, third, and fourth floor will be used for office space. The offices will be along the southern side and overlook the soundstage areas. The loading docks along Jesse Street will be generally located within the same location at the existing structure's current loading area. The building's ground floor northwest corner contains an additional and separate loading dock.

The design of the building honors the industrial heritage of the area while providing a modern motion picture studio and office space. At the edges of the building, the stage design uses the existing concrete pilasters and ties their proportions to the upper walls. The vertical cores of the building provide a visual break in the composition. The office spaces were designed to maximize light to the interior and views to Downtown with a glass storefront system with a perforated metal panel system added for shading.

The project's design, including building orientation, will facilitate walking both into and within the development site, creating a safe and comfortable walking environment. The project includes dedicated walkways from the public right of way to the main entrances. In addition, the project will include a picnic area at the southwest corner with benches, raised planters, decomposed granite paving, and an area for short-term bicycle parking.

Generally, the surrounding lots are zoned M2-1-RIO-CUGU and are developed with industrial uses. To the north, across Whittier Boulevard (6th Street Bridge), properties are zoned M2-1-RIO-CUGU and serve as a parking lot. Abutting properties to the east, are zoned M2-1-RIO-CUGU and are developed with vacant one-story industrial buildings. To the west, across Mission Road, properties are zoned M2-1-RIO-CUGU and developed with the Global Farms Enterprises headquarters, a one- to two-story specialty food store industrial building and its ancillary surface parking lot. To the south, across Jesse Street, between Myers Street and Rio Street, properties are zoned M2-1-RIO-CUGU and developed with a vacant parcel owned by the City of Los Angeles (west of Myers Street), a two-story Warehouse LA – Warehouse Film Location and Photo Studio (east of Myers Street), a one- to two-story C.S.B. Cutting, Sewing, and Bias garment manufacturing company (west of Rio Street), and a two-story Parlor LA Gritty Warehouse Film Location & Photo Studio (east of Rio Street).

General Plan Land Use

The Boyle Heights Community Plan Map designates the subject property for Light Manufacturing land uses, corresponding to the MR2, M2, P, and Height District No. 1. The project site is zoned M2-1-RIO-CUGU and is thus consistent with the General Plan's land use designation for the site. The subject property is located within the Transit Priority Area in the City of Los Angeles (Tier 2), Clean Up Green Up Boyle Heights (ZA-2458), East Los Angeles State Enterprise Zone (ZI-2129), Local Emergency Temporary Regulations – Time Limits and Parking Relief (ZI-2498), River Implementation Overlay District (RIO), and the Adelante Eastside Redevelopment Project Area (ZI-2488). The property is not within the boundaries of or subject to any other Specific Plan, Community Design Overlay, or Interim Control Ordinance.

Streets

Jesse Street, adjoining the subject property to the south, is a local street, dedicated to a roadway width of 36 feet and dedicated to a right-of-way width of 60 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Mission Road, adjoining the subject property to the west, is a designated Avenue IIII dedicated to a roadway width of 46 feet and dedicated to a right-of-way width of 72 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Whittier Boulevard, adjoining the subject property to the north, is a designated Avenue II, dedicated to a roadway width of 56 feet and dedicated to a right-of-way width of 86 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

None.

SITE PLAN REVIEW FINDINGS

I have reviewed the subject development project and hereby find the following findings based on the information contained in the application, the report of the Site Plan Review, staff reports received from other departments, supplemental written documents submitted and review of environmental impacts associated with the project pursuant to Section 16.05-C of the Municipal Code:

- 1. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and does not conflict with any applicable regulations, standards, and any applicable specific plan.**

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of code requirements of the Los Angeles Municipal Code. The project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Boyle Heights Community Plan Map designates the subject property for Light Manufacturing land uses, corresponding to the MR2, M2, P, and Height District No. 1. The project site is zoned M2-1-RIO-CUGU and is thus consistent with the General Plan's land use designation for the site. The subject property is located within the Transit Priority Area in the City of Los Angeles (Tier 2), Clean Up Green Up Boyle Heights (ZA-2458), East Los Angeles State Enterprise Zone (ZI-2129), Local Emergency Temporary Regulations – Time Limits and Parking Relief (ZI-2498), River Implementation Overlay District (RIO), and the Adelante Eastside Redevelopment Project Area (ZI-2488). The property is not within the boundaries of or subject to any other Specific Plan, Community Design Overlay, or Interim Control Ordinance.

Framework Element

The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes

towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

Objective 3.14: Provide land and supporting services for the retention of existing and attraction of new industries.

Policy 3.14.1: Accommodate the development of industrial uses in the areas designated as “Industrial-Light,” and “Industrial-Heavy,” and “Industrial-Transit”

Policy 3.14.3 Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable “themed” sectors (e.g., movie/television/media production, set design, reproductions, etc.))

The project proposes a change of use of the existing two-story cold-storage facility for a new media production studio, soundstage, and ancillary office uses. It involves the conversion of an approximately 146,678 square-foot cold-storage warehouse facility to a media production studio totaling approximately 236,991 square-feet. The project involves tenant improvements consisting of internal additions that will occur above and within the existing interior space. The addition will increase the existing structure’s floor area by 90,313 square-feet, from 146,678 square-feet to 236,991 square-feet. The proposed project that may result in a favorable use that serves to create approximately 500 jobs.

The project is in proximity to Downtown Los Angeles and is surrounded by businesses within the same industry. To the south, across Jesse Street, between Myers and Rio Street, is a two-story warehouse film location and photo studio (WarehouseLA). WarehouseLA can be leased for music videos, feature films, television, short films, photoshoots, infomercials, and commercials. East of Rio Street, is the ParlorLA Gritty Warehouse Film Location & Photo Studio. Similar to WarehouseLA, the ParlorLA is a 10,000 square-foot warehouse used as studio space for film and photo shoots. They offer space for a variety of productions such as music videos, feature films, television, short films, indie films, student films, photoshoots, infomercials, and commercials.

The project's adaptive reuse of the existing office cold-storage warehouse building for new production studio will increase the existing building's height from 2-stories (28') to 4 stories (64'-4"), as well as the building's existing floor area, a floor area ratio (FAR) of approximately FAR from .73:1 to approximately 1.2:1, below the permitted 1.5:1 FAR based on the project site's Height District No. 1 designation. Despite the project's

proposed tenant improvements, exterior renovations, and change of use, the development will remain compliant with the existing General Plan's Light Manufacturing land use designation, within the Boyle Heights Community Plan, and all other applicable specific plans and overlays and applicable zoning regulations. Further, the project will enable the existing building to continue functioning as an effective buffer and transition between the various industrial uses in the area.

Mobility Plan 2035

The Mobility Element guides development of a citywide transportation system with the goal of ensuring the efficient movement of people and goods. The Mobility Element recognizes that primary emphasis must be placed on maximizing the efficiency of existing and proposed transportation infrastructure through advanced transportation technology, reduction of vehicle trips, and focused growth in proximity to public transit.

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. The project is subject to the following public right-of-way improvements (Planning Case Referral Form Reference Number 202100317): 0-foot to 6-foot dedication will be required to provide half Right-of-Way of 26-feet along Mission Road (varies); construction of a new concrete curb, gutter, and sidewalk along Jesse Street and Mission Road conforming to standard Plan No. S-470-1; construction of a new ADA ramp at the intersection of Jesse Street and Mission Road; all non-standard improvements and encroachments located in the public right-of-way must be removed or permitted under a Revocable permit; installation of street trees to the satisfaction of the Urban Forestry Division of the Bureau of Street Services; installation of street lights as required by the Bureau of Street Lighting. Adjoining the project site is Jesse Street to the south, a local street. Adjoining the project to the west is Mission Road, a designated Avenue III. Adjoining the project to the north is Whittier Boulevard, a designated Avenue II. The project as designed and conditioned meets the following policies of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

The project's design, including building orientation, will facilitate walking both into and within the development site, creating a safe and comfortable walking environment. The project includes dedicated walkways from the public right of way to the main entrances. In addition, the project will include a picnic area at the southwest corner with benches, raised planters, decomposed granite paving, and an area for short-term bicycle parking.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

The project will provide Code-required bicycle parking thereby supporting "first-mile, last-mile solutions," creating the opportunity for workers to access to the project by

bicycle and transit.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle facilities.

The project will provide 376 bicycle parking stalls. The bicycle parking spaces are provided throughout the site, more specifically along the southern portion of the lot along Jesse Street and along the northern portion of the lot along Mission Road. Thus, both employees and visitors will have access to bike parking that is conveniently distributed throughout the site.

Boyle Heights Community Plan

Adopted in 1998, the purpose of Boyle Heights Community Plan is to guide future development of the Community. The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the Community to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentialities and limitations, land development and other trends; and protect investment to the extent reasonable and feasible. The project meets the intent of the following goal, objectives and policies of the Boyle Heights Community Plan relating to commercial uses:

Objective 2: To conserve the existing industry in order to contribute to the tax base for the city and as a potential employment resource for community residents.

Objective 3: To encourage and provide opportunities for new industrial uses that generate intensive employment.

Objective 4: To improve the quality of industrial developments and to protect the amenities of adjacent areas.

Policy 4: That the industrial areas north of the San Bernadino Freeway and west of the Golden State Freeway, west of the Aliso-Pico neighborhood and Santa Ana Freeway, and south of Olympic Boulevard, all of which are located conveniently near transportation facilities, be maintained and improved as a means of providing revenue to the City and employment opportunities for its residents.

The site is located in an industrial area west of the Golden State Freeway and West of the Santa Ana Freeway. The project's proposed uses are permitted by the project site's M2-1-RIO-CUGU zoning, as well as the underlying Light Manufacturing land use designation. Surrounding properties are developed with similar uses, including

warehouses for film and a media production studio. In addition, the project's proposed design will enhance the visual appearance and appeal of the existing development. The project will address the demand for more employment, thus bringing about 500 new jobs to the area.

The building's redesigned ground floor will feature glazing, appropriate landscaping, and public-facing entrances, thereby promoting a lively and pedestrian-oriented environment. Furthermore, the project's design and proposed uses will enhance light industrial activity, and support job growth.

The project is in substantial conformance with the purposes, intent and provisions of the General Plan and Community plan and does not conflict with any applicable regulations or standards.

- 2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on neighboring properties.**

Compatibility with Existing and Future Development

Generally, the surrounding lots are zoned M2-1-RIO-CUGU and are developed with industrial uses. To the north, across Whittier Boulevard (6th Street Bridge), properties are zoned M2-1-RIO-CUGU and serve as a parking lot. Abutting properties to the east, are zoned M2-1-RIO-CUGU and are developed with vacant one-story industrial buildings. To the west, across Mission Road, properties are zoned M2-1-RIO-CUGU and developed with the Global Farms Enterprises headquarters, a one- to two-story specialty food store industrial building and its ancillary surface parking lot. To the south, across Jesse Street, between Myers Street and Rio Street, properties are zoned M2-1-RIO-CUGU and developed with a vacant parcel owned by the City of Los Angeles (west of Myers Street), the two-story Warehouse LA – Warehouse Film Location and Photo Studio (east of Myers Street), the one- to two-story C.S.B Cutting, Sewing, a Bias garment manufacturing company (west of Rio Street), and the two-story Parlor LA Gritty Warehouse Film Location & Photo Studio (east of Rio Street).

The project site is currently developed with a two-story cold-storage warehouse facility and office space and measures approximately 146,678 square-feet. The storage building has a height of approximately 28 feet and a floor area ratio (FAR) of approximately .73:1.

The subject property has a Height District No.1 designation, which places no limitation on building height, and restricts development to a maximum floor area ratio (FAR) of 1.5:1. The project site is 198,351.39 square feet (approximately 4.5 acres) in size and is currently developed with a two-story cold-storage warehouse facility approximately 28 feet in height. The existing cold-storage warehouse building has a total floor area of 146,678 square feet, and a floor area ratio (FAR) of approximately .74:1. The addition will increase the existing structure's floor area

by 90,313 square-feet, from 146,6787 square-feet to 236,991 square-feet. The project will result in a new media, production studio, soundstage, and ancillary office uses. Tenant improvements consist of internal additions that will occur above and within the existing interior space. The proposed uses are uses that are permitted in the M2-1-RIO-CUGU. The project will alter the building's height, from 2-stories (28') to 4 stories (64'-4") and increase the FAR to approximately 1.2:1. The footprint of the building will decrease from approximately 2,031 feet to 1,963 feet. New landscaping is proposed the perimeter of Mission Road and Jesse Street with a focus on the southwest intersection of the lot.

The proposed project will improve the visual character of the area. The project will renovate and repurpose an existing two-story industrial building for a new media, production studio, soundstage, and ancillary office uses. The project will enhance and modernize the existing building's exterior facades, including glazing, finishes, colors and lighting that will enhance surrounding development. The building's massing, height, bulk and setbacks are currently will be consistent with surrounding. Additionally, the project will provide mechanical screening at the roof of the building as required per the building code.

The design of the building honors the industrial heritage of the area while providing a modern motion picture studio and office space. At the edges of the building, the stage design uses the existing concrete pilasters and ties their proportions to the upper walls. The vertical cores of the building provide a visual break in the composition. The office spaces were designed to maximize light to the interior and views to Downtown with a glass storefront system with a perforated metal panel system added for privacy and shading.

The project's design, including building orientation, will facilitate walking both into and within the development site, creating a safe and comfortable walking environment. The project includes dedicated walkways from the public right of way to the main entrances. In addition, the project will include a picnic area at the southwest corner with benches, raised planters, decomposed granite paving, and an area for short-term bicycle parking.

The project's proposed uses are uses permitted by the project site's M2-1-RIO-CUGU zoning, as well as the underlying Light Manufacturing land use designation. Surrounding properties are developed with similar uses light industrial uses and other media studios. In addition, the project's proposed design will enhance the visual appearance and appeal of the existing industrial development. The project will address the demand for more employment, thus bringing about 500 new jobs to the area.

Arrangement of Buildings (Height, Bulk, Setbacks)

As previously stated, the project site is 198,351.39 square feet (approximately 4.5 acres) and is currently developed with a two-story cold-storage warehouse facility. The subject property is zoned M2-1-RIO-CUGU and has a Height District No. 1 designation, which places no limitation on building height, and restricts development to a floor area ratio (FAR) of 1.5:1. The existing building has a height of 28 feet with a

total building area of 146,678 square feet, and a floor area ratio (FAR) of approximately 0.73:1. The existing site does not provide on-site parking.

The project proposes a change of use of the existing two-story cold-storage warehouse facility for a media, production studio, soundstage, and ancillary office uses. The project involves the conversion of an approximately 146,678 square-foot cold-storage warehouse facility to a media and production studio totaling approximately 236,991 square-feet. The project involves tenant improvements consisting of internal additions that will occur above and within the existing interior space. The addition will increase the existing structure's floor area by 90,313 square-feet, from 146,678 square-feet to 236,991 square-feet. New landscaping is proposed the perimeter of Mission Road and Jesse Street with a focus on the southwest intersection of the lot. The project will alter the building's height, from 2-stories (28') to 4 stories (64'-4") and increase the FAR to approximately 1.2:1. The footprint of the building will decrease from approximately 2,031 feet to 1,963 feet.

Parking, Loading Areas, Trash Collection

The existing parking on-site, currently contains a total of 0 vehicle parking spaces. The property is located within a Los Angeles State Enterprise Zone (ZI-2129). Under the State Enterprise Zone, one (1) parking space is required for every 500 square-feet of combined gross floor area of industrial uses and commercial office uses. As such, the project will require approximately 474 vehicle parking spaces. The applicant is utilizing Los Angeles Municipal Code Section 12.21.A.4 to reduce the required parking by 94 vehicle parking spaces – to 380 vehicle parking spaces- and increase bicycle parking by an additional 376 spaces.

The vehicle parking spaces will be provided generally within two areas; on-site within the northwest corner of the property along Mission Road and within an off-site non-contiguous proposed parking area located at 670 Rio Street, approximately 150 feet south of the property. Of the 380 vehicle parking spaces, 92 spaces will be provided on-site – 81 spaces on the northern portion of the lot via a surface parking lot and 11 spaces along the southern portion of the lot along Jesse Street. The remaining 288 spaces will be provided at 670 Rio Street through mechanical stacker car lifts. The proposed off-site parking will require the recording of a covenant pursuant to Los Angeles Municipal Code Section 12.26.E. Both proposed parking sites will utilize vehicular lifts to maximize available parking. Vehicular lifts will require a separate covenant for valet attendants pursuant to Los Angeles Municipal Code Section 12.21.A.5(d).

The project will provide 376 bicycle parking spaces throughout northern and southern portion of the property, as per Los Angeles Municipal Code Section 12.21.A.4. Access to on-site parking is provided through an existing driveway entrance/exit on Mission Road and Jesse Street. Approximately 7,275 square-feet of new landscaping is proposed the perimeter of Mission Road and Jesse Street with a focus on the southwest intersection of the lot. Some of the new vegetation includes Foxtail Agaves, Blue Chalk Sticks, and Fortnight Lily. Proposed trees include Desert Museum Palo Verde, Australian Willow, and California Sycamore. Access to on-site parking is provided through an existing driveway entrance/exit on Mission Road and Jesse

Street.

The project provides new trash enclosures and collection area along the northern portion of the lot. In conformance with the L.A.M.C. Section 16.05, all buildings are required to include their own individual on-site trash collection area for both refuse and recyclable materials. Trash storage areas have been conditioned to be enclosed to minimize visibility from the public right of way.

Landscaping

The project proposes approximately 7,275 square feet of new landscaped area. The property does not have existing vegetation. The proposed landscaping is proposed the perimeter of Mission Road and Jesse Street with a focus on the southwest intersection of the lot. Some of the new vegetation includes Foxtail Agaves, Blue Chalk Sticks, and Fortnight Lily. Proposed trees include Desert Museum Palo Verde, Australian Willow, and California Sycamore. The total landscape coverage amounts to approximately three-and-a-half (3.5%) percent of the total subject property.

Lighting

The project has been conditioned to install additional pedestrian-scale and security lighting that would be shielded and down-casted within the site in a manner that prevents the illumination of adjacent public right-of-way, adjacent properties, and the night sky. Ground level lighting will activate and enhance the pedestrian environment at night.

The project has been conditioned, herein, to ensure that the proposed arrangement of buildings, off-street parking facilities, and other such pertinent improvements will be compatible with existing and future development on neighboring properties.

3. That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.

The project proposes adaptive reuse of an existing two-story cold-storage warehouse facility for a media, production studio, soundstage, and ancillary office uses. No residential uses are proposed as part of the project. As an industrial development, the proposed project is not subject to the City's open space requirements pursuant to LAMC Section 12.21-G,2. The project's approval however, has been conditioned, requiring that all open areas not used for buildings, driveways, and parking areas be attractively landscaped, include an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect.

ADDITIONAL MANDATORY FINDINGS

4. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located

in Zone X, an area of minimal flood hazard.

Authorization - Time Limit and Transferability

The authorization granted herein shall be for a three-year period from the effective date. If building permits are not issued and construction work is not begun within such time and carried on diligently so that building permits do not lapse, this approval shall become null and void. There are no time extensions available beyond this three-year period. Furthermore, this grant is not a permit or license and that permits, and licenses required by all applicable laws must be obtained from the proper agency.

In the event the property is sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise such person or corporation regarding the conditions of this authorization. If any portion of the authorization is utilized, the conditions and requirement of the grant will become operative and must be strictly observed

Appeal Period - Effective Date

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code.

The Determination in this matter will become effective after fifteen (15) days from the date of mailing of this determination unless an appeal there from is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://cityplanning.lacity.org/>.** Planning Department public offices are located at:

Downtown
Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

San Fernando Valley
Marvin Braude San
Fernando
Valley Constituent Service
Center
6262 Van Nuys Boulevard,
Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
West Los Angeles
Development Services
Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2598


The applicant is further advised that all subsequent contact with this office regarding this Determination must be with the decision-maker who acted on the case. This

would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1090.18, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP
Director of Planning

APPROVED BY:


Heather Bleemers
Senior City Planner

REVIEWED BY:


Eric Claros
City Planner

PREPARED BY:


Jessica Jimenez
Planning Assistant

Attachments:
Exhibit A: Architectural and Landscape Plans