



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **AUG 16 2022**

Case No. CPC-2021-6886-DB-SPR-WDI-HCA

Council District: 13 – O’Farrell

CEQA: ENV-2021-6887-CE

Plan Area: Hollywood

Related Case: VTT-83510-CN-HCA-1A

Project Site: 1715 – 1739 North Bronson Avenue

Applicant: 1717 Bronson, LLC

Representative: Michael Gonzales, Gonzales Law Group, APC

At its meeting of **June 23, 2022**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following Project:

Construction of an approximately 223,348-square-foot residential building, with 129 dwelling units, including 11 units reserved for Very Low-Income Households, with three levels of above-ground parking, and one subterranean parking level. The Lombardi Structures would remain on-site and will not be altered. The proposed building would be 23 stories, with a maximum height of 275 feet and include 17,294 square feet of open space, 134 vehicle parking spaces, 89 long-term bicycle parking spaces and nine short-term bicycle parking spaces.

1. **Determined**, pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved**, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a 35 percent Density Bonus for a Housing Development with a total of 129 units (with 11 units - 11 percent of the base density set aside for Very Low-Income Households) in lieu of the base density of 98 units; and pursuant to LAMC Sections 12.22 A.25(f)(8) and 12.22 A.25(g)(3), with the following On-Menu and Off-Menu Incentives and two Waivers of Development Standards;
 - a. An On-Menu Incentive to permit averaging of floor area, density, open space, and parking throughout the Project site;
 - b. An Off-Menu Incentive to permit a maximum floor area of 223,348 square feet for a corresponding Floor Area Ratio (FAR) of approximately 6.57:1 averaged across the Project site in lieu of the otherwise permitted 1.5:1 FAR in the C4-1-SN Zone; and 6:1 FAR in the R4-2 Zone;
 - c. A Waiver of Development Standards to permit the elimination of required side yards along Bronson Avenue and the property's interior lot line in lieu of the otherwise required 16-foot side yards at both locations pursuant to LAMC Section 12.16.C.2 and 12.11. C.2; and
 - d. A Waiver of Development Standards to permit reduced building separation of 13 feet in lieu of the otherwise required 54 feet, pursuant to LAMC Section 12.21.C.2;
3. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms;
4. **Approved**, pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and Improvements to the Public Right of Way along Bronson Avenue and Carlos Avenue;

5. **Adopted** the attached Modified Conditions of Approval; and
6. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

Moved: Perlman
Second: Dake Wilson
Ayes: Campbell, Choe, Hornstock, Mack
Absent: Leung, Lopez-Ledesma, Millman

Vote: 6 – 0



Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission related to the Off-Menu Density Bonus Incentives is not appealable. The On-Menu Incentives are appealable to City Council by the Applicant or abutting owners/occupants per LAMC Section 12.22 A.25(g)(2)(i)(f). All remaining actions are appealable to City Council within 15 days after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: AUG 31 2022

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Amended Findings, Interim Appeal Filing Procedure

c: Heather Bleemers, Senior City Planner
Kevin Golden, City Planner
Michelle Carter, City Planning Associate

CONDITIONS OF APPROVAL

(As Modified by the City Planning Commission at its meeting on June 23, 2022)

Pursuant to Sections 12.22-A.25, 16.05 and 12.37.I.3, of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

Development Conditions:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the architectural plans, renderings, and materials submitted by the Applicant, dated June 1, 2022, stamped "Exhibit A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of City Planning. Each change shall be identified and justified in writing.
2. **Residential Density.** The project shall be limited to a maximum density of 133 dwelling units. 129 new dwelling units and four (4) existing dwelling units.
3. **Affordable Units.**
 - a. A minimum of 11 dwelling units, or 11% of the base dwelling units, shall be reserved for Very Low Income Households, as defined by Government Code Section 65915(C)(2).
 - b. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A.25.
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make 11% of the site's base density units available to Very Low Income Households. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination.
5. **Incentives.**
 - a. **Floor Area Ratio, and Density Averaging and Vehicular Access.** The project shall be permitted the averaging of FAR, density, open space, and permit vehicular access across the entirety of the site. The total floor area shall not exceed 229,078 square feet.
 - b. **FAR.** The project shall be permitted a maximum FAR of 6.57:1.
6. **Waivers.**
 - a. **Side Yards.** The project shall be permitted a 0-foot west side yard and a 6-foot east side yard.

- b. **Building Line Separation.** The project shall be permitted a building separation of 13 feet in lieu of the otherwise required 54 feet.

7. **Open Space.**

- a. The project shall be required to provide open space pursuant to LAMC section 12.21-G.
- b. The project shall be prohibited from providing private and common open space facing the adjacent freeway.

8. **Parking.**

- a. Residential parking shall be provided in compliance with California Government Code Section 65915, the project would be required to provide 0.5 automobile parking spaces per dwelling unit. Commercial parking shall be in conformance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
- b. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by LAHD.
- c. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth pursuant to LAMC Section 12.22-A,25.
- d. **Bicycle Parking.** Bicycle parking shall be provided in compliance with the Los Angeles Municipal Code, Section 12.21-A,16 and to the satisfaction of the Department of Building and Safety.

9. **Parking Structure Design.**

- a. Facades of parking structures shall be screened to minimize their visual impact on the public realm, consistent with the Commission's Above Grade Parking Advisory.
- b. Any above ground parking structure shall be designed to be utilized and easily repurposed to other uses. The conversion of floor area from parking into new uses may be subject to additional discretionary actions.
- c. Above ground parking structures shall have flat parking levels, not including the driveway ramps.
- d. The height of the above ground parking levels shall have sufficient clearance to be adaptable to non-parking uses.

Site Plan Review

10. **Landscaping.**

- a. All open areas not used for buildings, driveways, parking areas, or recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape development plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the decision maker.
 - b. All planters containing trees shall have a minimum depth of 48 inches (48")
- 11. **Solar Panels.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.04.211, to the satisfaction of the Department of Building and Safety.
 - 12. **Electric Vehicle Parking.** All vehicular parking shall provide electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) in compliance with the regulations outlined in Sections 99.04.106 of Article 9, Chapter IX of the LAMC.
 - 13. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
 - 14. **Graffiti.** 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.
 - 15. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view.
 - 16. **Maintenance.** The subject property (including all trash storage areas, associated 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.

Waiver of Dedication and Improvements

- 17. **Waiver of Dedication.** No dedication or sidewalk widening shall be required along Bronson Avenue and Carlos Avenue.
- 18. **Improvements.** All improvements otherwise required by the Bureau of Engineering or other agencies shall be provided.

Administrative Conditions

- 19. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or 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.
- 20. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
- 21. **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 assign. The agreement must 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.

22. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
23. **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.
24. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
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 pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
26. **Expedited Processing Section.** 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, in whole or in part, 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, void 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.

FINDINGS

(As Amended by the City Planning Commission at its meeting on June 23, 2022)

Density Bonus/Affordable Housing Incentives / Waivers Compliance Findings

1. Pursuant to Section 12.22-A,25 of the LAMC and Government Code 65915, the Director shall approved a density bonus and requested incentive(s) /waiver(s) unless the director finds that:

- a. ***The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.***

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

Averaging of Floor Area, Density, Open Space, and Parking (On-Menu Incentive) – The subject property is zoned R4-2 and C4-1-SN and is comprised of three (3) contiguous parcels. Pursuant to LAMC Section 12.22.A,25(f)(8) the project request includes an On-Menu incentive to permit averaging of floor area, density, open space, and parking. In this case, the project has requested an On-Menu Incentive to allow the averaging of the FAR increasing the floor area which allow for a larger construction envelope, the to accommodate the affordable units.

Floor Area Ratio (Off-Menu Incentive) – The subject property is zoned R4-2 and C4-1-SN. The Hollywood Redevelopment Plan limits the FAR of 1.5 to 1 in the C4 zone. Pursuant to LAMC Section 12.22-A.25(g)(3), the project is requesting an Off-Menu Incentive for an increase in the FAR of the project site. In this case, the project has requested an Off-Menu Incentive to allow an increase in the FAR for the entire project site for an FAR of 6.57 to 1.

The project provides 11% of the base units for Very Low Income Households as a means to qualify for the 35% Density Bonus and the requested Incentives. The requests will allow the developer to expand the building envelope so the additional and affordable units can be constructed, and the overall space dedicated to residential uses is increased. The increase in FAR and the averaging of FAR, density, open space, and permit vehicular access across the entirety of the site will allow for the construction of additional units that will result in a reduction in the cost of constructing affordable housing. These Incentives support the applicant's decision to set aside 10 dwelling units for Very Low Income Households for 55 years.

- b. ***The incentives or waivers will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households.***

There is no substantial evidence in the record that the proposed incentives or waivers will have a specific adverse impact. A “specific adverse impact” is defined as, “a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” (LAMC Section 12.22-A,25(b)). As required by Section 12.22-A,25(e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve the alteration of a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed incentives or waivers will have a specific adverse impact on public health and safety.

- c. The waiver[s] or reduction[s] of development standards will not have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)***

A project that provides at least 5 percent of its base density for Very Low Income Households may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)).

Pursuant to LAMC Sections 12.16.C.2 and 12.11. C.2, the site requires side yard setbacks not less than 16 feet. The proposed project is a 23-story residential building, therefore has requested a 100% reduction to allow for a zero west side yard setback in lieu of the 16 feet required side yard setback. Additionally, the request includes a six-foot easterly side yard setback in lieu of the required 16-foot side yard.

Pursuant to LAMC Section 12.21.C.2, the project is required to provide 54 feet of building separation. The project request includes a waiver of development standard to allow for the reduction in building separation of 13 feet in lieu of the otherwise required 54 feet.

As proposed, the granting of these waivers will allow for the development of the proposed residential building with the inclusion of the affordable residential units given the quantity of units allowed under the density bonus and within the 6.57 to 1 floor area ratio granted under the Incentives. As presented by the applicant, without the waivers for the separations and setbacks the building would lose 1,360 square feet physically preventing the construction of the proposed floor area and units described in the plans.

- d. The incentives /waivers are contrary to state or federal law.***

There is no substantial evidence in the record that the proposed incentives and waivers are contrary to state or federal law.

Site Plan Review Findings

- 2. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

The Los Angeles General Plan sets forth goals, objectives, and policies that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, but not limited to, Land Use, Housing, Transportation/Mobility, Noise, and Safety. 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 City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City. While the General Plan sets out a long-range vision and guide to future development, the 35 Community Plans provide the specific, neighborhood-level detail, relevant policies, and implementation strategies necessary to achieve the General Plan objectives. The project site is located in the Hollywood Community Plan area and is not subjected to any applicable specific plans.

Hollywood Community Plan

The subject property is located within the Hollywood Community Plan which was updated by the City Council on December 13, 1988. The Hollywood Community Plan designates the subject property for Highway Oriented Commercial and High-Density Residential land uses with corresponding zones of C1, C2, P, RAS3 and RAS4 and corresponding zone of R4, and [Q]R5 respectively. The subject property is zoned R4-2 and C4-1-SN. The proposed project advances the following objectives of the Community Plan:

Objective 1: To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the metropolitan area.

To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.

Objective 3: To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

The proposed project furthers the development of Hollywood as a major center of population, employment, retail services, and entertainment by allowing for the development of a residential building with 129 dwelling units, including 11 units reserved for Very Low Income Households on lots zoned for commercial and residential uses. The project increases the housing stock and satisfies the needs and desires of all economic segments of the community by maximizing the opportunity for individual housing choice. Therefore, the project is consistent with the Hollywood Community Plan.

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 liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Policy 3.2.2: Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The proposed project will result in the development of a residential building that will provide 129 new dwelling units, including 11 units reserved for Very Low Income Households, thereby contributing toward and facilitating the City's long-term economic viability and vision for a more liveable city.

The project site is currently developed with residential structures that will remain on-site on one (1) lot and vacant land on two (2) lots. The development of the site will enable the City to conserve nearby existing stable residential neighborhoods and lower-intensity commercial districts by allowing controlled growth away from such neighborhoods and districts. Therefore, the proposed 129-unit residential building is consistent with the

Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

The **Housing Element** is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, establishes goals, objectives, and policies to guide future housing decisions, and provides an array of programs to meet Citywide Housing Priorities, including addressing the housing shortage, advancing racial equity and access to opportunity, preventing displacement and promoting sustainability and resilience. The Housing Element includes the following objectives and policies relevant to the instant request:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.1: Forecast and plan for existing and projected housing needs over time with the intention of furthering Citywide Housing Priorities.

Policy 1.1.2: Plan for appropriate land use designations and density to accommodate an ample supply of housing units by type, cost, and size within the City to meet housing needs, according to Citywide Housing Priorities and the City's General Plan.

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policy 1.2.1: Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serve those with the greatest needs.

Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

Objective 1.3: Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.

Policy 1.3.1: Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.

Policy 1.3.2: Prioritize the development of new Affordable Housing in all communities, particularly those that currently have fewer Affordable units.

Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Policy 3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.

Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.

Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.

The proposed project implements the Housing Element by increasing the housing supply consistent with the High-Density Residential and Highway Oriented Commercial land use designations. The property is currently vacant on two (2) parcels and the southern parcel is currently improved with the Lombardi House including a two-story residential building and a barn which will remain on the subject property. The approval of the request would permit 129 new dwelling units with 11 units set aside for Very Low Income Households. The project would achieve the production of new housing opportunities, meeting the needs of the city, while facilitating the construction of a range of different housing types (one- two – and five-bedroom units) that address the needs of the city's diverse households. Therefore, the project is consistent with the Housing Element goals, objectives and policies of the General Plan.

The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Bronson Avenue, adjoining the property to the east, is a designated Modified A venue III dedicated to a varying width of 60 to 69-feet and is improved with asphalt roadway, curb, gutter, concrete sidewalks, and street trees. Carlos Avenue, adjoining the property to north, is a Local Street dedicated to a varying width of 48 to 54 feet and is improved with asphalt roadway, curb, gutter, and concrete sidewalks.

The project as designed will support the development of these Networks and meets the following goals and objectives 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.

Vehicular access to the project site will be provided via two (2) driveways off Bronson Avenue and Carlos Avenue. A total of 134 off-street automobile parking spaces will be provided within the parking garage. Pedestrian access will be via Bronson Avenue and Carlos Avenue.

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.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.7: Improve transit access and service to major regional destinations, job centers, and inter-modal facilities.

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

The project will provide a total of 89 long-term bicycle parking spaces will be provided in a bicycle storage room at the ground floor level in storage rooms located within the parking garages to provide bicyclists with convenient, secure, and well-maintained bicycle parking facilities. Short-term bicycle racks will be provided along Bronson Avenue.

Policy 5.4 Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As conditioned, all vehicular parking shall provide electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) in compliance with the regulations outlined in Section 99.04.106 of Article 9, Chapter IX of the LAMC.

Therefore, the project is consistent with Mobility Plan 2035 goals, objectives, and policies of the General Plan.

The **Air Quality Element** of the General Plan will be implemented by the recommended action herein. The Air Quality Element sets forth the goals, objectives and policies which will guide the City in the implementation of its air quality improvement programs and strategies. The Air Quality Element recognizes that air quality strategies must be integrated into land use decisions and represent the City's effort to achieve consistency with regional Air Quality, Growth Management, Mobility and Congestion Management Plans. The Air Quality Element includes the following Goal and Objective relevant to the instant request:

Goal 5 Energy efficiency through land use and transportation planning, the use of renewable resources and less polluting fuels, and the implementation of conservation measures including passive methods such as site orientation and tree planting.

Objective 5.1 It is the objective of the City of Los Angeles to increase energy efficiency of City facilities and private developments.

As conditioned, the project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211. Therefore, the project is in conformance with the goals and policies of the Air Quality Element.

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

3. 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 adjacent properties and neighboring properties.

The subject property is comprised of three (3) lots resulting in approximately 38,826 square feet of lot area with a 248-foot frontage along Bronson Avenue and a 148-foot frontage along Carlos Avenue. The property is currently vacant on two (2) parcels and the southern parcel is currently improved with the Lombardi House including a two-story residential building and a barn which will remain on the subject property.

The land use and zoning within proximity of the property site consists of a mix of commercial and multi-family uses. Surrounding properties are developed with a mix of residential, commercial retail/restaurant, commercial office, and public facilities uses. To the west, abutting the project site, land uses include the Los Angeles County Superior Courthouse. The project site is bordered to the north by multi-family housing. To the east, across Bronson Avenue, uses include multi-family residential, commercial and the Hollywood 101 Freeway.

To the south of the project site, land uses include various commercial uses, including a fast-food restaurant, a gas station, a two-story self-storage facility, and a liquor store.

The proposed 223,348 square foot, 23-story residential building located on a 38,826 square foot property is compatible with the existing and future surrounding developments. The table below includes a list of existing or approved developments within close proximity to the subject site.

Address	Floor Area	FAR	Height
<i>Proposed Project</i>	<i>229,015 sq. ft.</i>	<i>6.74:1</i>	<i>24 stories</i>
6100 - 6116 West Hollywood Boulevard	198,720 sq. ft.	4.5:1	21 stories
6210 – 6224 West Yucca Street	316,948 sq. ft.	6.6:1	30 stories
6430 – 6440 Hollywood Boulevard	278, 892 sq. ft.	4.5:1	15 stories

The proposed project involves the construction, use and maintenance of a new 23-story, 223,348 square-foot residential building with 129 dwelling units with a proposed building height of 260 feet. The project would provide a total of 134 automobile parking spaces within one (1) subterranean and three (3) above ground level of parking and a total of 98 bicycle spaces.

The project includes 14 studio-units, 33 one-bedroom units, 36 two-bedroom units, 9 five-bedroom units and 37 six-bedroom units and a total of 17,294 square feet of open space for residents. Therefore, pursuant to LAMC Section 12.21-G, the project, as proposed, is required to provide 17,250 square feet of open space. The project provides approximately 17,294 square feet total of open space, which includes a 7,009 square-foot roof top deck, and a 998 square-foot amenity room on the twenty-fourth floor; a 2,372 square-foot outdoor deck, a 7,649 square-foot recreation room on the fifth floor. The project also includes 3,600 square feet of private balconies. As conditioned, the project will provide open space as required by LAMC Section 12.21-G.

The project would provide a total of 134 automobile parking spaces within one (1) subterranean and three (3) above ground level of parking and a total of 98 bicycle spaces.

Vehicular access to the project site will be provided via two (2) driveways off Bronson Avenue and Carlos Avenue. A total of 134 off-street automobile parking spaces will be provided within the parking garage. Pedestrian access will be via Bronson Avenue and Carlos Avenue. In addition, 89 long-term bicycle parking spaces will be provided in a bicycle storage room at the ground floor level. Short-term bicycle racks will be provided along Bronson Avenue and Carlos Avenue.

Height, Bulk, and Setbacks

The project is zoned C4-1-SN and R4-2 and proposes a maximum height of 260 feet. The C4 and R4 zones do not have a maximum height limit, or a maximum number of stories permitted. The proposed project includes a maximum height of 260 feet with a total of 23 stories.

The project has a maximum FAR of 6.57:1. The subject property is zoned C4-1-SN and R4-2. Community Plan Footnote 12 limits floor area ratio ("FAR") to 1.5 to 1 for properties zoned Highway Oriented Commercial within the Hollywood Redevelopment Project Area. Additionally, the Redevelopment Plan imposes a maximum FAR of 3 to 1 for commercially designated properties other than the Regional Center Commercial land use designation. The Redevelopment Plan does not regulate FAR for residential land use designations, the provision of providing 11% of the base density or 11 units for Very Low Income

Households in conjunction with the requested density bonus will result in the project will complying with the FAR.

Pursuant to LAMC Sections 12.16.C.2 and 12.11. C.2, the project is required to provide 16-foot side yards. The project request includes a waiver of development standard to allow for the elimination of the required side yards along Bronson Avenue and the property's interior lot line in lieu of the otherwise required 16-foot side yards at both locations. In this case, the project would provide a zero-foot west side yard and a 6-foot east side yard. As such, with the approval of the requested waiver, the project complies with the required setbacks.

The height, bulk, and setbacks of the subject project are consistent with the existing development in the immediate surrounding area and with the underlying C4-1-SN and R4-2 Zones. The surrounding area consists of a mix of residential, commercial retail/restaurant, commercial office, and public facilities uses. To the west, abutting the project site, land uses include the Los Angeles County Superior Courthouse. The project site is bordered to the north by multi-family housing. To the east, across Bronson Avenue, uses include multi-family residential, commercial and the Hollywood 101 Freeway. To the south of the project site, land uses include various commercial uses, including a fast-food restaurant, a gas station, a two-story self-storage facility, and a liquor store.

Therefore, in consideration of other development in the area, the project is consistent with the surrounding.

Parking

The project will provide a total of 134 parking spaces and 89 long-term bicycle parking spaces. Short-term bicycle racks will be provided along Bronson Avenue.

The proposed parking is located within the building and therefore will not be visible from the public right-of-way. Pedestrian access will be located on Bronson Avenue, a Modified Avenue III, and Carlos Avenue is a Local Street - Standard. All ingress and egress for the parking will be located on Bronson Avenue and Carlos Avenue.

Therefore, the parking facilities will be compatible with the existing and future developments in the neighborhoods.

Lighting

Lighting is required to be provided per LAMC requirements. The project proposes security lighting will be provided to illuminate building, entrances, walkways and parking areas. The project is required to provide outdoor lighting with shielding, so that the light source cannot be seen from adjacent residential properties. Therefore, the lighting will be compatible with the existing and future developments in the neighborhood.

On-Site Landscaping

The project proposes approximately 17,294 square feet total of open space, which includes a 7,009 square-foot roof top deck, and a 998 square-foot amenity room on the twenty-fourth floor, a 2,372 square-foot outdoor deck, a 7,649 square-foot recreation room on the fifth floor. The project also includes 3,600 square feet of private balconies. Additionally, the project includes landscaped area distributed throughout the project. The project has been conditioned to provide open space as required by LAMC section 12.21-G. Additionally, the project is conditioned so that all open areas not used for buildings,

driveways, parking areas, recreational facilities or walks will be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect. The planting of any required trees and street trees will be selected and installed per the Bureau of Street Services, Urban Forestry Divisions' requirements. Therefore, the on-site landscaping will be compatible with the existing and future developments in the neighborhood.

Loading/Trash Area

The development is not required to provide a loading area pursuant to LAMC Section 12.21-C.6. Waiting areas and drop areas will be on the ground level. Tenants moving in or out of the building will be able to park moving trucks on the street level adjacent to the parking entrance and the lobby.

The project will include on-site trash collection for both refuse and recyclable materials, in conformance with the LAMC. Compliance with these regulations will allow the project to be compatible with existing and future development. The service area for trash and recycling collection will be conditioned to be located at grade level and accessible from the parking area. Additionally, service area for trash collection is to be located on all upper floors. Therefore, as proposed, and conditioned, the project is compatible with existing and future development on neighboring properties.

As described above and as depicted within the plans and elevations submitted with the instant application, the project consists of a 23-story, residential building, with parking on-site for residents, lighting, landscaping, trash collection, and other pertinent improvements, that is compatible with existing and future development in the surrounding area.

4. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The project proposes provide a variety of unit types which includes 14 studio-units, 33 one-bedroom units, 36 two-bedroom units, 9 five-bedroom units and 37 six-bedroom units. Pursuant to LAMC Section 12.21-G, the project, as proposed, is required to provide 17,250 square feet of open space. The project provides approximately 17,294 square feet total of open space, which includes a 7,009 square-foot roof top deck, and a 998 square-foot amenity room on the twenty-fourth floor, a 2,372 square-foot outdoor deck, a 7,649 square-foot recreation room on the fifth floor. The project also includes 3,600 square feet of private balconies. Therefore, the project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

Waiver of Dedication and Improvements Findings

5. The dedication or improvement is physically impractical.

The subject property is comprised of three (3) lots resulting in approximately 38,826 square feet of lot area with a 248-foot frontage along Bronson Avenue and a 148-foot frontage along Carlos Avenue. Bronson Avenue is a designated a Modified Avenue III, which requires a 78-foot Right-of-Way Width. Carlos Avenue is a Local Street - Standard, which requires a 60-foot Right-of-Way Width. In order to comply with the applicable Mobility Plan 2035 standards, the project would be required to provide nine feet of dedication and improvements along Bronson Avenue and four feet of dedication and improvements along Carlos Avenue. Surrounding properties are developed with a mix of residential, commercial retail/restaurant, commercial office, and public facilities uses. To the west, abutting the project site, land uses include the

Los Angeles County Superior Courthouse. The project site is bordered to the north by multi-family housing. To the east, across Bronson Avenue, uses include multi-family residential, commercial and the Hollywood 101 Freeway. To the south of the project site, land uses include various commercial uses, including a fast-food restaurant, a gas station, a two-story self-storage facility, and a liquor store.

The project proposes a pedestrian-first design with the sidewalk in front of the building on Bronson designed to be approximately 18 feet wide with the current nine-foot four-inch sidewalk and an additional nine feet of enhanced pedestrian area. With the imposed dedication and improvements, this design will be severely impacted. A nine-foot dedication along Bronson Avenue may likely result in the removal the Lombardi House existing low masonry wall; removal of mature hedged along the private side of the low masonry wall; removal of low shrubbery at the public side of the low masonry wall; removal of a 28-foot wide-trunk palm tree aligned with the low masonry wall; and removal of mature tall hedges between the Lombardi House's shared border with the abutting commercial property. Carlos Avenue abuts a narrow strip of land immediately next to the California Department of Transportation overpass, this portion of street on the opposite side of the proposed project is not likely to be dedicated or widened to complete the right of way. Moreover, immediately west of the project site is the Los Angeles County Superior Courthouse which is also unlikely to be dedicated or widened to complete the right of way. It is unlikely that a significant number of properties will be dedicated in the near-term to enable the expansion of either street, and therefore the dedication requirement for the request herein would not result in any practical benefit towards meeting the City's mobility needs. However, the project will be required to complete improvements to the satisfaction of the Bureau of Engineering. Therefore, the waiver of the otherwise required dedication and improvements is appropriate for the request herein because the dedication is not currently necessary to meet the City's mobility needs.

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check.

Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC

(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC

(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment