
ATTACHMENT "A"

FINDINGS & SUPPLEMENTAL INFORMATION

1200 – 1218 N. Vine Street, 6245 – 6247 W. Lexington Avenue, Los Angeles, CA 90038

➤ **SITE INFORMATION:**

- Address: 1200 – 1218 N. Vine Street, 6245 – 6247 W. Lexington Avenue, Los Angeles, CA 90038
- Lot area: 40,787¹ square feet / 0.9 acres
- APN(s): 5534-002-023, 5534-002-018

➤ **ACTION(s) Requested:**

- **Density Bonus (DB)**, pursuant to LAMC Section 12.22 A.25(g)(3), approval of a Density Bonus Application for a Project having 151 residential dwelling units, including 17 units reserved for Very Low Income households (16% of base units), with the following Off-Menu Incentives:
 - **Off-Menu Incentive**, for an increase in the Floor Area Ratio (FAR) to 3.37:1 in lieu of the otherwise allowable maximum of 0.5:1 in the C2-1 Zone;
 - **Off-Menu Incentive**, for a decrease in the required side yard to allow 10 feet in lieu of 20 feet required in the C2-1 Zone.
- **Conditional Use Permit (CUP)**, pursuant to LAMC Section 12.24 U.26, for a Conditional Use Permit for a 12 percent increase in density beyond the maximum 35 percent permitted in LAMC Section 12.22 A.25, for a total increase in density of 47.5% to provide a total of 151 residential dwelling units.
- **Site Plan Review (SPR)** pursuant to LAMC Section 16.05, for a development project that results in an increase of 50 or more dwelling units and/or guest rooms.
- **Class 32 Categorical Exemption**, pursuant to the State of California Environmental Quality Act and CEQA Guidelines, Section 15300.

¹ Per ZIMAS

➤ **PROPERTY / ZONING INFORMATION:**

SUBJECT PROPERTY

The Property is a rectangular-shaped site comprised of five legal parcels, measuring approximately 40,787 square feet² square feet (0.9 acres) of land area, and includes street addresses 1200 – 1218 N. Vine Street, 6245 – 6247 W. Lexington Avenue, Los Angeles, California 90038 (see table below). The Property is bounded by La Mirada Avenue to the north, Lexington Avenue to the south, Vine Street to the west, and abuts an RD1.5 zoned lot to the east. The Property fronts approximately 222 feet along the westerly side of Manchester Avenue, and 198 feet along northerly side of Lexington Avenue. The site is currently improved with two commercial buildings and surface parking. The Property does not contain any residential housing units pursuant to the Replacement Unit Determination issued by the Los Angeles Housing Department (LAHD) on July 1, 2022.

Address	APN	Land Sq. Ft. ¹	Existing Building Sq. Ft. ²	Existing Use
1200 – 1218 N. Vine St	5534-002-023, -018	23,860	13,536	Commercial, Surface Parking Lot
6245 – 6247 W. Lexington Ave	5534-002-023	16,926	N/A	Commercial

The Project site is well-served by public transit. The site is designated TOC Tier 1, and served by the Metro Local Bus Lines 210, 4, and 2, and the LADOT Hollywood/Wilshire and Hollywood Counterclockwise lines within 1,200 feet of the property. The site is also located approximately half a mile from the Metro B Line (Red) station at Hollywood Boulevard and Vine Street, which connects west and to south to downtown Los Angeles.

SURROUNDING LAND USES

The Property is surrounded by commercial and residential uses. The immediately adjacent property to the east is zoned RD 1.5-1XL and contains multiple apartment buildings. The properties to the west across Vine Street, to the north across La Mirada Avenue, and to the south across Lexington Avenue are zoned C2-1D. These properties contain a mix of commercial uses including several drive-through restaurants and a surface parking lot, as well as a strip of commercial containing a pawn shop, bar, and church complex across Vine Street to the west.

LAND USE DESIGNATION / ZONING CLASSIFICATION

The entirety of the Property is zoned C2-1D, and is designated for Highway Oriented Commercial land uses by the Hollywood Community Plan. Height District 1 in commercial zones has no limit on height or stories (commercial only uses limited to 45 feet pursuant to Commercial Corner development standards, mixed-use project are exempt and unlimited by

² Per ZIMAS

height and stories), with a maximum base Floor Area Ratio (FAR) of 1.5:1. However, the D condition on the Property restricts the FAR to 0.5:1.

The C2-2D zone permits both commercial and residential uses. The corresponding zones for the Community Commercial land use designation include C2, C4, CR, RAS3, and RAS4. Residential uses are permitted at one dwelling unit per 400 square feet of lot area.

APPLICABLE ZONING OVERLAYS / SUPPLEMENTAL DISTRICTS

- **HOLLYWOOD COMMUNITY PLAN UPDATE**

The Hollywood Community Plan was last updated and adopted by the Los Angeles City Council on December 13, 1988. From 2005-2012, the Hollywood Community Plan Update underwent a comprehensive planning process with extensive community outreach. Both the Draft and Final Environmental Impact Report were published in 2011, before Plan Adoption occurred in 2012.

A legal challenge to the 2012 Plan's Environmental Impact Report (EIR) occurred following Plan Adoption. As a result of a Los Angeles Superior Court decision on the 2012 Plan's EIR in 2014, the City Council rescinded the 2012 Hollywood Community Plan Update. The City has reverted, by operation of law, to the 1988 Hollywood Community Plan and the zoning regulations that existed immediately prior to June 19, 2012 (the date of the adoption of the HCPU and ordinance).

The 1988 Hollywood Community Plan is the current plan that is in effect. The 2012 Plan is no longer in effect.

The City is currently updating the Hollywood Community Plan (HCPU) with adoption anticipated in late 2022 (subject to City procedural delay). The plan was heard in two public hearings with the City Planning Commission (CPC) in the spring of 2021, with anticipated action on the plan by the Los Angeles City Council in 2022, depending upon the extent of input and changes received between the CPC and City Council hearing processes.

- **ZI-2374 - LOS ANGELES STATE ENTERPRISE ZONE**

The site is located in a Los Angeles State Enterprise Zone, which according to the California Association of Enterprises Zones website, "targets economically distressed areas throughout California." Projects located within a State Enterprise Zone are afforded certain incentives for development related to reduced parking for commercial/retail uses at 2 spaces per 1,000 square feet. A redevelopment project is likely eligible for this incentive. Projects located in an Enterprise Zone are also eligible for a waiver of Site Plan Review fees.

- **ZI-2452 - TRANSIT PRIORITY AREA (TPA)**

The Property is within a Transit Priority Area in the City of Los Angeles. In September 2013, the Governor signed into law Senate Bill 743/Assembly Bill 744, which instituted changes to the California Environmental Quality Act (CEQA) when evaluating environmental impacts of projects located in areas served by transit. While the thrust of SB 743 addressed a major overhaul on how transportation impacts are evaluated under CEQA, it also limited the extent to which aesthetics and parking are defined as impacts under CEQA. Specifically, Section 21099(d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment.

"Transit Priority Area" is defined as an area within one half-mile of a major transit stop that is existing or planned. A "major transit stop" is defined as a rail station, ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. The subject Property is within half a mile of the Sunset and Vine Metro B (Red) Line rail stop and thus qualifies as a Transit Priority area.

As a TPA, projects are entitled to certain exemptions under CEQA, as well as parking reductions of 0.5 spaces per unit for the provision of on-site affordable housing, as recently amended by State Assembly Bill AB 2345.

➤ **SUBJECT PROPERTY - RELATED CASES**

- Case No. CPC-2016-1450-CPU— On March 18, 2021 the Los Angeles City Planning Commission (CPC) recommended that the City Council adopt the Hollywood Community Plan update including the Environmental Impact Report (EIR), associated rezoning actions and General Plan updates, amendment of the Vermont/Western Transit Oriented District Specific Plan, and establish the Hollywood CPIO District and Hillside Construction Regulation District.

➤ **STREETS AND CIRCULATION**

A Los Angeles Bureau of Engineering (BOE) PCRF was requested on June 12, 2022 to determine any potential highway dedications on the public streets adjoining the Property. The following is based on publicly available BOE data pending receipt of the completed PCRF:

- Vine Street, adjoining the Property to the west, is a designated Avenue II, dedicated to approximately 92.5 feet in width at this location with a 50-foot half roadway. Vine Street is required to have a 86-foot total public right-of-way dedication, or a 43-foot half roadway. No dedication has been requested by BOE.
- Lexington Street, adjoining the Property to the south, is a designated Local Street - Standard, dedicated to approximately 60 feet in width at this location. Lexington Street

is required to have a 60-foot total public right-of-way dedication, or a 30-foot half roadway. No dedication has been requested by BOE.

The BOE has requested the Applicant reconstruct all the existing curb ramps at the intersection of Vine Street and Lexington Avenue per BOE standard plan S-442-6 and BOE Special Order 01-1020. These improvements must be constructed under a Class "B" Permit in a manner satisfactory to the City Engineer.

➤ **ZONING STATISTICS**

	Required/Permitted	Proposed Project
Gross Lot Area	40,786 SF	
Buildable Area	40,786 SF	
Floor Area Ratio	0.5:1	3.37:1 ³
Allowable Floor Area	20,393 SF	137,640 SF
Density – 1 unit / 400 SF	102 units	151 units ⁴
- Studio		16 units
- 1-bedroom		95 units
- 2-bedroom		40 units
Building Height	Unlimited	87 ft
Stories	Unlimited	7 stories
Front Yard Setbacks	0 ft	0 ft
Side Yard Setbacks	0 ft	0 ft
Rear Yard Setbacks	20 ft	10 ft ⁵
Parking:	83 spaces	87 spaces
- Residential Parking	76 spaces	80 spaces
- Commercial Parking	7 spaces	7 spaces
Bicycle Parking	Short term: 103 Long Term: 12	Short term: 103 Long Term: 12
Open Space	16,100 SF	19,065 SF

³ Project includes Density Bonus Off-Menu Incentive request to permit additional FAR.

⁴ Project includes CUP for Density in Excess (LAMC 12.24.U.26) request to permit a 67% density bonus.

⁵ Project includes a Density Bonus Off-Menu Incentive request to permit a decrease in the required rear yard.

PROJECT DESCRIPTION

The Applicant proposes to redevelop the Property with a new 7-story, 87-foot high, multifamily residential dwelling building containing 151 dwelling units with 17, or 16% of the base units, reserved for Very Low Income households, and approximately 3,690 square feet of ground floor commercial uses. The total floor area of the building is approximately 137,640 square feet, with a Floor Area Ratio (FAR) of 3.37:1.

The ground floor features commercial space wrapping the corner at Vine Street and Lexington Avenue, and a pedestrian plaza along Vine Street. Ground floor pedestrian amenities include a lobby, entry garden, leasing office, mail room and bike room. There is also commercial and residential parking at-grade on the ground floor buffered by habitable uses. The second floor is open to the residential lobby and commercial space on Lexington Avenue and Vine Street, respectively, and includes a pool room, co-working deck, and mezzanine for residents. Additional parking is buffered by the exterior uses on this level. The third floor houses the building's club lounge and fitness center, as well as a mix of residential units. The fourth through seventh floors contain a mix of residential units. There are also two roof decks located on the seventh floor. From the third floor to the seventh floor the building interior has been carved out facing Vine Street to recess the units along the north, east, and west of the building. This recess creates striking building views from Vine Street and provides the units with light and air.

UNIT MIX:

The Project consists of 151 total dwelling units including six 16 studio, 95 one-bedroom, and 40 two-bedroom units. Floors two (2) through seven (7) each propose combination of studio, one-bedroom, and two-bedroom units oriented around a central space open to the air. There are 17 units reserved for Very Low Income households (16% of base density).

ACCESS AND PARKING:

The Project provides 87 total parking spaces, with 80 residential spaces and 7 commercial spaces. The building includes parking on the first and second at the interior corner of the site buffered by commercial and residential uses. Parking can be accessed from driveways on Vine Street and Lexington Avenue.

OPEN SPACE:

The Project provides a total of 19,065 square feet of open space, including indoor and outdoor amenities for residents and the surrounding community. The Project provides a 1,200 square foot pedestrian plaza along Vine Street to complement the commercial uses at the ground level and integrate the Project at the street level. Open space accessible to residents includes a 5,970 square foot courtyard on the third floor, as well as two open-air roof decks on the seventh floor containing 1,200 square feet and 620 square feet. There is also 4,025 square feet of indoor amenities including a fitness center, club room, and co-working space.

Additionally, the Project proposes 38 new on-site trees to be accommodated throughout the project, meeting the requirement of 38 from the LAMC for one tree per 4 dwelling units.

BUILDING DESIGN FEATURES:

In accordance with the spirit and intent of the Hollywood Community Plan and Hollywood Community Plan Update, and Citywide Design Guidelines, the building uses a variety of architectural materials and building planes to create a human-scaled project at the street level and activate the frontages along Lexington Avenue and Vine Street. The Vine Street frontage is oriented around a Central courtyard to create a visually striking orientation and provide ample light and air to units. The building is appropriately scaled and designed to integrate into the mixed-use neighborhood of Hollywood. The design alternates different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades. Landscaping will also be included throughout the ground level pedestrian plaza, and the Project's roof decks to complement the architecture. Plant material has been selected for temperature hardiness and low water use.

The building will be sustainably designed to meet and/or exceed all City of Los Angeles current building code and Title 24 requirements. As such, the project will incorporate eco-friendly building materials, systems, and features wherever feasible, including Energy Star appliances, water saving/low flow fixtures, non-VOC paints/adhesives, drought tolerant planting, and high-performance building envelopment.

DENSITY BONUS – ADDITIONAL FINDINGS

Pursuant to LAMC Section 12.22 A 25 (c)(1) the Project qualifies under SB 1818 as a Density Bonus Project if 11 % of the units allowed by-right are reserved for Very Low Income households, 20% of the units are reserved for Low Income households, or 3% of the units are reserved for Moderate Income households. The Project proposes to reserve 17 units, or 16% of by-right units, for Very Low Income households and as such qualifies as a Density Bonus Project.

Additionally, as permitted by LAMC Section 12.22 A.25(g)(3), the Applicant is requesting two (2) Off Menu incentives that will facilitate the provision of affordable housing at the Property as follows:

Off-Menu Incentive for an increase of 35 percent in the allowable Floor Area Ratio for an FAR of 3.37:1 in lieu of the otherwise required 1.5:1 permitted by the X zone; and,

Off-Menu Incentive for a reduction in the rear setback to 10 feet in lieu of the otherwise required 20 feet required by the X zone.

The incentives produce actual and identifiable cost reductions that allow for the provision of the project's deed restricted affordable units. The Project is consistent with mixed-use housing goals for the area, such as the Community Plan's aim to accommodate commercial uses while encouraging the existing residential community in Hollywood.

The Project is eligible to provide parking pursuant to AB 2345, which permits residential parking at 0.5 spaces per bedroom, resulting in a residential requirement of 76 spaces. In addition, the project is eligible to park its commercial space in accordance with the California State Enterprise zone requirement of 2 spaces per 1,000 square feet of floor area. This results in a requirement of seven (7) spaces. The Project is exceeding these requirements by providing 80 parking spaces for residences and seven (7) commercial spaces.

Pursuant to LAMC Section 12.22 A.25(e)(2), in order to be eligible for any incentives, a Housing Development Project shall comply with the following criteria:

1. *The Project complies with the following criteria required by Section 12.22.A.25(e)(2) of the LAMC for Housing Development Projects requesting on-menu incentives:*

A. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the facade is not a flat surface.*

The City of Los Angeles Residential Design Guidelines indicate that projects should alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades. The Project abuts public streets on two of the four building elevations at Lexington Avenue and Vine Street. Along each of these street frontages, there is a variation between the ground floor commercial space and upper residential floors, as well as appropriate screening for parking that is

indistinguishable from other building design features. In addition, alternating colors have been used to differentiate the facades and accentuate the shape of the building, and breaks in the plane are provided throughout each frontage to complement the pedestrian entrances and the plaza along Vine Street. Window openings and balconies punctuate the building's façade and activate the building's elevation at the upper floor levels, and the building has been oriented around a central courtyard on the third level along the Vine Street frontage.

B. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street facing elevation.

As noted above, the Project abuts a public street on two of the four building elevations, at Lexington Avenue and Vine Street. Two pedestrian entrances are provided half-way along each street facing frontage. Windows and balconies are provided along the street facing elevations and are accentuated with architectural detailing, including floor to ceiling windows.

The primary building entrances for public patrons are located off the pedestrian plaza along Vine Street and along the Lexington Avenue frontage. Commercial uses straddle the corner of Lexington Avenue and Vine Street, while the pedestrian entrance and residential lobby are located on the other side of the public plaza. The residential entrance is accented with an entry garden leading into the residential lobby and leasing space.

The vehicular entry and exit for the building are located an appropriate distance from pedestrian entrances with access from Lexington Avenue and Vine Street.

C. The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).

The Project is *not* located within a designated Historic Preservation Overlay Zone, nor does it involve a structure or property that is designated as a City Historic-Cultural Monument.

D. The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.07 of the LAMC.

The Project is *not* located on a substandard street or in a Hillside Area of Very High Fire Severity Zone.

Findings – Off-Menu Incentives: The Director shall approve a Density Bonus and requested Off-Menu Incentives unless the Director finds that:

- 1. The Incentive is not required in order 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; or***

The Project is eligible for the requested Off-Menu Incentives by dedicating 16% of the base density for Very Low-Income households, resulting in the provision of 17 of its total 151 units reserved for affordable households. The City has previously determined that potential incentives may be requested by an applicant in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053.

In order to achieve cost reductions that allow for the provision of the 17 deed restricted affordable very low income units, the Applicant is requesting a Density Bonus approval with three (2) Off-Menu Incentives for: 1) FAR increase for a maximum of 3.37:1 in lieu of 0.5:1, and 2) a reduction in the rear yard to provide 10 feet in lieu of the 20 feet otherwise required. These incentives are necessary in order to incorporate the highest-quality new housing in this neighborhood and to provide 17 residential units (16% of the base density) dedicated to Very Low Income households.

1. Off-Menu Incentive for an Increase in FAR: The Project includes an off-menu incentive request to permit an increase in FAR resulting in 3.37:1, in lieu of the otherwise maximum 0.5:1 permitted in the C2-1D zone. The increase in FAR resulting in 3.37:1 is more appropriate for such a prominent location in Hollywood. The restriction to 0.5:1 is due to the “D” Condition which is typical of commercial boulevards in Los Angeles, but is now outdated. An 3.37:1 FAR is suitable for a site of this size in such a prominent activity center, and to provide the substantial affordable housing component in this Project, with 17 affordable units. Granting the subject request for the increase in FAR will allow for the provision of additional market rate units that will offset the cost of the inclusion of restricted affordable units. Additionally, the increase in allowable Floor Area would allow for the construction of units in varying sizes and inclusion of multi-bedroom units to accommodate larger households, thus more marketable to a wider population. Without this requested increase, the FAR restriction would limit the Project to a 0.5:1 FAR, and prohibit the Applicant from providing a mixed-income housing project with such a substantial set-aside for Very Low Income Households. The underlying 0.5:1 FAR limitation is also prohibitive to a property granted unlimited height, thus preventing appropriate utilization of the Property for residential development consistent with R4 zoning standards. Therefore, this incentive for an increase of FAR is necessary to provide the building envelope and floor area needed for the Applicant to produce the cost reductions necessary to accommodate the project’s 17 units dedicated to Very Low Income households.

2. Off-Menu Incentive for a Decrease in Rear Yard: The Project includes an off-menu incentive request for a decrease in the required rear yard to the north of the site to ten (10) feet in lieu of the otherwise required 20 feet in the C2-2D zone. Granting the subject request for a decrease in this side yard will allow for an expanded building envelope and the provision of additional market rate units which will offset the cost of the inclusion of restricted affordable units. Additionally, the decrease in the required rear yard will allow for a building footprint that is consistent with other buildings in the area, and make the provision of additional affordable units feasible by enabling parking on the first and second level as opposed to in costly subterranean levels that would render the provision of affordable units financially infeasible. The rear-yard decrease is thus necessary to provide the additional units which creates cost

reductions enabling the Applicant to construct a housing project with 16% of the base density set aside for Very Low Income households. Additionally, the decrease in yard will allow the project to accommodate street activating commercial uses and parking at the first and second floors that ensure the project will be compatible with the surrounding community, and make the Project economically feasible in the long-term.

CONDITIONAL USE PERMIT – ADDITIONAL FINDINGS

Pursuant to LAMC 12.24 E and 12.24 U.26, Density Bonus for a housing development project in which the density increase is greater than the maximum permitted in LAMC 12.22 A.25, shall also find that:

- a. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region;***

The Site is currently improved with one (1) one-story commercial building and surface parking. The Property is proposed to be redeveloped as a mixed-use building with 151 residential units including 17 affordable housing units, and 3,690 square feet of ground floor commercial space. As such, the Project will enhance the neighborhood through the addition of much needed housing in the City with a variety of unit sizes, as well as ground floor retail and dining space that will activate both street facing frontages and integrate with the existing community of and mix of uses in this prominent location in Hollywood.

The Project will serve the neighborhood and maintain commercial uses, a goal of the existing and proposed Community Plan, while being sensitive to the surrounding environment. In addition, the Community Plan cites “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” as a goal of the plan. The Project will locate high-quality housing and commercial retail in this major population center, providing a much needed resource and serving this employment center for the entertainment industry with housing. The redevelopment of this site will also better tie this corner with existing commercial uses down the street, and activate a street frontage that lacks curb appeal.

The project provides a publicly accessible outdoor space along Vine Street in the form of a public plaza, as well as an entry garden to the residential leasing and lobby. As such, the Project will promote street activation and create a space that emphasizes the building’s relationship to the street level. The Project will beautify both street frontages with thoughtfully designed landscaping and architectural design features, and include pedestrian amenities and street activating uses. The Project is thus providing an essential community and regional benefit by contributing to the supply of affordable housing and fostering the long-term stability of the extended Hollywood area in close proximity to major intersections such as Sunset Boulevard and Vine Street just a few blocks to the north.

The proposed Project designates 16% of the base density for Very Low Income households. As discussed above, the Project will help to alleviate the growing housing crisis in Los Angeles and will address the critical demand for affordable housing in the City, thereby providing a service and performing a function that is essential and beneficial to the City. Finally, providing 17 units of affordable housing in such close proximity to major employment opportunities in Hollywood.

- b. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety;***

Neighborhood Scale. The Subject Property is located in the C2-2D Zone and is designated for Highway Oriented Commercial uses by the existing Hollywood Community Plan. The traditional land use pattern of this section of Vine Street and Lexington Avenue include a mix of commercial uses such as retail strip malls, individual businesses, and some multi-story residential buildings. There are numerous multi-story buildings in the area ranging from two to eight stories. The newly constructed Rise project located at the nearby intersection of Cahuenga Boulevard and Homewood Avenue reaches 20 stories, and is complemented by other high-rise construction throughout this Hollywood neighborhood.

The proposed Project is eight (7) stories and 87 feet at its tallest, and thus fits in with the context of neighboring buildings and with the spirit of new and proposed construction throughout downtown Hollywood. The building is thoughtfully designed to ensure its mass is distributed in a way that emphasizes the street-scale of the Project. Additionally, the Hollywood Community Plan update would alter the underlying zoning to add a "Q" condition raising the base FAR from 0.5:1 to 1.5:1, and placing the site under the Hollywood Community Plan Implementation Overlay (CPIO) that will provide for substantial height and FAR for projects providing affordable units.

As such, the scale of the building is necessary to provide the requisite number of affordable housing units, and is appropriate for this location in Hollywood.

Lighting. The Project will provide illumination at street level for security. All lighting on the upper levels will be shielded and focused on the project site and directed away from the neighboring land uses. As such, the Project will not result in a substantial amount of light that would adversely affect the day- or night-time views in the project vicinity, while providing better lighting for pedestrians along the building's street-facing facades that improves the experience and sense of safety for this commercial area.

Trash Collection. The Project will provide trash collection within the building and has designed the trash enclosure to be accessible from both the parking garage and circulation hallway for the residential lobby and retail space, thus not adversely affecting adjacent properties or degrading public health.

Landscaping. The Project proposes to provide a robust landscaping plan along all of the street frontage of the project, as well as within a pedestrian plaza along Vine Street and an Entrance Garden and the Vine Street entry to the residential lobby and leasing area. The project will contain 38 trees provided on-site and surrounding the Property along all three street frontages. The Project provides a plaza designed with landscaping and hardscaping features to activate the street frontages and enhance the pedestrian plaza along Vine Street. All landscaping is intended to be native, drought-tolerant planting which is compatible with

the climate of the surrounding area. Additionally, the project provides a variety of outdoor amenity spaces for residents.

Thus, the Project will enhance the built environment and is consistent with the location, size, height, operations, and other significant features of the neighborhood and will not degrade adjacent properties, surrounding neighborhood, or the public's health, safety, and welfare.

c. The project substantially conforms with the purpose, intent and provision of the General Plan, the applicable community plan, and any applicable specific plan.

The proposed Project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and applicable specific plan.

FRAMEWORK ELEMENT

The Framework Element is a strategy for long-term growth which sets a citywide context to guide the update of the Community Plan and Citywide Elements. The Framework Element is a comprehensive, long range document containing purposes, policies and programs for the development of the City of Los Angeles. The Citywide General Plan Framework text defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space/conservation, economic development, transportation, and infrastructure/public services.

General Plan Framework Element Chapter 3 - Land Use:

The primary objectives of the policies in the Framework Element's Land Use Chapter are to support the viability of the City's residential neighborhoods and commercial districts, and when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial and mixed-use districts, centers and boulevards and industrial districts particularly in proximity to transportation corridors and transit stations. The project is consistent with and advances the following objectives and policies of the General Plan Framework:

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.

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

General Plan Framework Element Chapter 4 - Housing:

GOAL 4A. *An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.*

Objective 4.1. *Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City sub region to meet the projected housing needs by income level of the future population to the year 2010.*

Objective 4.2. *Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.*

Objective 4.3. *Conserve scale and character of residential neighborhoods.*

The Project will provide 151 apartment units, including 17 units set aside for Very Low Income households. This will supplement the existing housing stock in the Hollywood Community Plan area with diversity and contribute to the affordable housing supply. The Property is located within an established mixed-use center in Los Angeles and is designated for Highway Serving Commercial uses by the existing Hollywood Community Plan. As Los Angeles moves towards greater transit network connectivity, the Property is well suited not only for its original land use designated related to highway serving uses, but to serve the broader Hollywood community with numerous connections to other areas throughout Los Angeles from both bus and rail transit options.

The Project is located 0.4 miles from the Metro B (Red) Line stop at Sunset and Vine, with connections to the entire Metro Rail system at 7th Street Metro Center and Union Station. In addition, the Project also has a stop for the Metro Bus Route 210 immediately in front of the Property, as well as to the LADOT Hollywood Clockwise and Hollywood/Wilshire routes within two-blocks of the Property. In addition, 0.4 miles to the north at Sunset Boulevard and Vine Street the Property is connected to Metro Bus Routes 2 and 4. All of these transit routes connect the Property to east and west Los Angeles, the San Fernando Valley, and south Los Angeles and southern cities.

Furthermore, the Project Site is served by the Hollywood Pool and Recreation Center, Vine Street Early Education Center, and De Longpre Park. Therefore, the Project is consistent with the General Plan as it supports the addition of residential units near commercial districts with transit options.

HOLLYWOOD COMMUNITY PLAN

The Hollywood Community Plan ("Community Plan") is one of 35 Community Plans for the City of Los Angeles which constitute the Land Use Element of the General Plan, "guide the

location and intensity of private and public uses of land; direct the arrangement of land uses, streets, and services; and encourage the economic, social, and physical health, safety, welfare and convenience of people who live and work in the community,” (page 3-3). The Subject Property is designated for Highway Oriented Commercial by the Hollywood Community Plan.

The Hollywood Community Plan does not outline goals and policies as is traditionally the case for community plans throughout the City. Instead, specific guidelines for development are offered in the form of a list of Objectives. As such, the Project is consistent with the following objectives of the Community Plan:

- Objective 1:** *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 2:** *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.*
- Objective 4.a:** *Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards*

Consistent with the Objectives above, the Project proposes 151 dwelling units and 3,690 square feet of commercial space, including 16% of by-right units or 17 units set-aside for Very Low Income households. As such, the Project is providing needed multi-family residential development, appropriate housing along a mixed-use boulevard, and increasing the choice of housing type for the area. In addition, the Project’s substantial set aside of Very Low Income units will increase access to housing in the community for lower income people and families. The Project contains a range of units from studio to two-bedroom units, which are intended to accommodate families of all types, as well as 17 units of which will be set aside for Very Low Income households, in order to generate a mixed-income project where families can support each other’s stability and growth. As discussed above, the Project will help to alleviate the ongoing housing crisis in Los Angeles and will address the critical demand for affordable housing in the City without displacing existing residential tenants.

Additionally, the Project is thoughtfully designed with a pedestrian plaza at the intersection along Vine Street and a pedestrian Entrance garden to the Lobby and Leasing. As such, the Project is mindful of the Community Plan’s goals to distribute commercial and residential properties at appropriate locations and scales for to serve the existing community. The Project is therefore providing a change of use that is consistent with the existing land use patterns in the neighborhood and by accepted planning principles and standards per the Community Plan.

Additionally, the Project will help facilitate the Objectives above by locating high-quality commercial and residential uses in proximity to transit, and by making creative use of space to add much needed redevelopment of low intensity, undesirable commercial uses for this area of Hollywood connecting into high-intensity uses.

d. The project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan;

The City's Housing Element for 2021-2029 was adopted by City Council on November 24, 2021. The Housing Element identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides an array of programs the City intends to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element aims to provide affordable housing and amenity-rich, sustainable neighborhoods for its residents, answering the variety of housing needs of its growing population. Specifically, the Housing Element encourages affordable units to accommodate all income groups that need assistance.

The Housing Element includes the following goals, policies, objectives:

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 1.2: 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.

Policy 1.2.4: Strengthen the capacity of housing providers to build Affordable Housing.

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.

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

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 3.2.1: Promote the integration of housing with other compatible land uses at both the building and neighborhood level.

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.

GOAL 4: A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present.

Objective 4.1: Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, color, ancestry, sex, national origin, color, religion, sexual orientation, gender identity, marital status, immigration status, family status, age, intellectual, developmental, and physical disability, source of income and student status or other arbitrary reason.

Policy 4.1.1: Promote and facilitate equal opportunity practices in the construction, provision, sale and rental of housing.

Objective 4.3: Affirmatively further fair housing in all housing and land use programs by taking proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing, particularly in Higher Opportunity Areas, increase place-based strategies to encourage community revitalization and protect existing residents from displacement.

Policy 4.3.1: Increase access and transparency in the lease-up process for restricted Affordable Housing units, particularly for those who have experienced or are at-risk of displacement and those who may not be aware of Affordable Housing choices.

Policy 4.3.2: Ensure that all neighborhoods have a range of housing typologies to provide housing options for residents to remain in the same

community, when and if their needs change.

The proposed Project is mixed-use with 151 residential apartment units and ground floor retail, with 16% of the base density (17 units) dedicated to Very Low Income households with a range of unit types from studios to two-bedrooms. As such, the Project is directly consistent with the goals, objectives, and policies of the Housing Element of the General Plan.

- e. The project contains the requisite number of Restricted Affordable Units, based on the number of units permitted by the maximum allowable density on the date of application.***

The Project is permitted 138 units including a % density bonus. However, the Project proposes an additional 13 units for a total of 151 units, with a 47.5% density bonus and a total of 17 units set aside for Very Low Income households pursuant to a Conditional Use per LAMC Section 12.24.U.26. This is a ratio of 1% set aside as affordable for every 2.5% density bonus (unit) above the 35%; which results in 16% of the base density set aside as affordable units or 17 units.

- f. The project meets any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3);***

The Property is currently improved with one (1) commercial building and no housing is being demolished, and thus no replacement units are required and the Project is compliant with California Government Code Section 65915(c)(3).

- g. The project's Restricted Affordable Units are subject to a recorded affordability restriction of 55 years from the issuance of the Certificate of Occupancy, recorded in a covenant acceptable to the Los Angeles Housing Department, and subject to fees as set forth in Section 19.14 of the Los Angeles Municipal Code; and (Amended by Ord. No. 187,122, Eff. 8/8/21.)***

Per the Conditions of Approval, the owner will be required to execute a covenant to the satisfaction of LAHD to reserve 17 units for Very Low Income households for a period of 55 years. The Applicant is required to present a copy of the recorded covenant to the Department of Building and Safety and the proposed Project shall comply with any monitoring requirements established by LAHD. Therefore, as conditioned, the project satisfies this finding in regard to the subject restricted affordable per LAHD.

- h. The project addresses the policies and standards contained in the City Planning Commission's Affordable Housing Incentives Guidelines.***

The Project is in full compliance with the following policies and standards contained within the City Planning Commissions Affordable Housing Incentives Guidelines:

Design of Affordable Units in Mixed-Income Projects

All units meet or exceed the design standards for affordable dwelling units in the City Planning Commission Affordable Housing Incentives Guidelines. All Very Low Income (VLI) units are directly comparable to market rate housing in the area in terms of square footage, amenities, and finishes. All units come with a full bathroom and kitchen as well as adequate closet space.

Location of Affordable Units within Mixed-Income Projects

The Project proposes 151 residential apartment units in the mixed-use building. 17 Very Low Income units will be proportionally and equally distributed across the residential floors, stacks, and location within the building, as well as be proportional to the unit types, which range from studios to two-bedrooms.

Equal Distribution of Amenities

All amenities in the building are open to all residents of the building. There is no difference between units based on affordability and all units come with a full bathroom and kitchen that include identical appliances. Furthermore, all residents have equal access to open space and residential amenities.

Finally, the project is required to record a Covenant and Agreement with the LAHD to make 17 units affordable per the Conditions of Approval. Therefore, the Project complies with the City Planning Commission's Affordable Housing Incentives Guidelines.

SITE PLAN REVIEW – ADDITIONAL FINDINGS

Pursuant to LAMC Section 16.05, a project which creates 50 or more dwelling units requires Site Plan Review. In granting an approval, the Director, or the Area Planning Commission on appeal, shall find:

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

See “Conditional Use Permit – Additional Findings” above.

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 adjacent properties and neighboring properties.***

The Project consists of an eight-story, 87-foot high mixed-use building containing 151 dwelling units with 17, or 11% of the total units, reserved for Very Low Income households, and approximately 3,690 square feet of ground floor commercial uses. The total floor area of the building is approximately 137,640 square feet, with a Floor Area Ratio (FAR) of 3.37:1.

The proposed building design for the Project (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, will be consistent and compatible with existing and future development on the neighboring properties. Additionally, the Project has been designed in compliance with the City’s recently Citywide Design Guidelines.

Height and Bulk

The scale, massing and location of the Project will respond to the surrounding urban context. This area in Hollywood features a range of building types from one-story to 20 story high rises scattered throughout the community. The building is 87 feet inclusive of (exclusive of rooftop railings/guardrails, stair and elevator shafts and/or allowable roof projections), which is an appropriate height at this location, and consistent with the underlying zoning which allows for unlimited height and stories. The proposed building’s mixture of height, material and color will create articulation and visual interest that is appropriately scaled to the surrounding commercial and residential neighborhoods. The Project’s footprint lines the perimeter of the Property activating the street frontages with a particular focus on the frontage along Vine Street which provides a pedestrian plaza and opens the building up around the central courtyard on the third floor. Parking and service uses are buffered by habitable portions of the building and commercial spaces, and the open space provided by the building on various roof levels creates a compelling visual narrative with a community facing element and plaza focal point at the ground level.

Setbacks

The site is compliant with the setbacks for the C2-2D zone with the exception of the rear yard which has been reduced from 20 feet to 10 feet via an incentive. The Project takes advantage of the mixed-use building setbacks in LAMC 13.09 which allows for zero (0) setbacks for residential uses along

street facing frontages. As such, the project has a zero (0) foot setback along Vine Street and Lexington Avenue as front yards in the C2 zone. The Property has a 10 foot interior side set-back and a 10 foot rear setback to the east and north respectively.

Lighting

All pedestrian walkways and parking entrances will be illuminated with ambient night lighting for safety and access. Lighting will complement and highlight the architectural details, while being shielded from the adjacent residences. As the majority of the common open space is located at the interior or on upper roof levels of the site, residents may utilize these common spaces after typical daytime hours without disturbing nearby residences or other uses. All on-site common open space lighting will be oriented inward, while ambient lighting will gently illuminate spaces along the street.

Landscaping

As noted above, the Project provides 19,065 square feet of common and private open space areas. The project provides 16,540 square feet of Common Exterior Open Space Areas, and 4,025 square feet of Common Interior Open Space Areas. Approximately 3,142 square feet of landscaped exterior open space, exceeding the 2,248 square feet requirement. This landscaping is provided on the first, third, and seventh levels at the ground floor plaza, interior courtyard and roof decks. There is also an Entrance Garden provided by the project and interior landscaping which raises the total landscaping throughout the project to 8,990 square feet. As noted, the Project exceeds the minimum requirement for 25% of the exterior common open space to be landscaped in accordance with provisions of the LAMC. Additionally, street trees will be provided per Bureau of Engineering standards. Additionally, there is 7,550 square feet of private Open Space provided on balconies and decks throughout the project. The landscape design has been developed in a manner which includes a variety of drought-tolerant and native species appropriate for the Southern California climate.

The Project will provide 38 new on-site trees to be accommodated at the ground floor and on various building levels of the project. This meets the requirement of 38 trees per the LAMC.

Off Street Parking

As noted above, the Project includes a total of 7 automobile parking spaces for commercial uses, which is consistent with the requirement of 7 spaces for commercial uses within a State Enterprise Zone. Parking is accessible from Lexington Avenue and Vine Street to two levels of parking buffered on the interior of building levels one and two. Entrances will be constructed to the satisfaction of the Los Angeles Department of Transportation (LADOT) and the Los Angeles Department of Building and Safety (LADBS).

Required bicycle parking is provided pursuant to the City's Bicycle Ordinance. Bicycle parking is located on the first and second levels within two rooms accessible from the parking spaces.

Trash Collection

A centralized trash and recycling chute is provided at each floor level for residents, and a dedicated, secure trash and recycling room is located at the interior on the ground floor level of the building.

Thus, the Project consists of an arrangement of buildings and structures and other such pertinent improvements that will be compatible with existing and future development on adjacent properties and neighboring properties.

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

As outlined in the table below, the Project provides both recreational and service amenities which improve habitability for residents while minimizing impacts on neighboring properties. The lobby and leasing are located at Vine Street on the interior after a public plaza and entry garden, a bike room and trash room are located within the building along Lexington Avenue and other amenities are provided on upper levels within the building. The third floor contains a garden courtyard and a courtyard with a swimming pool, and there are two roof decks located on the seventh floor.

Additionally, as demonstrated on the Project's landscape plan, the Project provides substantial greenery and on-site as well as street trees to provide shading and privacy, and to improve habitability for residents.

Floor	Amenity	Square Footage	Open Space Type
Level 1	Plaza	1,200 sq ft	Exterior common (public)
Level 1	Indoor Amenities	4,025 sq ft	Interior common
Level 3	Courtyard with Pool	5,970 sq ft	Exterior common
Level 7	Roof Deck	1,200 sq ft	Exterior common
Level 7	Roof Deck	620 sq ft	Exterior common
Levels 2-7	Private Decks	7,550 sq ft	Private
	Total	19,065 sq ft	

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