



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date:	February 12, 2026	Case No.:	CPC-2023-6705-VCU-DB-SPR-
Time:	After 8:30 A.M.*		RDP-RDPA-VHCA
Place:	Los Angeles City Hall Council Chamber, Room 340 200 North Spring Street Los Angeles, CA 90012	CEQA No.:	ENV-2023-6706-SE
	And via Teleconference. Information will be provided no later than 72 hours before the meeting on the meeting agenda published at https://planning.lacity.org/about/commissions-boards-hearings and/or by contacting cpc@lacity.org	Incidental Cases:	N/A
		Related Case:	N/A
		Council No.:	13 - Soto-Martinez
		Plan Area:	Hollywood
		Specific Plan:	N/A
		Certified NC:	Central Hollywood
		General Plan	Regional Center Commercial;
		Land Use:	Highway Oriented Commercial; Low Medium II Residential
Public Hearing:	Initial public hearing completed December 3, 2025.	Zones:	C2-2D-SN-CPIO; C2-1-SN; RD1.5-1XL
Appeal Status:	Density Bonus Off-menu incentives and waivers are not further appealable. Conditional Use and Site Plan Review are appealable to City Council.	Applicant:	Raffi Cohen Galaxy Commercial Holding, LLC
Expiration Date:	February 12, 2026	Representative:	Luciralia Ibarra, Sitio Land Use
Multiple Approval:	Yes		

PROJECT LOCATION: 6800 - 6814 West Sunset Boulevard; 1429 - 1459 North Highland Avenue; 6807 - 6827 West Leland Way

PROPOSED PROJECT: The proposed project involves the demolition of the existing uses for the construction, use, and maintenance of a new 42-story, 586,000 square-foot mixed-use building. The project includes 384 dwelling units, including 52 dwelling units set aside for Very Low Income senior households and 26 dwelling units set aside for Moderate Income senior households, 115 hotel guest rooms, and 23,000 square feet of commercial space, with a maximum building height of 520 feet over five (5) subterranean levels of parking. The project includes 500 vehicle parking spaces and a total of 237 bicycle parking spaces (195 long-term spaces and 42 short-term spaces); and 41,750 square feet of open space, including indoor open space areas, common outdoor open space areas, and private balconies.

REQUESTED ACTION:

- 1) Determine that, based on the whole of the administrative record, the Project is statutorily exempt from the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21080.66 (AB 130);
- 2) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22. A.25 and Assembly Bill (AB) 1287, a Density Bonus Compliance Review to permit a housing development project consisting of a total of 384 residential units, of which a minimum of 52 dwelling units set aside for Very Low Income senior households and 26 dwelling units set aside for Moderate Income senior households, and with the following one (1) On-Menu and three (3) Off-Menu Incentives and one (1) Waiver of Development Standards:

- a. An On-Menu Incentive to permit the averaging of Floor Area Ratio (FAR), parking, and open space, and to permit vehicular access from a less restrictive zone to a more restrictive zone;
- b. An Off-Menu Incentive to allow commercial parking and access to parking stalls located in the RD1.5-1XL Zone;
- c. An Off-Menu Incentive to permit an increase in height from 30 feet to 92 feet in the RD1.5-1XL Zone;
- d. An Off-Menu Incentive to permit an increase in FAR from 1.5:1 (C2-1-SN), 2:1 (C2-2D), and 3:1 (RD1.5-1) to 10.2:1 across the project site; and
- e. A Waiver of Development Standards to allow a reduction in the westerly side yard setback to permit 12 feet in lieu of the 16 feet otherwise required;

- 3) Pursuant to LAMC Section 12.24 T, a Vesting Conditional Use to permit a Mixed Commercial / Residential Use Development;
- 4) Pursuant to LAMC Section 12.24 W.24, a Vesting Conditional Use to permit a hotel use within 500 feet of a residential Zone;
- 5) Pursuant to LAMC Section 12.24 U.26, a Conditional Use to permit a 42.5 percent Density Bonus above the maximum permitted in Section 12.22 A.25 and AB 1287, with an additional 17 percent of units set aside for Very Low Income senior households for the C-zoned properties;
- 6) Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates 50 or more dwelling units; and
- 7) Pursuant to LAMC Section 11.5.14, a Redevelopment Plan Project Compliance Review for development activity involving the issuance of a building permit.

RECOMMENDED ACTIONS:

- 1) **Determine** based on the whole of the administrative record, the Project is statutorily exempt from the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21080.66 (AB 130).
- 2) **Approve** a Density Bonus Compliance Review to permit a housing development project consisting of a total of 384 residential units, of which a minimum of 52 dwelling units set aside for Very Low Income senior households and 26 dwelling units set aside for Moderate Income senior households, and with the following one (1) On-Menu and three (3) Off-Menu Incentives and one (1) Waiver of Development Standards:
 - a. An On-Menu Incentive to permit the averaging of Floor Area Ratio (FAR), parking, and open space, and to permit vehicular access from a less restrictive zone to a more restrictive zone;
 - b. An Off-Menu Incentive to allow commercial parking and access to parking stalls located in the RD1.5-1XL Zone;
 - c. An Off-Menu Incentive to permit an increase in height from 30 feet to 92 feet in the RD1.5-1XL Zone;
 - d. An Off-Menu Incentive to permit an increase in FAR from 1.5:1 (C2-1-SN), 2:1 (C2-2D), and 3:1 (RD1.5-1) to 10.2:1 across the project site; and
 - e. A Waiver of Development Standards to allow a reduction in the westerly side yard setback to permit 12 feet in lieu of the 16 feet otherwise required;
- 3) **Approve** a Vesting Conditional Use to permit a Mixed Commercial / Residential Use Development;
- 4) **Approve** a Vesting Conditional Use to permit a hotel use within 500 feet of a residential zone;

- 5) **Approve** a Conditional Use to permit a 42.5 percent Density Bonus above the maximum permitted in Section 12.22 A.25 and AB 1287, with an additional 17 percent of units set aside for Very Low Income senior households;
- 6) **Approve** Site Plan Review for a development which creates 50 or more dwelling units; and
- 7) **Approve** a Redevelopment Plan Project Compliance Review for development activity involving the issuance of a building permit.
- 8) **Adopt** the attached Conditions of Approval; and
- 9) **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers
Senior City Planner



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City Planner
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ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272 City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaed herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

Project Summary

The proposed project involves the demolition of the existing uses for the construction, use, and maintenance of a new 42-story, 586,000 square-foot mixed-use building. The project includes 384 dwelling units, including 52 dwelling units set aside for Very Low Income senior households and 26 dwelling units set aside for Moderate Income senior households, 115 hotel guest rooms, and 23,000 square feet of commercial space, with a maximum building height of 520 feet over five (5) subterranean levels of parking. The project includes 500 vehicle parking spaces and a total of 237 bicycle parking spaces (195 long-term spaces and 42 short-term spaces); and 41,750 square feet of open space, including indoor open space areas, common outdoor open space areas, and private balconies.

The proposed development as depicted in the rendering shown below has been configured with a total of 384 units consisting of **266 one-bedroom units** with an average square footage of 596 square feet for units in the senior building and 656 square feet in the main tower; **110 two-bedroom units** with an average square feet of 1,211 square feet; and **eight (8) three-bedroom units** with an average square feet of 2,201 square feet. The residential units will be located within the third (3rd) through eighth (8th) floors of the proposed senior building and the ninth (9th) through forty-first (41st) floors of the main tower.

Unit Type	Total Number of Units	Average Size of Unit
One Bedroom Unit – Senior Building	80	596 square feet
One Bedroom Unit – Tower	186	656 square feet
Two Bedroom Unit	110	1,211 square feet
Three Bedroom Unit	8	2,201 square feet



Figure 1. Rendering of the front of the building at the corner of Leland Way and Highland Avenue.

The ground floor includes a residential lobby, mail room, hotel lobby, retail spaces and food and beverage spaces in the main building. The ground floor of the senior building includes a residential lobby, mail room, restrooms and a multi-function room. The main residential entrance for the senior building is located along Leland Way and the main entrance for the residential and hotel uses in the main tower is located from the plaza with an additional residential entrance located along Sunset Boulevard. The fifth floor provides a residential terrace walk that connects both portions of the development.

The project provides a total of 41,750 square feet of open space, including indoor open space areas, common outdoor open space areas, and private balconies. This includes an 11,112 square foot open space roof deck and pool area in the senior apartment building. Open space accessible to residents of the main tower includes 3,724 square feet of pool deck area on the 42nd floor. The project also includes private patios throughout the building and recreation rooms on the 9th and 42nd levels of the main tower and on the first level of the apartment building. Indoor open space includes a residential gym on the 9th floor as well as indoor residential amenity spaces on the 42nd floor. Open space accessible to hotel guests includes private patios and outdoor spa areas on the 6th floor. As shown in *Figure 2* below, the project site includes an existing commercial building that will be demolished to construct the proposed project.



Figure 2. Existing condition of the site from Highland Avenue looking northwest.

State Density Bonus law allows for a reduction in the required amount of residential vehicle parking for eligible housing development projects with affordable units. The project proposes utilizing Assembly Bill (AB) 2345 to provide 0.5 parking spaces per unit for a total of 192 parking spaces and provide the required commercial and hotel parking (109 spaces). As such, the project includes a total of 500 vehicle parking spaces, providing an excess of the required parking spaces.

The building includes five (5) subterranean parking levels. Access to the site will be via one-way ingress from Sunset Boulevard to Leland Way, two-way ingress/egress access from Leland Way to the main tower leading to an internal roundabout that provides a drop-off and loading area that will be available for guests and residents. Additionally, access to the senior apartment building will be via a two-way ingress/egress driveway from Leland Way. In addition, a total of 195 long-term bicycle parking spaces will be provided on-site within the building. Eight (8) short-term bicycle racks will be provided on-site and along the Sunset Boulevard frontage. Twenty (20) short-term bicycle racks will be provided along the Highland Avenue frontage and 16 spaces will be provided off Leland Way.

Background

The subject property is comprised of nine (9) lots resulting in approximately 61,067 square feet of lot area (1.38 acres) with a 127-foot frontage along Sunset Boulevard, a 296-foot frontage along Highland Avenue and a 278-foot frontage along Leland Way. The site is bounded by Sunset Boulevard to the north, Highland Avenue to the east, and it is bifurcated by Leland Way. The subject property is currently developed with existing commercial buildings, including a fast-food drive-through restaurant, vacant land and residential structures. (See *Figure 3* below).

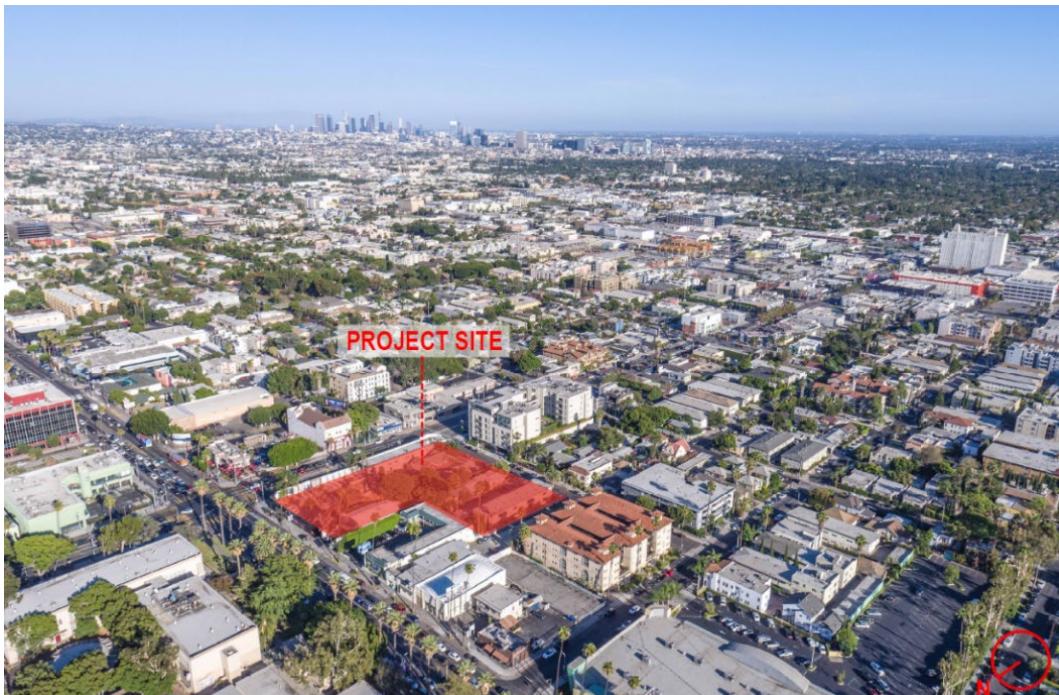


Figure 3. Current conditions of the project site, outlined in red

The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL (former zones of C4-2D-SN; C2-1-SN and RD1.5-1) within the Hollywood Community Plan Area with a Regional Center Commercial, Highway Oriented Commercial and Low Medium II Residential land use designation. The subject site is located within a Transit Priority Area in the City of Los Angeles (ZI-2452), a State Enterprise Zone: Los Angeles (ZI-2374), the Hollywood Community Plan Implementation Overlay (CPIO), and the Hollywood Signage (Media District) Sign District. The site is located 0.867 kilometers from the Hollywood Fault. The project is located in an Urban Agriculture Incentive Zone and is not located within a Methane Zone, or a Special Grading Area. It should be noted that the proposed project is not subjected to regulations of the Hollywood Community Plan Implementation Overlay because the project was filed and deemed completed prior to the effective date of the CPIO.

General Land Use Designation



Figure 4. ZIMAS Zoning

The Hollywood Community Plan designates the subject property for a Regional Center Commercial, Highway Oriented Commercial and Low Medium II Residential land use designations with corresponding zones of C2, C4, RAS3, RAS4, RD2 and RD1.5. The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL, as shown in *Figure 4* above. The commercial zones permit both commercial and residential uses. Height District 1 in the C2 Zone allows a base Floor Area Ratio (FAR) of 1.5:1 and a base FAR of 2:1 in the C2-2D Zone. Additionally, the base FAR in the RD1.5-1XL Zone allows for a 3:1 FAR and unlimited height in the C2 Zones; however, the RD1.5-1XL Zone has 30 feet and two (2) stories height limit. The project includes incentives to allow a 10.2:1 FAR across the project site and a height of 92 feet and eight (8) stories for the RD1.5-1XL portion of the project site. Residential uses are permitted at one (1) dwelling unit per 200 square feet of lot area for the C4-2D-SN parcels, one (1) dwelling unit per 400 square feet of lot area for the C2-1-SN parcels, and one (1) dwelling unit per 1,500 square feet of lot area for the RD1.5-1 parcels.

Surrounding Properties:

Surrounding properties are developed with a mix of residential, commercial retail/restaurant, commercial office, and institutional uses. The property abutting the project site to the west is zoned RD1.5-1XL and is improved with multi-family residential uses. The property to the north across Sunset Boulevard is zoned PF-1XL and is improved with Hollywood Senior High School a Los Angeles Unified School District (LAUSD) high school. To the south of the project site, along Leland Way, land uses include mixed-use and multifamily residential uses and are zoned RD1.5-1XL and (T)(Q)RAS4-1-SN. The properties to the east across Highland Avenue are zoned C2-2D-SN-CPIO and are developed with commercial uses.

Streets and Circulation:

Sunset Boulevard, adjoining the property to the north, is designated as a Modified Avenue I dedicated to a width of 100 feet and is improved with asphalt roadway, curb, gutter, concrete sidewalks, and street trees.

Highland Avenue, adjoining the property to the east, is designated as an Avenue I dedicated to a width of 100 feet and is improved with asphalt roadway, curb, gutter, concrete sidewalks, and street trees.

Leland Way, adjoining the property to the south, is a Local Street dedicated to a width of 50 feet and is improved with asphalt roadway, curb, gutter, and concrete sidewalks.

Relevant Cases:

Subject Property:

Case No. ZA-2021-2125-CU-1A - At its meeting of December 14, 2021, the Central Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following project: renovations to an existing vacant structure into a new 2,169 square-foot drive-through fast food restaurant (Hart House). Proposed hours of operation are from 7:00 a.m. to 2:00 a.m., daily. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and that there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 applies. Denied the appeal and sustained the Zoning Administrator's determination dated September 10, 2021. Approved, pursuant Section 12.24 W.17 of the Los Angeles Municipal Code, a Conditional Use to permit a drive-through fast food establishment on a lot that abuts a residential use or zone. Adopted the Conditions of Approval. Adopted the Findings.

Case No. ZA-2021-2125-CU – On September 10, 2021, the Zoning Administrator approved a Conditional Use to permit a drive-through fast food establishment on a lot that abuts a residential use or zone.

Case No. ZA-2001-1406-CU – On September 19, 2001, the Zoning Administrator denied a conditional use to permit a major expansion of a drive-through fast-food restaurant located within 300 feet of an "R" Zone and denied a conditional use to permit a major expansion of a restaurant with requested deviations to operate beyond the permitted hours of 7:00 a.m. to 11:00 p.m., to construct the restaurant with less than 50% transparent windows facing each street, and to not provide the minimum 5-foot wide landscape setback along each street frontage, as otherwise required by Section 12.22.A.23 of the Code.

Case No. ZA-1994-421-CUZ – On January 5, 1995, the Zoning Administrator approved a conditional use to permit in a C4 Zone the construction, use and maintenance a drive-through fast-food restaurant 'located adjacent to a residential zone.

Surrounding Properties:

The following relevant cases were identified within a 500-foot radius of the project site.

Case No. ZA-2021-4710-CU-ZV-SPR-1A – At its meeting of March 14, 2023, the Central Area Planning Commission denied the appeal in part and granted the appeal in part, sustained the Zoning Administrator's Determination dated September 30, 2022 to approve the construction, use, and maintenance of a drive-through fast-food establishment in the C4 Zone adjoining a residential zone, located at 6726 – 6740 West Sunset Boulevard; 1434 – 1456 North McCadden Place.

Case No. ZA-2021-4710-CU-ZV-SPR – On September 30, 2022, the Zoning Administrator approved a request to allow the construction, use, and maintenance of a drive-through fast-food establishment in the C4 Zone adjoining a residential zone, located at 6726-6740 West Sunset Boulevard,1434-1456 North McCadden Place.

Case No. DIR-2020-3244-RDP-HCA – On September 11, 2020, the Director of Planning approved with conditions a Redevelopment Plan Project Compliance Review for the construction, use and maintenance of a 61,118 square-foot multi-family residential project comprised of 49 residential units, in conjunction with 798 square feet of commercial/retail space set above one level of subterranean parking, located at 1400-1414 North Highland Avenue, 1409, 1415 North McCadden Place.

Density Bonus/Affordable Housing Incentive Program

In accordance with California Government Code Section 65915 and LAMC Section 12.22. A.25., in exchange for setting aside a minimum percentage of the project's units for affordable housing, the project is eligible for a density bonus, reduction in parking, and incentives allowing for relief from development standards. The applicant has requested to utilize the provisions of City and State Density Bonus laws as follows:

Density

By setting aside 15 percent of its base density units for Very Low Income Households, LAMC Section 12.22. A.25 allows a maximum 50 percent increase in the number of permitted residential units. The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL, (former zones of C4-2D-SN; C2-1-SN and RD1.5-1) with Regional Center Commercial, Highway Oriented Commercial and Low Medium II Residential land use designations, which limits density to one (1) dwelling unit per 200 square feet of lot area for the C4-2D-SN parcels, one (1) dwelling unit per 400 square feet of lot area for the C2-1-SN parcels, and one (1) dwelling unit per 1,500 square feet of lot area for the RD1.5-1XL parcels. The subject property has a total lot area of 61,067 square feet (19,369 square feet of lot area for the C4 zoned parcels $19,369/200 = 96.84$, 97 dwelling units; 19,191 square feet of lot area for C2 zoned parcels $19,191/400 = 47.97$, 48 dwelling units; 22,507 square feet of lot area for the RD1.5-1XL parcels $22,507/1500 = 15$ dwelling units) and as such, the permitted base density on the subject property is 160 units.¹ The 50% density bonus entitles the project to an increase of 81 units for a total of 241 residential units.

Base Density Calculation			
Zone	Units per Square Feet	Calculation	Number of Units
C4 (former zone)	200	$19,369/200 = 96.84$	97
C2	400	$19,191/400 = 47.97$	48
RD1.5	1500	$22,507/1500 = 15$	15
Total			160

Assembly Bill 1287 (AB 1287)

Assembly Bill 1287 became effective on January 1, 2024. The law made amendments and clarifications to the State Density Bonus Law and Government Code Section 65915, which are applicable to density bonus projects in the City. AB 1287 allows projects to potentially obtain a total 100 percent density bonus by providing the initial percentage of affordable units to secure an initial 50 percent density bonus, and then a secondary percentage of affordable units in order to obtain a "stackable" or additional density bonus of up to 50 percent. Once the set-aside requirements are met to receive the maximum 50 percent "primary" density bonus, an applicant may request the additional density bonus available through AB 1287 for either Very Low Income or Moderate Income households as set forth in Government Code Section 65915(v).

¹ Assembly Bill 2501 clarifies that density calculations that result in a fractional number are to be rounded up to the next whole number. This applies to base density, number of bonus units, and number of affordable units required to be eligible for the density bonus.

In accordance with AB 1287, the applicant is seeking an initial 50 percent density bonus allowed under State Density Bonus Law by providing 15 percent of the base density for Very Low Income households. The applicant is then seeking an additional 50 percent density bonus, for a total density bonus of 100 percent, by providing an additional 15 percent of the base density units for Moderate Income households. The 50 percent stackable density bonus entitles the project to an increase of 81 additional residential units. The resulting increase in density allows for a 322-unit project. The project proposed adding additional units with the requested Conditional Use for a total of 385 units. As proposed, the project will provide 384 dwelling units with 52 units reserved for Very Low Income households and 26 dwelling units reserved for Moderate Income households.

Conditional Use Density Bonus

By setting aside an additional 17 percent of its base density units (26 units) for Very Low Income Households, LAMC Section 12.24 U.26 allows an additional 42.5 percent increase in the number of permitted residential units. The 42.5 percent entitles the project to an increase of 63 units for a total of 385 residential units. As proposed, the project will provide 384 dwelling units with 52 units reserved for Very Low Income households and 26 dwelling units reserved for Moderate Income households.

Overall Density Calculation	
Base Density Units	160 units
State Density Bonus Units	81 units
AB 1287 Units	81 units
Conditional Use Units	63 units
Total	385

Automobile Parking

Pursuant to Assembly Bill 2097, no minimum parking requirement shall be enforced for the proposed residential or commercial uses on the project site as it is located within one-half mile of a Major Transit Stop. The proposed hotel use is not eligible to utilize AB 2097. As such, the project proposes utilizing Assembly Bill 2345 to provide 0.5 parking spaces per dwelling unit for a total of 192 parking spaces and provide the required commercial and hotel parking (109 spaces). In this case, the project will provide 500 parking spaces, within five (5) levels of subterranean to serve the proposed residential, hotel and commercial uses.

Incentives

Pursuant to the LAMC Section 12.22-A,25 and California Government Code Section 65915, a project which reserves a minimum of 15 percent of the base density for Very Low Income Households is entitled to three (3) Incentives. Furthermore, pursuant to AB 1287 the project is eligible for a fourth incentive by reserving an additional 15 percent of base density units for Moderate Income households, for a total of 30 percent of units set-aside for affordable households and an additional 17 percent for Very Low Income households. The proposed project will set aside 32 percent of the base units for Very Low Income households and 15 percent of the base number of units for Moderate Income Households which results in 78 units to be restricted affordable units. Accordingly, the project has requested the following four (4) Incentives:

Averaging of Floor Area Ratio, Density, Parking, Open Space, and Permitting Vehicular Access (On-Menu Incentive) – The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL and is comprised of nine (9) 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 ratio, density,

parking, open space, and permitting vehicular access across the entire project site. In this case, the project has requested an On-Menu Incentive to allow averaging of floor area ratio, density, parking, open space, and permitting vehicular access across the site which allow for a larger construction envelope, the to accommodate the affordable units onsite.

Commercial Parking and Access (Off-Menu Incentive) – The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL. Pursuant to LAMC Section 12.22-A.25(g)(3), the project is requesting an Off-Menu Incentive for relief from the LAMC to allow parking spaces that may be used for the hotel and commercial component of the development in the RD1.5-1XL Zone. Pursuant to the LAMC the RD1.5 Zone only permits parking that is considered accessory to a permitted residential use. In this case, the project has requested an Off-Menu Incentive to allow commercial parking and access to the parking stalls in the RD1.5-1XL Zone as the development includes subterranean parking across the entire site which would allow for a larger construction envelope to provide the affordable units onsite.

Height (Off-Menu Incentive) – The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL. Pursuant to LAMC Section 12.22. A.25.(g)(3), the project is requesting an Off-Menu Incentive for an increase in the height of the proposed project in the RD1.5-1XL Zone. Generally, Height Districts 1 and 2 for the C2 zones does not restrict the height and number of stories. However, Height District 1XL for the RD1.5 zone limits the height to two (2) stories and 30 feet. In this case, the project has requested an Off-Menu Incentive to allow an increase in the height for the project in the RD1.5-1XL Zone to allow for a height of 92 feet and eight (8) stories to allow for a larger construction envelope to provide the affordable units onsite.

Floor Area Ratio (Off-Menu Incentive) – The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL. 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. Height District 1 in the C2-1-SN Zone allows a base FAR of 1.5:1 and a base FAR of 2:1 in the C2-2D Zone. Additionally, the base FAR in the RD1.5-1XL Zone allows for a 3:1 FAR. In this case, the project has requested an Off-Menu Incentive to allow an increase in the FAR for the entire project site for a FAR of 10.2 to 1 which would allow for a larger construction envelope to provide the affordable units. The ability to develop a larger building or more units will increase the revenues from the market-rate floor area, which will lower the marginal cost of developing and operating the affordable units. The additional floor area will allow certain fixed costs involved in the construction to be spread over more floor area thereby reducing the per square foot build cost of the development.

Waivers of Development Standards

Government Code Section 65915(e)(1) provides that “[i]n no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. Subject to paragraph (3), an applicant may submit to a city, county, or city and county a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section, and may request a meeting with the city, county, or city and county.” Section 12.25. A.25.(g) of the LAMC, states that a Housing Development Project may also 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...at the densities or with the concessions or incentives permitted under [State Density Bonus Law]”. As a result, in addition to the requested Incentives, the project has requested one (1) Waiver of Development Standards, as follows:

Side Yard (Westerly) – The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL. Pursuant to LAMC the underlying zones require the project to provide a 16-foot westerly side yard. The project request includes a waiver of development standard to allow for a reduction of the required side yard along the property's westerly side yard in lieu of the otherwise required 16-foot side yard. In this case, the project has requested a waiver of the required yard to provide a 12-foot westerly side yard, which allows for a larger construction envelope, to accommodate the affordable units. Such a requirement for the required yards would physically preclude the construction of the development at the approved density or with the concessions or incentives granted as part of the project.

Density Bonus Housing Replacement Requirement

The Housing Crisis Act of 2019 prohibits the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant “Protected Units” unless the project replaces those units. The replacement requirements are applicable to those proposed housing development projects that submit a complete application pursuant to California Government Code Section 65943 to the Department of City Planning on or after January 1, 2020.

California Government Code Section 66300 et seq., prohibits the approval of any proposed housing development project on a site that will require demolition of existing dwelling units or occupied or vacant “Protected Units” unless the project replaces those units. The project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the property within the past 5 years. Additionally, the project must also replace all existing or demolished “Protected Units”.

The Los Angeles Housing Department (LAHD) has determined, per the Housing Crisis Act of 2019 (SB 8) Replacement Unit Determination, dated August 23, 2023, that 27 units are subject to replacement pursuant to the requirements of SB 8. The Determination made by LAHD requires 20 units be replaced with equivalent type; four (4) units restricted to Low Income Households, and 10 units restricted to Very Low Income Households. The proposed project will set aside 52 units for Very Low Income Households and 26 units for Moderate Income Households.

Replacement Units	
Existing Units on Project Site	27
Replacement Units Required	20
Affordability Required	
Very Low Income Households	10
Low Income Households	4
Total Affordable Units Required	14
Remaining Units	
RSO Compliance	6
Market Rate	7
Total Units	27

Public Hearing

A Public Hearing was held with the Hearing Officer for Case No. CPC-2023-6705-VCU-DB-SPR-RDP-RDPA-VHCA on December 3, 2025, via Teleconference.

The hearing was attended by approximately 20 people, including representatives of the applicant team, and local residents and stakeholders. Eight (8) people provided public comments all in support of the proposed project.

At the close of the public hearing, the Hearing Officer announced the February 12, 2026, tentative date for the City Planning Commission meeting, and encouraged all interested parties to send an email to the assigned Planner in order to receive future notification and determinations on the proposed project.

Public Correspondence

Public correspondence dated November 25, 2025, from Jacob Lopez, Vice President of the Western States Regional Council of Carpenters in support of the proposed project.

Public correspondence dated December 2, 2025, Bryan Ramos Fernandez, CEQA Project Manager, Los Angeles Unified School District (LAUSD) with comments submitted on behalf of the LAUSD with concerns about the potential negative impacts of the project on the students of Hollywood High School.

Issues

The following includes a discussion of issues and considerations related to the project. These discussion points were either identified during the design review process with the Urban Design Studio's Professional Volunteer's Program (PVP) or in discussions with the applicant.

Professional Volunteer's Program (PVP)

The proposed project was reviewed by PVP on January 13, 2026. The following includes comments provided by PVP;

Pedestrian First Design

- Understanding the challenge of the grade change, the ground floor's frontage along Highland may end up feeling walled-off and not very porous to pedestrians.

Applicant Response – The grade change on Highland is already taken into account in the proposed design. Ground level terraces and passages along Highland are situated and designed to encourage direct access by pedestrians from the sidewalk.

Climate Adapted Design

- The metal screening may serve as an effective brise-soleil, to reduce heat-gain, but the façades still consist of lots of glass; consider also whether balconies will be all that usable, particularly at higher levels above about the 18th floor which will be exposed to high winds.

Applicant Response – The balconies are part of a self-shading continuous overhang concept of the building design that protects the glazing envelope from over-exposure. The metal screen augments solar-radiation shielding, and also provide wind and privacy protection.

Conclusion

Staff recommend that the City Planning Commission determine that the project is statutorily exempt from CEQA, pursuant to AB 130 and approve the requested Conditional Use Permits, the Density Bonus with On- and Off-Menu Incentives, the requested Waiver of development standards, the requested Site Plan Review and the requested Redevelopment Plan Project Compliance Review.

CONDITIONS OF APPROVAL

Pursuant to Sections 12.24, 12.22. A.25, 16.05, 11.5.14, and Sections 13B.2.3, 13B.2.4., and 13B.12 (Chapter 1A) of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

Conditional Use 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 January 28, 2026, 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. 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 Director of City Planning to impose additional corrective Conditions, if, in the Director's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
3. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, including the sidewalks bordering the site.
4. **Authorization.** Approved herein is the construction, use and maintenance of a 115-room hotel.
5. A loading space, as required by Section 12.21-C,6 of the LAMC, shall be provided and maintained on-site.
6. Trash collections from and deliveries to the hotel shall occur no earlier than 7:00 a.m., nor later than 8:00 p.m., Monday through Friday, and no earlier than 10:00 a.m., nor later than 4:00 p.m., on Saturdays and Sundays.
7. All deliveries and truck loading/unloading shall take place on the project site. If delivery trucks are expected during peak hours a dock manager shall be available on-site to facilitate loading zone.

Density Bonus Conditions

8. **Residential Density.** The project shall be limited to a maximum density of 384 dwelling units.
9. **Affordable Units.**
 - a. A minimum of 52 dwelling units, or 32 percent of the base dwelling units, shall be reserved for Very Low Income Households, as defined by Government Code Section 65915.

- b. A minimum of 26 dwelling units, or 15 percent of the base dwelling units, shall be reserved for Moderate Income Households, as defined by Government Code Section 65915.
- c. **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 and State Density Bonus Law (Government Code Section 65915).

10. **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 32 percent of the site's base density units available to Very Low Income Households and 15 percent of the site's based density units available for Moderate 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.

11. **Incentives.**

- a. **Floor Area Ratio, Density, Parking, Open Space 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 586,000 square feet.
- b. **Commercial Parking and Access.** The project shall be permitted commercial parking and access to parking stalls in the RD1.5-1XL Zone.
- c. **Height.** The project shall be permitted a maximum height of 92 feet and eight (8) stories in the RD1.5-1XL Zone.
- d. **Floor Area Ratio (FAR).** The project shall be permitted a maximum FAR of 10.2:1.

12. **Waiver.**

- a. **Side Yards.** The project shall be permitted a 12-foot westerly side yard.

13. **Parking.**

- a. **Residential.** Residential parking shall be required pursuant to AB 2345 at 0.5 parking spaces per unit. The project shall provide 192 automobile parking spaces for residential uses.
- b. **Commercial.** A minimum of 109 automobile parking shall be provided for commercial uses.
- c. **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.

- d. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

Site Plan Review Conditions

14. **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 Department of City Planning.
 - b. All planters containing trees shall have a minimum depth of 48 inches (48").
15. **Trees.**
 - a. Street trees shall be provided to the satisfaction of the Urban Forestry Division. Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Section 12.21.G.3 (Chapter 1, Open Space Requirement for Six or More Residential Units).
 - b. The project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced as approved by the Board of Public Works and Urban Forestry Division.
 - c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.
16. **Circulation.** The applicant shall submit a parking and driveway plan to the Los Angeles Department of Transportation (LADOT) for approval.
17. **Vehicular Access.** The project shall be limited to a maximum of one (1) one-way driveway along Sunset Boulevard and two (2) two-way driveways located along Leland Way, as shown in Exhibit A. The curb cut dimension shall be as narrow as permitted by LADOT.
18. **Solar Panels.** The project shall comply with the Los Angeles Municipal Code, to the satisfaction of the Department of Building and Safety.
19. **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.
20. **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.
21. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view by any abutting properties.

22. **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.
23. **Trash.** Trash receptacles shall be stored within a fully enclosed portion of the building at all times. Trash/recycling containers shall be locked when not in use and shall not be placed in or block access to required parking.

Redevelopment Plan Conditions

24. **Utilities.** The project shall locate all new utilities underground.

Environmental Conditions – Statutory Exemption (PRC Section 21080.66 / AB 130)

Tribal Cultural Resources

25. **Tribal Monitoring.** The project shall include tribal monitoring during all ground-disturbing activities, as follows:
 - a. The Gabrieleno Band of Mission Indians – Kizh Nation shall designate the monitor.
 - b. The tribal monitor shall comply with applicant's site access and workplace safety requirements.
 - c. The applicant shall compensate the tribal monitor at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project.
26. **Avoidance of Tribal Cultural Resources.** Tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of PRC Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.
27. **Treatment and Documentation.** All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with PRC Section 21083.9.
28. **CHRIS Search.** A California Historical Resources Information System (CHRIS) archaeological records search and a tribal cultural records search shall be completed for the project site.
29. **Sacred Lands Inventory.** A Sacred Lands Inventory request shall be submitted to the Native American Heritage Commission.
30. **Human Remains.** The project shall comply with Section 7050.5 of the Health and Safety Code and PRC Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe.
31. **Tribal Ecological Knowledge.** An application of tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific environmental context and conditions of the project.

Phase I Environmental Assessment

32. The local government shall, as a condition of approval for the development, require the development proponent to complete a phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code.
33. If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.
34. If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.
35. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.

Administrative Conditions

36. **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.
37. **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.
38. **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.
39. **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.
40. **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.
41. **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.

42. **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.

43. **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.

44. **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

Conditional Use Findings

- 1. 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 subject property is comprised of nine (9) lots resulting in approximately 61,067 square feet of lot area (1.38 acres) with a 127-foot frontage along Sunset Boulevard, a 296-foot frontage along Highland Avenue and a 278-foot frontage along Leland Way. The site is bounded by Sunset Boulevard to the north, Highland Avenue to the east, and it is bifurcated by Leland Way. The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL (former zones of C4-2D-SN; C2-1-SN and RD1.5-1) within the Hollywood Community Plan Area. The subject site is located within a Transit Priority Area in the City of Los Angeles (ZI-2452), a State Enterprise Zone: Los Angeles (ZI-2374), the Hollywood Community Plan Implementation Overlay (CPIO), and the Hollywood Signage (Media District) Sign District. The site is located 0.867 kilometers from the Hollywood Fault. The project is located in an Urban Agriculture Incentive Zone and is not located within a Methane Zone, or Special Grading Area. It should be noted that the proposed project is not subjected to regulations of the Hollywood Community Plan Implementation Overlay because the project was filed and deemed completed prior to the effective date of the CPIO. The subject property is currently developed with existing commercial buildings, including a fast-food drive-through restaurant, vacant land and residential structures.

The proposed project involves the demolition of the existing uses for the construction, use, and maintenance of a new 42-story, 586,000 square-foot mixed-use building. The project includes 384 dwelling units, including 52 dwelling units set aside for Very Low Income senior households and 26 dwelling units set aside for Moderate Income senior households, 115 hotel guest rooms, and 23,000 square feet of commercial space, with a maximum building height of 520 feet over five (5) subterranean levels of parking. The project includes 500 vehicle parking spaces and a total of 237 bicycle parking spaces (195 long-term spaces and 42 short-term spaces); and 41,750 square feet of open space, including indoor open space areas, common outdoor open space areas, and private balconies.

The project will perform a function by replacing the existing uses with a new 384-unit mixed-use development thereby adding to the city's housing stock and providing 115 guestrooms along with the proposed commercial space. The additional 50 percent density bonus (beyond the 50 percent permitted through a by-right density bonus and AB1287) approved herein results in an additional 62 units, for a total of 384 units. In exchange, the project will set aside at least 32 percent (52 units) of the base density for Very Low Income Households and 15 percent (26 units) for Moderate Income Households for a minimum of 55 years.

Hotel

The proposed project includes the demolition of the existing uses for the construction, use, and maintenance of a new 42-story, 586,000 square-foot mixed-use building with 384 residential dwelling units and 115 hotel guest rooms. The building will be constructed with seven (7) residential levels in the senior apartment building and 33 levels dedicated to residential uses in the main tower. Seven (7) hotel levels above one (1) level of ground floor residential and hotel lobbies and commercial uses, five (5) levels of subterranean parking, 23,000 square feet of commercial space and a total of 41,750 square feet of open space. The proposed project includes 413,000 square feet of residential space and 173,000 square feet of hotel/commercial/retail space. As proposed, the project includes a total of approximately

586,000 square feet of floor area, resulting in a FAR of 10.2:1 and a maximum building height of 520 feet. The mixed-use development including the hotel component will be compatible with the surrounding community.

A hotel within 500 feet of a residential Zone will enhance the built environment by strengthening the existing mixed-use neighborhood made up of commercial and residential uses. The hotel will be developed on the C2-2D-SN-CPIO and C2-1-SN portion of the site and will replace existing commercial uses. The built environment will be improved with the 42-story and eight-story building that will include direct pedestrian entrances oriented to the sidewalk. The project's hotel component will be a benefit for the surrounding area with neighborhood serving commercial uses. The commercial spaces will benefit the local community by providing additional shopping options for the neighborhood. There are currently no hotels similar in scale to the project located in close proximity and the proposed project will add to the diversity of short-term stay options for visitors. The project will have a mix of room types, allowing the hotel to serve a variety of guests at several price points. The guestrooms have an average size of 544 square feet, and the hotel suites have an average size of 1,060 square feet.

Mixed Commercial/Residential Development

The proposed mixed commercial/residential development of the subject site will enhance the built environment and improve the safety, welfare, and aesthetic of the surrounding uses and neighborhood because the retail component will provide a communal gathering space for new residents and existing community members to patronize. The project also activates the area with residential tenants frequenting the residential lobby, retail, and recreational space, cultivating a pedestrian environment in the area and putting more eyes on the street.

The new mixed-use development will be compatible with the surrounding uses since many of the immediate properties are developed with commercial uses with residential beyond. The project will improve the function, design, and economic vitality and serve as a positive attraction to the community by providing an urban, diverse community with the development of residential, hotel and commercial uses on the subject site.

Therefore, the proposed 384-unit mixed-use development, including the 52 units set aside for Very Low Income Households, 26 units set aside for Moderate Income Households, 115 hotel guest rooms and commercial space the project will provide new market rate and affordable housing, thus performing a function that is essential and beneficial to the city and the region.

2. 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.

The subject property is comprised of nine (9) lots resulting in approximately 61,067 square feet of lot area located along Sunset Boulevard, Highland Avenue and Leland Way in the Central Hollywood neighborhood. The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL (former zones of C4-2D-SN; C2-1-SN and RD1.5-1) within the Hollywood Community Plan area. The project site is located in an urbanized area surrounded by a mix of residential, commercial retail/restaurant, commercial office, and institutional uses. The property abutting the project site to the west is zoned RD1.5-1XL and is improved with multi-family residential uses. The property to the north across Sunset Boulevard is zoned PF-1XL and is improved with Hollywood Senior High School a Los Angeles Unified School District (LAUSD) high school. To the south of the project site, along Leland Way, land uses include mixed-use and multifamily residential uses and are zoned RD1.5-1XL and (T)(Q)RAS4-1-SN. The properties to the east across Highland Avenue are zoned C2-2D-SN-CPIO and are

developed with commercial uses. Construction of the development will serve to benefit the neighborhood rather than degrade it. The façades are well-articulated and feature a prominent ground design that distinguishes it from the upper levels. The residential and hotel lobbies and commercial spaces at the ground level engage pedestrians along Sunset Boulevard, Highland Avenue and Leland Way. Well-designed landscaping will create a pleasing transition from the pedestrian realm of the sidewalk to the façade of the building. Therefore, the project is compatible with the surrounding neighborhood and will not adversely affect nor degrade adjacent properties, surrounding neighborhood, or the public health, safety, or welfare.

The proposed project consists of the construction of a new 42-story, 384 dwelling unit, 115 hotel guestrooms, and 23,000 square feet of commercial space mixed-use development with a total of 500 vehicular parking spaces, open space, and common amenities for the residents and hotel guests. The subject property is improved with existing commercial buildings, including a fast-food drive-through restaurant, vacant land and residential structures. Except for the requests herein, the proposed project is otherwise entirely consistent with the requirements of the underlying zone. The project's significant features, including the proposed building's use, density, height, and FAR, are permitted by the underlying zone and the provisions of Density Bonus law.

Hotel

The project site is comprised of nine (9) lots with frontage along Sunset Boulevard, Highland Avenue and Leland Way. Surrounding properties are generally developed with commercial, residential and institutional uses. The property abutting the project site to the west is improved with multi-family residential uses. The property to the north across Sunset Boulevard is improved with Hollywood Senior High School. To the south of the project site, along Leland Way, land uses include mixed-use and multifamily residential uses and the properties to the east across Highland Avenue are developed with commercial uses.

As proposed and conditioned, the project will redevelop the subject site with a 42-story, mixed-use development with the subject hotel component that is compatible in use and scale with the surrounding community. The project complies with the provisions of the Density Bonus Program and LAMC requirements for such development including density, height and floor area ratio. Hotels are not restricted by the underlying commercial zone as there is no limit to the guestroom calculation. The building will be compatible with the surrounding neighborhood. Further, the proposed development will provide on-site trash storage, loading areas, and parking to minimize potential impacts on surrounding streets. Access to the five-level subterranean parking will be off Sunset Boulevard and Leland Way. The hotel will increase the economic vitality of the area by redeveloping an underutilized site.

Mixed Commercial/Residential Development

The project as proposed will include the demolition of the existing commercial buildings and residential structures to construct a mixed-use development consisting of 384 residential units, including 52 Very Low Income and 26 Moderate Income units for seniors, a hotel with 115 guest rooms, approximately 23,000 square feet of commercial retail space, and parking areas with a total of 500 parking spaces.

The project site is bounded by Sunset Boulevard to the north, Highland Avenue to the east, and private properties to the west. The project will improve the subject site with an eight (8) to 42-story building with a maximum height of 520 feet with commercial spaces, lobbies, and parking, 115 hotel guest rooms on level three through eight, and 304 market rate, residential units in the main tower level nine (9) through 42. The ground floor of the senior building includes a residential lobby, mail room, restrooms and a multi-function room. The main

residential entrance for the senior building is located along Leland Way and the main entrance for the residential and hotel uses in the main tower is located from the plaza with an additional residential entrance located along Sunset Boulevard. The fifth floor provides a residential terrace walk that connects both portions of the development. Access to the site will be via one-way ingress from Sunset Boulevard to Leland Way, two-way ingress/egress access from Leland Way to the main tower leading to an internal roundabout that provides a drop off and loading area that will be available for guests and residents. Additionally, access to the senior apartment building will be via two (2) two-way ingress and egress from Leland Way. In addition, a total of 195 long-term bicycle parking spaces will be provided on-site within the building. Eight (8) short-term bicycle racks will be provided on-site and along the Sunset Boulevard frontage. Twenty (20) short-term bicycle racks will be provided on-site and along the Highland Avenue frontage and 16 spaces will be provided off Leland Way.

The majority of the project's massing is focused on the tower component at the intersection of Sunset Boulevard and Highland Avenue, which is a major intersection within Hollywood's Regional Center commercial district. The design transitions to a lower eight-story height as it crosses into the RD1.5-1XL zone and provides landscaped features as it lowers in height to the south, facing Leland Way and Highland Avenue. The transitional height and arrangement of massing is compatible with other developments in the vicinity.

Given the proposed project's location within the Hollywood Community Plan area, along with the existing development in the immediate vicinity of the subject property and its proximity to commercial thoroughfares, the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the 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 34 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 34 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 consistent with applicable goals and policies of this plan, as described below.

Hollywood Community Plan

The Hollywood Community Plan Area has a pattern of single-family, multi-family, low-scale, and medium to higher intensity areas for residential uses. The Community Plan designates the project site as Regional Center Commercial, Highway Oriented Commercial and Low Medium II Residential land use designations with corresponding zones of C2, C4, RAS3, RAS4, RD2 and RD1.5. The proposed project conforms to the following goals and policies of the Hollywood Community Plan:

Goal LU1: Complete, livable and quality residential neighborhoods that provide a variety of housing types, densities, forms, and designs and a mix of uses and services that support the needs of residents throughout Hollywood.

Policy LU1.1: **Neighborhood character.** Maintain the distinguishing characteristics of Hollywood's residential neighborhoods with respect to lot size, topography, housing scale and landscaping, to protect the character of existing stable neighborhoods from new, out-of-scale development.

Policy LU1.2: **Adequate housing and services.** Provide housing that accommodates households of all sizes, as well as integrates safe and convenient access to schools, parks, and other amenities and services.

Goal LU3: Improved height transitions between established single-family neighborhoods, low-scale multi-family neighborhoods, and neighborhood commercial uses.

Policy LU3.1: **Design for context.** Encourage smooth transitions in scale, form and character where new neighborhood commercial development abuts residential neighborhoods.

Goal LU4: Multi-family residential neighborhoods that are well-designed, safe, provide amenities for residents, and exhibit the architectural characteristics and qualities that distinguish Hollywood neighborhoods.

Policy LU4.1: **Context-sensitive housing.** Encourage multi-family housing development within neighborhoods designated for higher density multi-family residential.

Policy LU4.2: **Design for scale.** Support design standards to achieve transition in scale where neighborhoods planned for multi-family residential uses abut neighborhoods planned for single-family residential uses.

Policy LU4.3: **Compatibility with adjacent development.** Seek a high degree of architectural compatibility, parking design configuration, and landscaping for new and infill development to protect the character and scale of existing multi-family residential neighborhoods.

Goal LU5: Multi-family residential neighborhoods that provide a range of housing opportunities at a variety of price points including affordable housing, through a mix of ownership and rental units.

Policy LU5.1: **Individual choice and affordability.** Provide a variety of rental and ownership housing opportunities for households of all income levels, sizes, and needs, including middle income and workforce populations.

Policy LU5.3: **Housing for families.** Promote family-friendly projects that include more bedrooms suitable for larger families.

Policy LU5.6: **Senior housing.** Encourage that adequate affordable housing units for senior citizens are developed according to incomes in neighborhoods that are accessible to public transit, commercial services and health facilities.

The project is a mixed-use development with a total of 384 dwelling units with one-two- and three-bedroom units. The project includes 52 units restricted for seniors of Very Low Income and 26 units restricted for seniors of Moderate Income and maximizes the property's development potential. The project's Very Low Income, Moderate Income and market rate units satisfy both the needs of affordable housing as well as the City's need for more housing overall specifically towards the target population of seniors. The project will result in the net addition of 78 covenanted affordable dwelling units along with market rate units providing housing types that can accommodate households of all sizes.

Goal LU6: Neighborhoods with local serving businesses that provide employment opportunities, community services, and amenities, and sustain unique scale, block patterns, and cultural design elements.

Policy LU6.2: **Maintain walkability.** Apply pedestrian-oriented design to new projects and encourage pedestrian first design guidelines to maintain walkable commercial neighborhoods.

Policy LU6.4: **Activated ground floors.** Encourage activated ground floors to support pedestrian activity along key corridors.

Policy LU6.5: **Recreation and social interaction.** Support an improved public realm, including a range of open space types that can offer opportunities for recreation and social interaction.

Goal LU7: Strong and competitive commercial districts that are aesthetically appealing, pedestrian-oriented, easily accessible and serve the needs and enhance the character of the community.

Policy LU7.1: **Encourage investment.** Strengthen and encourage investment along Hollywood's existing commercial corridors.

Policy LU7.5: **Pedestrian connections.** Encourage large commercial or mixed-use projects to consider designs which break up the floor plane—providing pedestrian connections—and human scale design features, such as plazas, greenspace or a public focal point. Discourage “superblocks.”

Goal LU8: A vital Regional Center that serves as the heart of Hollywood, balances new development and existing scale, and promotes jobs, housing, and visitor-serving uses.

Policy LU8.1: **Commercial and residential development.** Provide opportunities for commercial office and residential development within the heart of Hollywood.

Policy LU8.3: **Variety of uses.** Consider C2 zoning in the Regional Center to support a variety of uses, including neighborhood serving uses for residents.

Policy LU8.4: **Entertainment and tourism.** Support entertainment, hotel, and tourist-serving land uses in the Regional Center which address the needs of visitors who come to Hollywood for business, conventions, trade shows, entertainment and tourism.

Goal LU9: Residential and commercial density, transit-oriented districts, affordable housing, and employment opportunities near transit infrastructure that support sustainable and walkable neighborhoods.

Policy LU9.2: **Affordable housing near transit.** Encourage new affordable housing near transit in the Regional Center.

Policy LU9.3: **Mixed-use around transit.** Utilize higher Floor Area Ratios (FAR) to incentivize mixed-use development around transit nodes and along commercial corridors served by the Metro Rail, Metro Rapid buses or high frequency bus service.

Policy LU9.4: **Alternative modes of transportation.** Encourage projects that utilize Floor Area Ratio (FAR) incentives to incorporate uses and amenities that make it easier for residents to use alternative modes of transportation and minimize automobile trips. Encourage affordable housing near transit. Consider neighborhood-serving uses such as grocery stores, shared mobility options, bicycle parking, bicycle lockers, safe and secure bicycle storage, and/or other vehicle trip reducing features.

Policy LU9.6: **Diverse and affordable housing.** Prioritize housing that is affordable to a broad cross-section of income levels, that provides a range of residential product types, and that supports the ability to live near work.

The project proposes to develop a mixed-use development with hotel and commercial uses. The hotel and commercial component are also consistent with the Community Plan because it provides additional opportunities for new commercial development and services within the proposed building, neighborhood serving uses along the street frontage of the mixed-use project and within close proximity to transit along major thoroughfares such as Sunset Boulevard and Highland Avenue.

Therefore, the project is consistent with the Hollywood Community Plan in that it implements the above-mentioned goals, objectives and policies of the Plan.

The **Framework Element** for the General Plan 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 mixed-use building that will provide 384 dwelling units, including 52 units reserved for Very Low Income Households and 26 units reserved for Moderate Income Households, thereby contributing to and facilitating the City's long-term housing demands and vision for a more livable city.

The project site is currently developed with existing commercial buildings, including a fast-food drive-through restaurant, vacant land and residential structures. The development of the site will enable the City to conserve nearby existing stable residential neighborhoods and

lower-intensity commercial districts by locating density along major corridors and allowing controlled growth away from such neighborhoods and districts. Therefore, the proposed 384-unit mixed-use building with 115 hotel guestrooms and commercial space is consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

The **Housing Element** of the General Plan (2021-2029) is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. 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.

Policy 1.1.6: Allocate citywide housing targets across Community Plan areas in a way that seeks to address patterns of racial and economic segregation, promote jobs/ housing balance, provide ample housing opportunities, and affirmatively further fair housing.

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

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.

Goal 2: A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

Objective 2.3: Preserve, conserve and improve the quality of housing.

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

Objective 3.1: Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods.

Policy 3.1.5: Develop and implement environmentally sustainable urban design standards and pedestrian-centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.

Policy 3.1.6: Establish plans and development standards that promote positive health outcomes for the most vulnerable communities and populations.

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 3.2.1: 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.

The proposed project implements the Housing Element by increasing the housing supply consistent with the Regional Center Commercial, Highway Oriented Commercial and Low Medium II Residential land use designations. The subject site consists of commercial buildings, vacant land and residential structures. The approval of the request permits 384 units with 52 units set aside for Very Low Income Households and 26 units set aside for Moderate Income Households for seniors. As such, the project would achieve the production of new housing opportunities, meeting the needs of the city, while ensuring a range of different housing types (one- two- and three-bedroom rental units) that address the needs of the city's 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) will not be affected by the recommended action herein. Sunset Boulevard to the north is designated as a Modified Avenue I dedicated to a width of 100 feet and is improved with asphalt roadway, curb, gutter, concrete sidewalks, and street trees. Highland Avenue to the east is designated as an Avenue I dedicated to a width of 100 feet and is improved with asphalt roadway, curb, gutter, concrete sidewalks, and street trees. Leland Way to the south is a Local Street dedicated to a width of 50 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 policy 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 site is provided by a one-way ingress from Sunset Boulevard to Leland Way, a two-way ingress/egress access from Leland Way to the main tower leading to an internal roundabout that provides a drop off and loading area that will be available for guests and residents. Additionally, access to the senior apartment building will be via a two-way ingress/egress from Leland Way.

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 500 parking spaces and will also provide bicycle parking in compliance with the City's bike parking standards, which will facilitate non-motorized modes of transportation to and from the project and associated reductions in vehicle miles traveled and improvement of air quality.

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

As conditioned, all electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Section 99.04.106 of Article 9, Chapter IX of the LAMC to immediately accommodate electric vehicles within the parking areas.

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 Code. 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.

In addition to the above findings set forth in Section 12.24-E of the LAMC, the City Planning Commission shall find that:

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

In November 2021, the Los Angeles City Council adopted the 2021-2029 Housing Element. City Planning subsequently released proposed targeted amendments to the Housing Element for public comment. In June 2022, the full City Council adopted the targeted amendments. The Housing Element will guide the creation and implementation of the City's housing policy from 2021 to 2029. Further, the California Department of Housing and Community Development (HCD) informed the City of Los Angeles that its 2021-2029 Housing Element was in full compliance with State law. The Housing Element identifies the City's housing conditions and needs, evaluates the City's ability to meet its Regional Housing Needs Assessment (RHNA), 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.

There are no objective zoning or design review standards relevant to this finding other than those objective standards, as defined by Government Code Section 65913.4(a), that the project has already been determined to be consistent with. The project is consistent with and implements the affordable housing provisions of the Housing Element with the addition of 52 units set aside for Very Low Income Households and 26 units set aside for Moderate Income Households with the approval of the proposed project. The proposed project will replace existing commercial buildings, residential structures and vacant land with a mixed-use development consisting of 384 residential dwelling units, which reserves 32 percent of the 160-base density, resulting in 52 units, for Very Low Income Households and 15 percent of the base density for Moderate Income Households, resulting in 26 units. As such, the proposed project substantially conforms to the purpose of the Housing Element of the General Plan.

5. 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, as follows:

- a. 11% Very Low Income Units for a 35% density increase; or
- b. 20% Low Income Units for a 35% density increase; or
- c. 40% Moderate Income Units for a 35% density increase in for-sale projects.

The project may then be granted additional density increases beyond 35% by providing additional affordable housing units in the following manner:

- d. For every additional 1% set aside of Very Low Income Units, the project is granted an additional 2.5% density increase; or
- e. For every additional 1% set aside of Low Income Units, the project is granted an additional 1.5% density increase; or
- f. For every additional 1% set aside of Moderate Income Units in for-sale projects, the project is granted an additional 1% density increase; or
- g. In calculating the density increase and Restricted Affordable Units, each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number.

The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL (former zones of C4-2D-SN; C2-1-SN and RD1.5-1). The C4 zone establishes a density ratio of one (1) dwelling unit per 200 square feet of lot area. The C2 zone establishes a density ratio of one (1) dwelling unit per 400 square feet of lot area and the RD1.5 zone establishes a density ratio of one (1) dwelling unit per 1,500 square feet of lot area. At 19,369 square feet in size of the C4 portion of the property, the portion has a base density of 97. At 19,191 square feet in size of the C2 portion of the property, the portion has a base density of 48. Additionally, with 22,507 square feet in size of the RD1.5 portion of the property, the portion has a base density of 15 units. The subject property has a total permitted base density of 160 units. In exchange for reserving a portion of the units for affordable housing, the applicant is entitled to an initial 50 percent density bonus allowed under State Density Bonus Law by providing 15 percent of the base density for Very Low Income households and an additional 50 percent density bonus, for a total density bonus of 100 percent under AB1287 by providing an additional 15 percent of the base density units for Moderate Income households. The applicant is seeking an additional 42.5 percent density bonus (or a total of 142.5 percent density bonus) through a Conditional Use to allow for the proposed 384 dwelling units to be built on the site.

Pursuant to the LAMC and California Government Code Section 65915, a Housing Development project that sets aside a certain percentage of units as affordable, either in rental or for-sale units, shall be granted a corresponding density bonus, up to a maximum of 50 percent. While these provisions are limited to 50 percent, Government Code Section 65915(f) states that "the amount of density bonus to which an applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds percentage established." As such, in instances where a project is seeking a density bonus increase that is more than 50 percent, the number of required units that are set aside as affordable shall vary depending on the requested amount of density bonus. Therefore, it is appropriate that any project that requests a density bonus increase beyond 50 percent extends the existing set-aside charts located in Section 12.22-A,25 of the LAMC. LAMC Section 12.24-U,26, which implements this provision of State law, states, as a Conditional Use, a project may be granted additional density increases beyond the 50 percent maximum by providing additional affordable housing units.

For the subject property, a 50 percent by-right density bonus would allow for 241 units (equal to an increase of 81 units beyond the 160-unit base density) to be constructed on the project site. In order to qualify for the 50 percent by-right density bonus, the project would be required to set aside 15 percent of the base density, or 26 units for Very Low Income Households. The applicant is then seeking an additional 50 percent density bonus pursuant to AB1287, for a total density bonus of 100 percent, by providing an additional 15 percent of the base density units for Moderate Income households. The 50 percent stackable density bonus entitles the project to an increase of 81 additional residential units. The resulting increase in density allows for a 322-unit project. The applicant is also seeking an additional 42.5 percent density bonus (for a total of 142.5 percent density bonus from the base density) through a Conditional Use to allow for a total of 385 dwelling units, representing an increase of 225 units beyond what would otherwise be permitted through the by-right 50 percent density bonus. In order to obtain the additional requested 42.5 percent density bonus, the project must set aside at least 17 percent of the base density, equal to 26 units, for Very Low Income Households. The project proposes a total of 384 dwelling units. The project proposes setting aside 52 units for Very Low Income Households and 26 units for Moderate Income Households in exchange for the requested Density Bonus.

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

The property is currently improved with commercial buildings, including a fast-food drive-through restaurant, vacant land and residential structures. The Los Angeles Housing Department (LAHD) has determined, per the Housing Crisis Act of 2019 (SB 8) Replacement Unit Determination, dated August 23, 2023, that 27 units are subject to replacement pursuant to the requirements of SB 8. The Determination made by LAHD requires 20 units be replaced with equivalent type; four (4) units restricted to Low Income Households, and 10 units restricted to Very Low Income Households. The proposed project will set aside 52 units for Very Low Income Households and 26 units for Moderate Income Households. For the six (6) remaining units presumed to have been occupied by an above-lower income person or household, as permitted by California Government Code §65915(c)(3)(C)(ii), the City has opted to require that those unit(s) be replaced in compliance with the City's Rent Stabilization Ordinance (RSO) and seven (7) units at market rate. Therefore, the project will meet the applicable dwelling unit replacement requirements of the California Government Code Section 65915(c)(3).

- 7. 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.**

The proposed project has been conditioned to record a covenant for affordability restriction of a period of 55 years from the issuance of the Certificate of Occupancy to the satisfaction of the Los Angeles Housing Department, and subject to fees set forth in Section 19.14 of the LAMC.

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

The City Planning Commission approved the Affordable Housing Incentives Guidelines (under Case No. CPC-2005-1101-CA) on June 9, 2005. The Guidelines were subsequently approved by the City Council on February 20, 2008, as a component of the City of Los Angeles Density Bonus Ordinance. The Guidelines describe the density bonus provisions and qualifying criteria, incentives available, design standards, and the procedures through which projects may apply for a density bonus and incentives. The Los Angeles Housing Department (LAHD) utilizes the Guidelines in the preparation of Housing Covenants for Affordable Housing Projects. The Guidelines prescribe that the design and location of affordable units be comparable to the market rate units, the equal distribution of amenities, LAHD monitoring requirements, affordability levels, and procedures for obtaining LAHD signoffs for building permits.

The project will result in a total of 384 new dwelling units, of which 52 units will be reserved for Very Low Income Household and 26 units will be reserved for Moderate Income Household occupancy and the remainder will be offered as market rate units. In order to ensure that there is equal distribution of amenities, the project has been conditioned to provide the private balconies in accordance with the requirements of the LAMC. All residents of the proposed project will have access to all common open space amenities within the building, and each unit will have adequate private open space. The restricted units will comply with affordability requirements in the Guidelines set forth by LAHD in conformance with US Department of Housing and Urban Development (HUD). Additionally, as part of the building permit process, the applicant will execute a covenant to the satisfaction of LAHD who will ensure compliance with the Guidelines. Therefore, the project will address the policies and standards contained in the Guidelines.

Density Bonus/Affordable Housing Incentives / Waivers Compliance Findings

9. Pursuant to Section 12.22. A.25 of the LAMC and Government Code 65915, the Commission shall approve a density bonus and requested incentive(s)/waiver(s) unless the director finds any of the following:

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 reductions 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 Ratio, Density, Parking or Open Space, and Permitting Vehicular Access (On-Menu Incentive) – The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL and is comprised of nine (9) 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 ratio, density, parking, open space, and permitting vehicular access across the entire project site. In this case, the project has requested an On-Menu Incentive to allow averaging of floor area ratio, density, parking, open space, and permitting vehicular access across the entire site.

The requested averaging of floor area ratio, density, parking, open space, and permitting vehicular access across the entire site will allow for the construction of affordable units in addition to larger-sized dwelling units and the hotel/commercial space. Granting the incentive would result in a building design and construction efficiencies that provide affordable housing costs; it enables the developer to expand the building envelope so that additional affordable units can be constructed and the overall space dedicated to residential uses is increased. The increased building envelope also ensures that all dwelling units are of a habitable size while providing a variety of unit types. The requested Incentive provides actual and identifiable cost reductions that provide affordable housing costs because the incentive by nature increases the building envelope of the project so that additional residential units can be provided, including additional market-rate units that can generate income to subsidize the provision of the project's restricted affordable units.

Commercial Parking and Access (Off-Menu Incentive) – The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL. Pursuant to LAMC Section 12.22-A.25(g)(3), the project is requesting an Off-Menu Incentive for relief from the LAMC to allow parking spaces that may be used for the hotel and commercial component of the development in the RD1.5-1XL Zone. Pursuant to the LAMC, the RD1.5 Zone only permits parking that is considered accessory to a permitted residential use. In this case, the project has requested an Off-Menu Incentive to allow commercial parking and access to the parking stalls in the RD1.5-1XL Zone.

The requested commercial parking and access to the parking stalls in the RD1.5-1XL Zone will allow for the construction of affordable units in addition to larger-sized dwelling units and the hotel/commercial space. Granting the incentive would result in a building design and construction efficiencies that provide affordable housing costs; it enables the

developer to expand the building envelope so that additional affordable units can be constructed and the overall space dedicated to residential uses is increased. The requested Incentive provides actual and identifiable cost reductions that provide affordable housing costs because the incentive by nature increases the building envelope of the project so that additional residential units can be provided, including additional market-rate units that can generate income to subsidize the provision of the project's restricted affordable units.

Height (Off-Menu Incentive) – The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL. Pursuant to LAMC Section 12.22. A.25.(g)(3), the project is requesting an Off-Menu Incentive for an increase in the height of the proposed project in the RD1.5-1XL Zone. Generally, Height Districts 1 and 2 for the C2 zones does not restrict the height and number of stories. However, Height District 1XL for the RD1.5 zone limits the height to two (2) stories and 30 feet. In this case, the project has requested an Off-Menu Incentive to allow an increase in the height for the project in the RD1.5-1XL Zone to allow for a height of 92 feet and eight (8) stories.

The requested increase in height and stories will allow for the construction of affordable units in addition to larger-sized dwelling units and hotel/commercial space. Granting the incentive would result in a building design and construction efficiencies that provide affordable housing costs; it enables the developer to expand the building envelope so that additional affordable units can be constructed and the overall space dedicated to residential uses is increased. The increased building envelope also ensures that all dwelling units are of a habitable size while providing a variety of unit types. The increase in height and stories creates a larger floor plate that allows more habitable floor area and more units to be built on each floor, thus avoiding a taller development that is more expensive to build. This construction cost savings is then passed on to each of the units in the project, including the affordable units.

Floor Area Ratio (Off-Menu Incentive) – The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL. 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. Height District 1 in the C2-1-SN Zone allows a base FAR of 1.5:1 and a base FAR of 2:1 in the C2-2D Zone. Additionally, the base FAR in the RD1.5-1XL Zone allows for a 3:1 FAR. In this case, the project has requested an Off-Menu Incentive to allow an increase in the FAR for the entire project site for a FAR of 10.2 to 1.

The requested increase in FAR will allow for the construction of affordable units in addition to larger-sized dwelling units and hotel/commercial space. Granting the incentive would result in building design and construction efficiencies that provide affordable housing costs; it enables the developer to expand the building envelope so that additional affordable units can be constructed and the overall space dedicated to residential uses is increased. The increased building envelope also ensures that all dwelling units are of a habitable size while providing a variety of unit types. The requested Incentive provides actual and identifiable cost reductions that provide affordable housing costs because the incentive by nature increases the building envelope of the project so that additional residential units can be provided, including additional market-rate units that can generate income to subsidize the provision of the project's restricted affordable units.

The project provides 32 percent of the base units for Very Low Income Households and 15 percent of the base units for Moderate Income Households to qualify for the Density Bonus and the requested Incentives. The requests will allow the developer to expand the building envelope so the affordable units can be constructed, and the overall space dedicated to residential uses is increased. The increase in FAR, height, the number of

stories, allowing commercial parking spaces in the RD1.5 Zone and averaging of FAR, density, parking or open space, and permitting vehicular access across the entire project site will allow for the construction of additional market rate floor area whose rents will subsidize the construction and operational costs of the affordable units. These Incentives support the applicant's decision to set aside 52 dwelling units for Very Low Income Households and 26 dwelling units for Moderate Income Households for 55 years.

b. *The incentives will have a specific adverse impact upon public health and safety or on 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 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 record does not identify a public health and safety standard in relation to this finding. 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.

The project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies any objective health and safety standard that has been exceeded or violated. Therefore, there is no substantial evidence that the project's proposed incentives will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources. Based on the above, there is no basis to deny the requested incentives.

c. *The incentives are contrary to state or federal law.*

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

10. Government Code Section 65915 and LAMC Section 12.22. A.25 state that the Commission shall approve a density bonus and requested Waiver of Development Standard(s) unless the Commission finds any of the following:

a. *The Waiver(s) will have specific adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is 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. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.*

There is no substantial evidence in the record that the proposed waiver of a development standard will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. 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)). The record does not identify a public health and safety standard in relation to this finding. 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.

The project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies any objective health and safety standard that has been exceeded or violated. Therefore, there is no substantial evidence that the project's proposed waivers will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources. Based on the above, there is no basis to deny the requested waiver.

- b. 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 Density Bonus project 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)).

Side Yard – The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL. Pursuant to LAMC Section, the underlying zone requires the project to provide a 16-foot westerly side yard setback. The project request includes a waiver of development standard to allow for a reduction of the required side yard along the property's westerly side yard in lieu of the otherwise required 16-foot side yard.

The waiver is necessary to allow the project to be developed at its proposed density and floor area, as imposing the yard requirement would result in removing a portion of the currently proposed building envelope and a corresponding reduction in residential floor area and dwelling units for the project.

As proposed, the granting of the waiver will allow for the development of the proposed development with the inclusion of affordable residential units because the quantity of units allowed under the density bonus within the 10.2 to 1 floor area ratio and increase in the height under the Incentives allows for the development of the affordable units. As presented by the applicant, without the requested yard reduction waiver, floor area located within the additional height would be physically precluded from the project preventing the construction of the proposed floor area and units described in the plans.

- c. The Waivers are contrary to State/federal law.***

There is no substantial evidence in the record indicating that the requested waiver is contrary to any State or federal laws.

Site Plan Review Findings

- 11. 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 34 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 34 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 consistent with applicable goals and policies of this plan, as described below.

Hollywood Community Plan

The Hollywood Community Plan Area has a pattern of single-family, multi-family, low-scale, and medium to higher intensity areas for residential uses. The Community Plan designates the project site as Regional Center Commercial, Highway Oriented Commercial and Low Medium II Residential land use designations with corresponding zones of C2, C4, RAS3, RAS4, RD2 and RD1.5. The proposed project conforms to the following goals and policies of the Hollywood Community Plan:

Goal LU1: Complete, livable and quality residential neighborhoods that provide a variety of housing types, densities, forms, and designs and a mix of uses and services that support the needs of residents throughout Hollywood.

Policy LU1.1: **Neighborhood character.** Maintain the distinguishing characteristics of Hollywood's residential neighborhoods with respect to lot size, topography, housing scale and landscaping, to protect the character of existing stable neighborhoods from new, out-of-scale development.

Policy LU1.2: **Adequate housing and services.** Provide housing that accommodates households of all sizes, as well as integrates safe and convenient access to schools, parks, and other amenities and services.

Goal LU3: Improved height transitions between established single-family neighborhoods, low-scale multi-family neighborhoods, and neighborhood commercial uses.

Policy LU3.1: **Design for context.** Encourage smooth transitions in scale, form and character where new neighborhood commercial development abuts residential neighborhoods.

Goal LU4: Multi-family residential neighborhoods that are well-designed, safe, provide amenities for residents, and exhibit the architectural characteristics and qualities that distinguish Hollywood neighborhoods.

Policy LU4.1: **Context-sensitive housing.** Encourage multi-family housing development within neighborhoods designated for higher density multi-family residential.

Policy LU4.2: **Design for scale.** Support design standards to achieve transition in scale where neighborhoods planned for multi-family residential uses abut neighborhoods planned for single-family residential uses.

Policy LU4.3: **Compatibility with adjacent development.** Seek a high degree of architectural compatibility, parking design configuration, and landscaping for new and infill development to protect the character and scale of existing multi-family residential neighborhoods.

Goal LU5: Multi-family residential neighborhoods that provide a range of housing opportunities at a variety of price points including affordable housing, through a mix of ownership and rental units.

Policy LU5.1: **Individual choice and affordability.** Provide a variety of rental and ownership housing opportunities for households of all income levels, sizes, and needs, including middle income and workforce populations.

Policy LU5.3: **Housing for families.** Promote family-friendly projects that include more bedrooms suitable for larger families.

Policy LU5.6: **Senior housing.** Encourage that adequate affordable housing units for senior citizens are developed according to incomes in neighborhoods that are accessible to public transit, commercial services and health facilities.

The project is a mixed-use development with a total of 384 dwelling units with one-two- and three-bedroom units. The project includes 52 units restricted for seniors of Very Low Income and 26 units restricted for seniors of Moderate Income and maximizes the property's development potential. The project's Very Low Income, Moderate Income and market rate units satisfy both the needs of affordable housing as well as the City's need for more housing overall specifically towards the target population of seniors. The project will result in the net addition of 78 covenanted affordable dwelling units along with market rate units providing housing types that can accommodate households of all sizes.

Goal LU6: Neighborhoods with local serving businesses that provide employment opportunities, community services, and amenities, and sustain unique scale, block patterns, and cultural design elements.

Policy LU6.2: **Maintain walkability.** Apply pedestrian-oriented design to new projects and encourage pedestrian first design guidelines to maintain walkable commercial neighborhoods.

Policy LU6.4: **Activated ground floors.** Encourage activated ground floors to support pedestrian activity along key corridors.

Policy LU6.5: **Recreation and social interaction.** Support an improved public realm, including a range of open space types that can offer opportunities for recreation and social interaction.

Goal LU7: Strong and competitive commercial districts that are aesthetically appealing, pedestrian-oriented, easily accessible and serve the needs and enhance the character of the community.

Policy LU7.1: **Encourage investment.** Strengthen and encourage investment along Hollywood's existing commercial corridors.

Policy LU7.5: **Pedestrian connections.** Encourage large commercial or mixed-use projects to consider designs which break up the floor plane—providing pedestrian connections—and human scale design features, such as plazas, greenspace or a public focal point. Discourage “superblocks.”

Goal LU8: A vital Regional Center that serves as the heart of Hollywood, balances new development and existing scale, and promotes jobs, housing, and visitor-serving uses.

Policy LU8.1: **Commercial and residential development.** Provide opportunities for commercial office and residential development within the heart of Hollywood.

Policy LU8.3: **Variety of uses.** Consider C2 zoning in the Regional Center to support a variety of uses, including neighborhood serving uses for residents.

Policy LU8.4: **Entertainment and tourism.** Support entertainment, hotel, and tourist-serving land uses in the Regional Center which address the needs of visitors who come to Hollywood for business, conventions, trade shows, entertainment and tourism.

Goal LU9: Residential and commercial density, transit-oriented districts, affordable housing, and employment opportunities near transit infrastructure that support sustainable and walkable neighborhoods.

Policy LU9.2: **Affordable housing near transit.** Encourage new affordable housing near transit in the Regional Center.

Policy LU9.3: **Mixed-use around transit.** Utilize higher Floor Area Ratios (FAR) to incentivize mixed-use development around transit nodes and along commercial corridors served by the Metro Rail, Metro Rapid buses or high frequency bus service.

Policy LU9.4: **Alternative modes of transportation.** Encourage projects that utilize Floor Area Ratio (FAR) incentives to incorporate uses and amenities that make it easier for residents to use alternative modes of transportation and minimize automobile trips. Encourage affordable housing near transit. Consider neighborhood-serving uses such as grocery stores, shared mobility options, bicycle parking, bicycle lockers, safe and secure bicycle storage, and/or other vehicle trip reducing features.

Policy LU9.6: **Diverse and affordable housing.** Prioritize housing that is affordable to a broad cross-section of income levels, that provides

a range of residential product types, and that supports the ability to live near work.

The project proposes to develop a mixed-use development with hotel and commercial uses. The hotel and commercial component are also consistent with the Community Plan because it provides additional opportunities for new commercial development and services within the proposed building, neighborhood serving uses along the street frontage of the mixed-use project and within close proximity to transit along major thoroughfares such as Sunset Boulevard and Highland Avenue.

Therefore, the project is consistent with the Hollywood Community Plan in that it implements the above-mentioned goals, objectives and policies of the Plan.

The **Framework Element** for the General Plan 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 mixed-use building that will provide 384 dwelling units, including 52 units reserved for Very Low Income Households and 26 units reserved for Moderate Income Households, thereby contributing to and facilitating the City's long-term housing demands and vision for a more livable city.

The project site is currently developed with existing commercial buildings, including a fast-food drive-through restaurant, vacant land and residential structures. The development of the site will enable the City to conserve nearby existing stable residential neighborhoods and lower-intensity commercial districts by locating density along major corridors and allowing controlled growth away from such neighborhoods and districts. Therefore, the proposed 384-unit mixed-use building with 115 hotel guestrooms and commercial space is consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

The **Housing Element** of the General Plan (2021-2029) is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. 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.

Policy 1.1.6: Allocate citywide housing targets across Community Plan areas in a way that seeks to address patterns of racial and economic segregation, promote jobs/ housing balance, provide ample housing opportunities, and affirmatively further fair housing.

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

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.

Goal 2: A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

Objective 2.3: Preserve, conserve and improve the quality of housing.

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

Objective 3.1: Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods.

Policy 3.1.5: Develop and implement environmentally sustainable urban design standards and pedestrian-centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.

Policy 3.1.6: Establish plans and development standards that promote positive health outcomes for the most vulnerable communities and populations.

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 3.2.1: 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.

The proposed project implements the Housing Element by increasing the housing supply consistent with the Regional Center Commercial, Highway Oriented Commercial and Low Medium II Residential land use designations. The subject site consists of commercial buildings, vacant land and residential structures. The approval of the request permits 384 units with 52 units set aside for Very Low Income Households and 26 units set aside for Moderate Income Households for seniors. As such, the project would achieve the production of new housing opportunities, meeting the needs of the city, while ensuring a range of different

housing types (one- two- and three-bedroom rental units) that address the needs of the city's 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) will not be affected by the recommended action herein. Sunset Boulevard to the north is designated as a Modified Avenue I dedicated to a width of 100 feet and is improved with asphalt roadway, curb, gutter, concrete sidewalks, and street trees. Highland Avenue to the east is designated as an Avenue I dedicated to a width of 100 feet and is improved with asphalt roadway, curb, gutter, concrete sidewalks, and street trees. Leland Way to the south is a Local Street dedicated to a width of 50 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 policy 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 site is provided by a one-way ingress from Sunset Boulevard to Leland Way, a two-way ingress/egress access from Leland Way to the main tower leading to an internal roundabout that provides a drop off and loading area that will be available for guests and residents. Additionally, access to the senior apartment building will be via a two-way ingress/egress from Leland Way.

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 500 parking spaces and will also provide bicycle parking in compliance with the City's bike parking standards, which will facilitate non-motorized modes of transportation to and from the project and associated reductions in vehicle miles traveled and improvement of air quality.

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

As conditioned, all electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Section 99.04.106 of Article 9, Chapter IX of the LAMC to immediately accommodate electric vehicles within the parking areas.

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 Code. 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.

12. 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 nine (9) lots resulting in approximately 61,067 square feet of lot area with a 127-foot frontage along Sunset Boulevard, a 296-foot frontage along Highland Avenue and a 278-foot frontage along Leland Way. The subject property is currently developed with existing commercial buildings, including a fast-food drive-through restaurant, vacant land and residential structures. The subject property is currently zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL, within the Hollywood Community Plan Area.

Surrounding properties are developed with a mix of residential, commercial retail/restaurant, commercial office, and institutional uses. The property abutting the project site to the west is zoned RD1.5-1XL and is improved with multi-family residential uses. The property to the north across Sunset Boulevard is zoned PF-1XL and is improved with Hollywood Senior High School a Los Angeles Unified School District (LAUSD) high school. To the south of the project site, along Leland Way, land uses include mixed-use and multifamily residential uses and are zoned RD1.5-1XL and (T)(Q)RAS4-1-SN. The properties to the east across Highland Avenue are zoned C2-2D-SN-CPIO and are developed with commercial uses.

The proposed project involves the demolition of the existing uses for the construction, use, and maintenance of a new 42-story, 586,000 square-foot mixed-use building. The project includes 384 dwelling units, including 52 dwelling units set aside for Very Low Income senior households and 26 dwelling units set aside for Moderate Income senior households, 115 hotel guest rooms, and 23,000 square feet of commercial space, with a maximum building height of 520 feet over five (5) subterranean levels of parking. The project includes 500 vehicle parking spaces and a total of 237 bicycle parking spaces (195 long-term spaces and 42 short-term spaces); and 41,750 square feet of open space, including indoor open space areas, common outdoor open space areas, and private balconies.

The project includes 266 one-bedroom, 110 two-bedroom and eight (8) three-bedroom units and a total of 41,750 square feet of open space for residents. Pursuant to LAMC Section 12.21. G. the project, as proposed, is required to provide 41,750 square feet of open space. The project provides approximately 41,750 square feet of open space, including indoor open space areas, common outdoor open space areas, and private balconies. As conditioned, the project will provide open space as required by LAMC Section 12.21. G.

Vehicular access to the site is provided by one (1) one-way ingress driveway located along Sunset Boulevard and two (2) ingress/egress driveways located along Leland Way, with access to the five (5) parking levels (subterranean). Pedestrian access to the building is also provided from entrances along Sunset Boulevard, Highland Avenue and Leland Way.

Height, Bulk, and Setbacks

The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL (former zones of C4-2D-SN; C2-1-SN and RD1.5-1). Height District 2D and 1 for the C2 zone does not restrict the height and number of stories. However, Height District 1XL for the RD1.5 zone limits the height to two (2) stories and 30 feet. The project request includes an Off-Menu Incentive to allow an increase in the height for the project to allow for a height of 92 feet and eight (8) stories in the RD1.5-1XL parcels. The proposed building height is consistent with applicable zoning regulations and State and City density bonus law; moreover, the building height is compatible with the existing and proposed development patterns in the immediate surrounding area which include existing and approved multi-story buildings.

The project has a maximum FAR of 10.2:1. The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL (former zones of C4-2D-SN; C2-1-SN and RD1.5-1). Height District 1 in the C2-1-SN Zone allows a base Floor Area Ratio (FAR) of 1.5:1 and a base FAR of 2:1 in the C2-2D Zone. Additionally, the base FAR in the RD1.5-1XL Zone allows for a 3:1 FAR. The project includes incentives to allow a 10.2:1 FAR across the project site. The requested Incentive provides actual and identifiable cost reductions that provide affordable housing costs because the incentive by nature increases the building envelope of the project so that additional residential units can be provided, including additional market-rate units that can generate income to subsidize the provision of the project's restricted affordable units. The scale, massing and location of the project will respond to the unique shape of the site and the surrounding urban context. The proposed floor area and bulk of the project is consistent with applicable zoning regulations and State and City density bonus law.

The subject property is zoned C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL (former zones of C4-2D-SN; C2-1-SN and RD1.5-1), which requires a 16-foot westerly side yard setback. The request includes a waiver of development standard to allow for a reduction in the required westerly side yard setback. The project is providing a 12-foot westerly side yard setback with the requested waiver of development standard.

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 C2-2D-SN-CPIO, C2-1-SN and RD1.5-1XL (former zones of C4-2D-SN; C2-1-SN and RD1.5-1) Zones. The surrounding properties are developed with a mix of residential, commercial retail/restaurant, commercial office, and institutional uses. The property abutting the project site to the west is zoned RD1.5-1XL and is improved with multi-family residential

uses. The property to the north across Sunset Boulevard is zoned PF-1XL and is improved with Hollywood Senior High School a Los Angeles Unified School District (LAUSD) high school. To the south of the project site, along Leland Way, land uses include mixed-use and multifamily residential uses and are zoned RD1.5-1XL and (T)(Q)RAS4-1-SN. The properties to the east across Highland Avenue are zoned C2-2D-SN-CPIO and are developed with commercial uses.

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

Parking

The project proposes utilizing Assembly Bill (AB) 2345 to provide 0.5 parking spaces per unit for a total of 192 parking spaces and providing the required commercial and hotel parking (109 spaces) with a total of 500 parking spaces that will be provided on-site within the building. Eight (8) short-term bicycle racks will be provided on-site and along the Sunset Boulevard frontage. Twenty (20) short-term bicycle racks will be provided on-site and along the Highland Avenue frontage and 16 spaces will be provided off Leland Way.

The proposed parking is located within the building and therefore will not be visible from the public right-of-way. Parking is provided within five (5) subterranean parking levels. Access to the site will be via a one-way ingress from Sunset Boulevard to Leland Way, a two-way ingress/egress access from Leland Way to the main tower leading to an internal roundabout that provides a drop-off and loading area that will be available for guests and residents. Additionally, access to the senior apartment building will be via a two-way ingress/egress from Leland Way. The driveways are located as far as possible from pedestrian accessways given the configuration of the site.

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 buildings, 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 41,750 square feet of common open space areas, which includes an 11,112 square foot open space roof deck and pool area in the senior apartment building. Open space accessible to residents of the main tower includes 3,724 square feet of pool deck area on the 42nd floor. The project also includes private patios throughout the building and recreation rooms on the 9th and 42nd levels of the main tower and on the first level of the apartment building. Indoor open space includes a residential gym on the 9th floor as well as indoor residential amenity spaces on the 42nd floor.

The project includes landscaped areas distributed throughout the project. The project has been conditioned to provide open space and on-site trees pursuant to the LAMC. Furthermore, 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. Therefore, the on-site landscaping will be compatible with the existing and future developments in the neighborhood.

Loading/Trash Area

The development is 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 via an internal roundabout that provides a drop-off and loading area. Tenants moving in or out of the building will be able to park moving trucks in the loading zone located on B1 and B2 parking levels. Loading and drop off for the commercial uses will be in compliance with the LAMC.

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 accessible from the parking area at basement levels and on all residential levels of the building for tenants. 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 an eight- and 42-story, mixed-use building, with parking on-site for residents, lighting, landscaping, trash collection, and other pertinent improvements that are compatible with existing and future development in the surrounding area.

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

The project consists of 384 total dwelling units including 266 one-bedroom, 110 two-bedroom and eight (3) three-bedroom units, therefore pursuant to the LAMC the project is required to provide 41,750 square feet of open space. The project provides approximately 41,750 square feet of open space, which includes an 11,112 square foot open space roof deck and pool area in the senior apartment building. Open space accessible to residents of the main tower includes 3,724 square feet of pool deck area on the 42nd floor. The project also includes private patios throughout the building and recreation rooms on the 9th and 42nd levels of the main tower and on the first level of the senior apartment building. Indoor open space includes a residential gym on the 9th floor as well as indoor residential amenity spaces on the 42nd floor. Open space accessible to hotel guests includes private patios and outdoor spa areas on the 6th floor.

Therefore, the project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

Redevelopment Project Area Findings

14. Substantially complies with the relevant Redevelopment Regulations, findings, standards and provisions of the Redevelopment Plan.

Section 501 – General Controls and Limitations

All real property within the boundaries of the Redevelopment Plan area is subject to the provisions of the Redevelopment Plan. The Redevelopment Plan defers to the Community Plan's designation of the subject property as Low Medium II Residential, Highway Oriented Commercial, and Regional Center Commercial which allows residential, retail, and hotel uses.

Section 506.2 – Regional Center Commercial

The project is located within the Hollywood Core Transition District and complies with the applicable provisions of Section 506.2 of the Redevelopment Plan.

Section 506.2.2 – Hollywood Core Transition District

New and rehabilitated residential uses are encouraged within the Regional Commercial Center land use designation. Subject to Agency approval of a development or participation agreement(s), the Agency may permit the development of new residential uses within commercial areas. The conditions for approving such a development include a determination that residential development, as well as any commercial development in the case of a mixed-use development, meets all design and location criteria specified by the Agency to ensure the goals of the Plan are met and that amenities are provided appropriately to the size and type of housing units proposed. The project meets the goals as well as the design and location criteria of the Plan and will provide adequate amenities for the size and type of housing units proposed.

Section 506.2 – Regional Center Commercial Density

The Redevelopment Plan defers to the Community Plan's designation of the subject property as Low Medium II Residential, Highway Oriented Commercial, and Regional Center Commercial which allows residential, retail, and hotel uses. The Redevelopment Plan allows FAR up to 6:1. However, pursuant to California Government Code Sec. 65915, the project includes a Density Bonus Incentive to permit a total FAR of 10.2:1, or a total floor area of 586,000 square feet to accommodate the proposed mixed-use development on the site which includes 78 senior affordable units. Therefore, the Incentive to permit a 10.2:1 FAR is required in order to support the provision of 384 units including 78 affordable senior units.

Section 506.3 – Residential Uses Within Commercial Areas

New and rehabilitated residential uses are encouraged within the Regional Commercial Center land use designation. Subject to Agency approval of a development or participation agreement(s), the Agency may permit the development of new residential uses within commercial areas. The conditions for approving such a development include a determination that the residential development, as well as any commercial development in the case of a mixed use development, meets all design and location criteria specified by the Agency to ensure the goals of this Plan are met and that amenities are provided which are appropriate to the size and type of housing units proposed.

As discussed, the project meets the goals, design and location criteria of the Plan, and the project will provide adequate amenities for the size and type of housing units proposed. The project's compliance with these design and location criteria are set forth in the conditions of approval, which will be recorded by covenant.

Section 508.2 – Public Street Layout, Rights of Way and Easements

The project is required to provide a 7.5-foot dedication to complete a 57.5-foot half-width right-of-way and a potential 7.5-foot widening to complete a 42.5-foot half roadway along Sunset Boulevard.

The project will provide the required dedication, there are no requests to waive the requirement of dedication.

Section 508.4 – Open Space, Landscaping, Light, Air and Privacy.

Although the proposed project does not provide publicly accessible open space, 41,750 square feet of open space is provided for residents and hotel guests.

Section 510 – New Construction

The development conforms to applicable state law and city ordinances and will be reviewed by the Los Angeles Department of Building and Safety, as required by law.

Section 515 – Limitation on Type, Size, and Height of Buildings

The Redevelopment Plan defers to the Community Plan's designation of the subject property as Low Medium II Residential, Highway Oriented Commercial, and Regional Center Commercial, which allows residential, commercial and hotel uses. The Redevelopment Plan allows FAR up to 6:1. The project includes a Density Bonus incentive to increase the FAR to allow 10.2:1 FAR.

Section 517 – Utilities.

The Redevelopment Plan requires that all utilities be placed underground whenever feasible. The project's basement level contains the hotel's electrical room, cable room, and other ancillary spaces that support the building operation.

Section 518.1 - Circulation.

The Redevelopment Plan requires a traffic study for all development expected to have circulation impacts. Although no impacts are expected, the applicants did provide a Transportation Assessment which was approved by the Department of Transportation on August 23, 2023.

Section 518.2 – Parking and Loading

Access to the site will be via a one-way ingress from Sunset Boulevard to Leland Way, two-way ingress/egress access from Leland Way to the main tower leading to an internal roundabout that provides a drop-off and loading area that will be available for guests and residents. Additionally, access to the senior apartment building will be via a two-way ingress and egress from Leland Way.

Section 519 – Setbacks

The Redevelopment Plan does not allow parking in required residential front yards. The Commercial zones do not have residential front yard requirements. The subject property is required to provide a 16-foot westerly side yard setback. The request includes a waiver of development standard to reduce the required westerly setback to 12 feet. As such the project is providing a 12-foot westerly side yard setback with the requested waiver of development standard.

As such, with the approval of the requested waiver, the project complies with the required setbacks.

15. Is subject to all conditions required by the relevant Redevelopment Regulations.

The approval herein includes Conditions to ensure compliance with the Redevelopment Regulations.

16. Complies with CEQA.

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project Statutorily Exempt under California Public Resource Code Section 21080.66 (AB 130).

17. Any other findings that are required in the relevant Redevelopment Plan.

In 2003, the Hollywood Redevelopment Plan (HRP) was amended to include an FAR limit of 4.5:1 for all development with a land use designation of Regional Center, but with the ability to get up to a 6:1 FAR provided the CRA/LA Board made certain findings and determinations (Section 506.2.3 of the HRP). Those findings/determinations are as follows:

1. The proposed development conforms with the provisions and goals of the Redevelopment Plan and any applicable Design(s) for Development or requirements of the Hollywood Boulevard District or Hollywood Core Transition District.
2. Permitting the proposed development serves a public purpose objective such as: the provision of additional open space, cultural facilities, public parking, or the rehabilitation of an architecturally or historically significant building.
3. Any adverse environmental effects, especially impacts upon the transportation and circulation system of the area caused by proposed development shall be mitigated or are overridden by other social, economic or physical considerations, and statements of findings are made.

The proposed project is seeking a FAR of 10.2:1, above the HRP's otherwise permitted 6:1 FAR. Pursuant to California Government Code Sec. 65915, the project requests include an incentive to permit a total FAR of 10.2:1, or a total floor area of 586,000 square feet to accommodate the proposed mixed uses including 78 affordable units. Without the Incentive to permit a total FAR of 10.2:1, the project would be significantly smaller and unable to develop necessary floor area for the building to support the provision of affordable units. Therefore, the Incentive to permit a 10.2:1 FAR is required in order to support the provision of 384 units including 78 affordable units.

Environmental Finding

18. Assembly Bill 130 Statutory Exemption. On November 2025, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project Statutorily Exempt under California Public Resource Code Section 21080.66 (AB 130).

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

Exhibit A

Architectural and Landscape Plan



6800

PLANNING REVIEW
01/28/2026

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G0.04	EXISTING SITE CONTEXT PHOTOS
G0.05	EXISTING SITE CONTEXT PHOTOS
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GALAXY

6800

6800 Sunset
Los Angeles, CA 90028

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Seal / Signature

△ Date Description

- 1 04/17/2023 ENTITLEMENT SUBMITTAL
- 2 05/03/2023 ENTITLEMENT SUBMITTAL
- 3 05/19/2023 ENTITLEMENT SUBMITTAL
- 4 07/10/2023 ENTITLEMENT SUBMITTAL
- 5 09/06/2023 PZA REVIEW
- 6 09/15/2023 PZA REVIEW
- 9 07/31/2024 PZA REVIEW
- 10 09/05/2024 PLANNING REVIEW
- 11 09/20/2024 PZA/PLANNING REVIEW
- 12 10/09/2024 PZA/PLANNING REVIEW
- 13 10/17/2024 PZA REVIEW

LADBS Stamp

NOT FOR
CONSTRUCTION

Project Name

6800

Project Number

005.1960.000

Description

SHEET INDEX

Scale

NOT TO SCALE

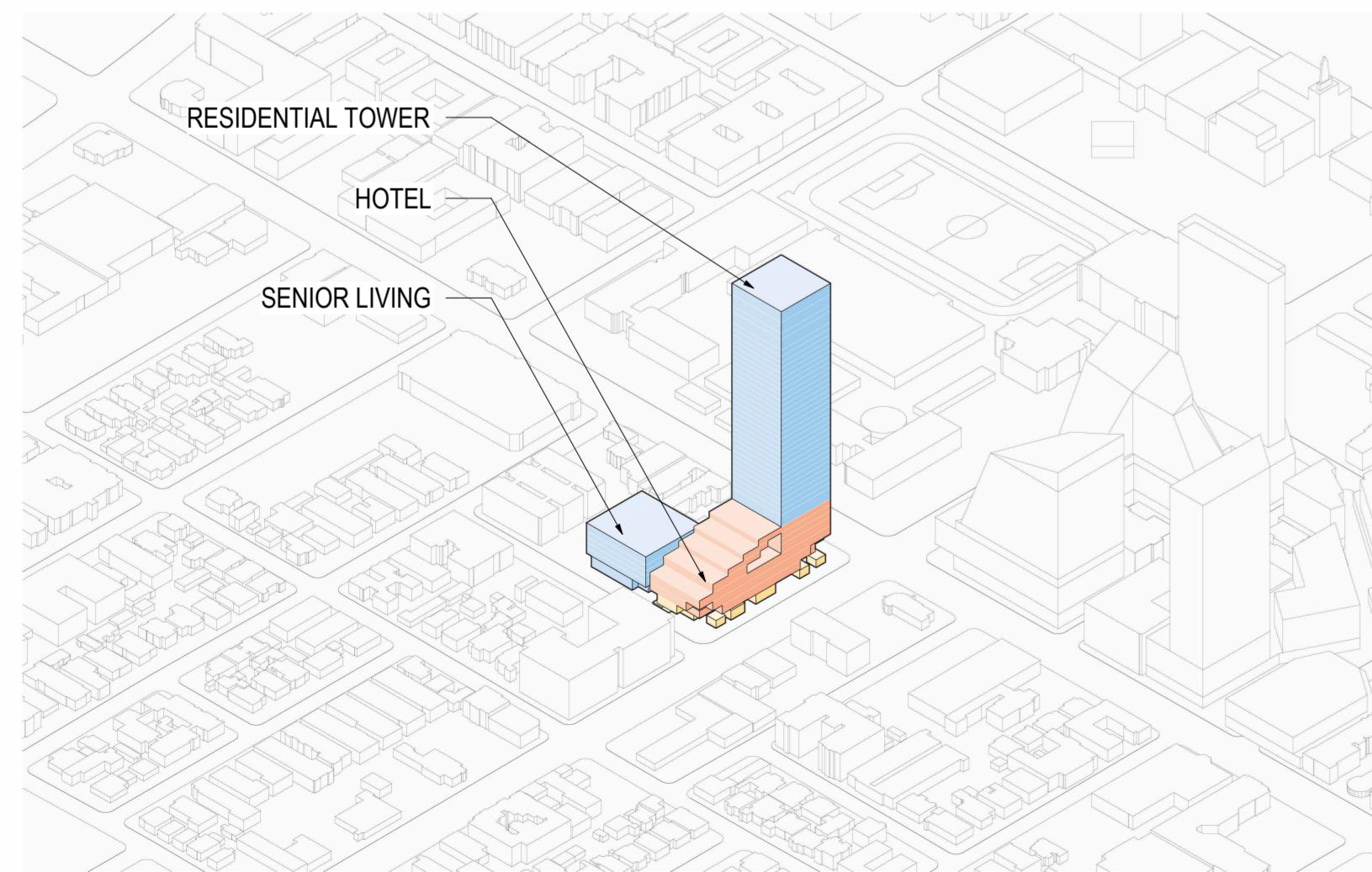
G0.00

RESIDENTIAL / HOTEL UNIT SUMMARY

Level	TOTAL	RESIDENTIAL				HOTEL	
		STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	ROOM	SUITE
HOTEL							
LEVEL 08	18	0	0	0	0	14	4
LEVEL 07	18	0	0	0	0	14	4
LEVEL 06	20	0	0	0	0	16	4
LEVEL 04	31	0	0	0	0	26	5
LEVEL 03	28	0	0	0	0	22	6
	115	0	0	0	0	92	23
APARTMENT FOR SENIORS							
LEVEL 07S	16	0	16	0	0	0	0
LEVEL 06S	16	0	16	0	0	0	0
LEVEL 05S	16	0	16	0	0	0	0
LEVEL 04S	16	0	16	0	0	0	0
LEVEL 03S	16	0	16	0	0	0	0
	80	0	80	0	0	0	0
RESIDENTIAL TOWER							
LEVEL 40	4	0	0	0	4	0	0
LEVEL 39	4	0	0	0	4	0	0
LEVEL 38	10	0	6	4	0	0	0
LEVEL 37	10	0	6	4	0	0	0
LEVEL 36	10	0	6	4	0	0	0
LEVEL 35	10	0	6	4	0	0	0
LEVEL 34	10	0	6	4	0	0	0
LEVEL 33	10	0	6	4	0	0	0
LEVEL 32	10	0	6	4	0	0	0
LEVEL 31	10	0	6	4	0	0	0
LEVEL 30	10	0	6	4	0	0	0
LEVEL 29	10	0	6	4	0	0	0
LEVEL 28	10	0	6	4	0	0	0
LEVEL 27	10	0	6	4	0	0	0
LEVEL 26	10	0	6	4	0	0	0
LEVEL 25	10	0	6	4	0	0	0
LEVEL 24	10	0	6	4	0	0	0
LEVEL 23	10	0	6	4	0	0	0
LEVEL 22	10	0	6	4	0	0	0
LEVEL 21	10	0	6	4	0	0	0
LEVEL 20	10	0	6	4	0	0	0
LEVEL 19	10	0	6	4	0	0	0
LEVEL 18	10	0	6	4	0	0	0
LEVEL 17	10	0	6	4	0	0	0
LEVEL 16	10	0	6	4	0	0	0
LEVEL 15	10	0	6	4	0	0	0
LEVEL 14	10	0	6	4	0	0	0
LEVEL 13	10	0	6	4	0	0	0
LEVEL 12	10	0	6	4	0	0	0
LEVEL 11	12	0	10	2	0	0	0
LEVEL 10	14	0	14	0	0	0	0
	304	0	186	110	8	0	0
	499	0	266	110	8	92	23

Unit Type	# of Units	Average Area
Total Hotel	115	647 sf
Hotel Rooms	92	544 sf
Hotel Suites	23	1,060 sf
Total Residential	384	835 sf
Apartment for Seniors (1 bed typ.)	80	596 sf
Residential Tower	304	898 sf
1 bedroom	186	656 sf
2 bedroom	110	1,211 sf
3 bedroom	8	2,201 sf

PROJECT MASSING



SITE INFORMATION

LEGAL SITE DESCRIPTION	ADDRESSES	LEGAL DESCRIPTION
APN 5548015018	6827 W. Leland Way	SEAGER TRACT LOT 9
5548015019	6823 W. Leland Way	SEAGER TRACT LOT 10
5548015020	6817 W. Leland Way	SEAGER TRACT LOT 11
5548015021	6811-6813 W. Leland Way	SEAGER TRACT LOT 12
5548015022	6807 W. Leland Way	SEAGER TRACT LOT 13
5548015023	1429-1445 N. Highland Ave	SEAGER TRACT LOT 14
5548015036	6800-6814 W. Sunset Blvd. and 1451-1459N. Highland Avenue	SEAGER TRACT LOT 1, LOT 2, LOT 3

LOTS 10, 11, 12, 13, AND 14 OF THE SEAGER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 48, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 LOT 9 OF THE SEAGER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 48, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 LOTS 1, 2, AND 3 OF THE SEAGER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 48, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT AREA

	61,066.377 SF
DEDICATION	
SUNSET	REQUIRED
LELAND WAY	7' - 6"
HIGHLAND	NONE
	0' - 0"
SETBACKS	
FRONT YARD (AT SUNSET)	REQUIRED
REAR YARD (AT LELAND)	NONE
SIDE YARD AT HIGHLAND	15 FT (AT RD ONLY)
SIDE YARD AT C4	NONE
SIDE YARD AT RD	16 FT (25%)
	11 FT
FAR	
	ALLOWABLE FLOOR AREA
	124,007
	PROPOSED FLOOR AREA
	586,000 SF
	10.2:1
BUILDING HEIGHT	
C4-2D-SN	ALLOWABLE
C2-1-SN	UNLIMITED
RD1.5	30 FT
	PROPOSED
C4-2D-SN	520 FT
C2-1-SN	520 FT
RD1.5	92 FT
DENSITY	
TOTAL RESIDENTIAL UNITS	ALLOWABLE
VERY LOW INCOME	384 UNITS (+13%)
MODERATE INCOME	52 UNITS
MARKET RATE UNITS	26 UNITS
	306 UNITS

per City of Los Angeles						
PARCEL	LOT AREA**	BUILDABLE	BASE DENSITY	BASE FAR	TOTAL UNITS	TOTAL FAR (MIXED USE)
(PRE SETBACKS)	(W/SETBACKS)	FORMULA	UNITS ALLOWED	FARE AREA ALLOWED	(PROPOSED)	(PROPOSED)
C4-2D-SN*	19,190.816	19,190.82		95.954	38382	304
PARCEL #1	4,190.932	4,190.93	200 lot area/unit	20.955	2,0	8,382
PARCEL #2	7,499.942	7,499.94	200 lot area/unit	37.500	2,0	15,000
PARCEL #3	7,499.942	7,499.94	200 lot area/unit	37.500	2,0	15,000
PARCEL #4						
C2-1-SN	19,368.723	19,368.72		48.422	29054	0
PARCEL #12	7,500.912	7,500.91	400 lot area/unit	18.752	1,5	11,251
PARCEL #13	7,500.231	7,500.23	400 lot area/unit	18.751	1,5	11,250
PARCEL #14	4,367.580	4,367.58	400 lot area/unit	10.919	1,5	6,551
RD1.5-1XL	22,506.838	18,856.84		15.005	56571	80
PARCEL #9	7,502.971	7,502.97	1500 lot area/unit	5.002	3,0	17,559
PARCEL #10	7,502.274	7,502.27	1500 lot area/unit	5.002	3,0	19,507
PARCEL #11	7,501.593	7,501.59	1500 lot area/unit	5.001	3,0	19,505
TOTAL	61,066.377	57,416.38		160.0	124,007	384
						586,000

*REGIONAL CENTER LAND USE DESIGNATION

VEHICLE PARKING SUMMARY

PARKING REGULATIONS				Per City of Los Angeles Parking Regulations			
PARKING REQUIRED		JNIT/GS		SEC.12.21A.4 BY CODE		Per Assembly Bill 2345	
RESIDENTIAL		REQUIRED RATIO		TOTAL		Provided	
Senior Living* 1 Bedroom Unit (≤ 3 Habitable room)	80	1.50	spaces/unit	120	0.50	spaces/unit	40
1 Bedroom Units (≤ 3 Habitable room)	186	1.50	spaces/unit	279	0.50	spaces/unit	93
2+3 Bedroom Units (≥ 3 Habitable room)	118	2.00	spaces/unit	236	0.50	spaces/unit	59
HOTEL	115			63			63
First 30 Guestrooms	30	1.00	spaces/unit	30			
Next 30 Guestrooms	30	0.50	spaces/unit	15			
Remaining Guestrooms	55	0.33	spaces/unit	18			
RETAIL	23,000			46			46
Retail / Rest. (Enterprise Zone)	23,000	2.00	per 1000 sf	46			
TOTAL				744			301
							500

* 55+ senior independent living (52 Very Low Income Units, 26 Moderate Income Units)

PARKING PROVIDED				Fully Attended Shared (Unassigned) Parking							
Level	Designation			Non-EV Spaces		Electric Vehicle Charging Stations (EVCS)			Total		
	Resi	Hotel	Retail	N.D.	Non-Accessible Standard	Accessible Compact	Non-Accessible Standard	Accessible Compact	VAN		
Surface Parking										0	
Level 01	0	0	0	0						0	
Basement Parking										500	
Level P1		55	48	7						55	
Level P2		70	56	14						70	
Level P3	63	46	16	58	33	2	1	27	1	125	
Level P4	96		29	58	33	2	1	27	1	125	
Level P5	96		29	58	33	2	1	27	1	125	
192	63	46	199	278	120	6	3	81	3	500	

BICYCLE PARKING SUMMARY

BICYCLE PARKING REQUIREMENTS

	Short-Term		Long-Term	
Residential Units (1-25)		1 space/10 units		1 space/1 units
Residential Units (26-100)		1 space/15 units		1 space/1.5 units
Residential Units (101-200)		1 space/20 units		1 space/2 units
Residential Units (201+)		1 space/40 units		1 space/4 units
Hotel		1 space/10 Key		1 space/10 Key
Retail		1 space/2,000 sf		2 space/restaurant

Program	Short-Term		Long-Term	
Resi Units (1-25)	1 space/10 units	3	1 space/1 units	25
Resi Units (26-100)	1 space/15 units	5	1 space/1.5 units	50
Resi Units (101-200)	1 space/20 units	5	1 space/2 units	50
Resi Units (201+)	1 space/40 units	5	1 space/4 units	46
Residential Bike Parking Required		18		171

Program	Short-Term		Long-Term	
Hotel (115 key)	1 space/10 Key	12	1 space/10 Key	12
Retail (23,000sf)	1/2,000 sf	12	1/2,000 sf	12
Non-Residential Bike Parking Required		24		24

Total Bike Parking	Short-Term		Long-Term	
Required		42		195
Provided		42		195

NOTE:
1- SEE SHEETS G0.20 - G0.21 FOR FAR AREA DIAGRAMS
2- SEE SHEETS G0.30 - G0.31 AND L0.21 - L0.22 FOR OPEN SPACE DIAGRAMS
3- FOR BIKE PARKING SEE SHEET A2.303, A2.101 AND A2.202

OPEN SPACE SUMMARY

SUMMARY OF REQUIRED USABLE OPEN SPACE REGULATIONS - per LAMC 12.21 G			
Residential Uses			
Residential (< 3 habitable rooms*)			
Residential (= 3 habitable rooms*)			
Residential (> 3 habitable rooms*)			
100 sf / unit			
125 sf / unit			
175 sf / unit			

REQUIRED USABLE OPEN SPACE

Unit Type	Unit Count	SF/Unit	Usable Open Space Area
1 Bedroom (< 3 habitable rooms*)	266	100	26,600
2 Bedroom (= 3 habitable rooms*)	110	125	13,750
3-5 Bedroom (> 3 habitable rooms*)	8	175	1,400
TOTAL REQUIRED OPEN SPACE			41,750

Qualified Usable Open Space Areas based on Required Usable Open Space

Min Common Open Space Required (≥50%):	20,875 sf
Max Qualified Common Open Space (Indoor) - Recreation Rooms (≥25%):	10,438 sf
Max Qualified Private Open Space - Balconies (≤50sf/unit):	19,200 sf

COMMON AREA OPEN SPACE PROVIDED

Open Space Type	Provided	Qualified
Common Open Space - Outdoor	58%	20,912
Common Open Space (Indoor) - Recreation Rooms	25%	10,438
Private Open Space - Balconies	17%	10,400
Sub-Total Open Space:	100%	41,750

Minimum of 25% of Common Open Space Outdoor as Landscaped Area

(Per LAMC, Section 12.21 G)	Total Qualified Common Open Space Outdoor Area (SF):	20,912
	X 25%	
	Minimum Area of Landscaping (SF):	5,228
	Landscape Area Provided (SF):	5,228
	(see sheet L0.22)	Condition Met

TREES REQUIRED

One 24" box for every 4 units:
(sidewalk trees excluded per code)

384 units / 4 = 96 Trees Required Condition Met

FLOOR AREA SUMMARY

6800

6800 Sunset
Los Angeles, CA 90028

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Seal / Signature

△ Date	Description
1 04/17/2023	ENTITLEMENT SUBMITTAL
2 05/03/2023	ENTITLEMENT SUBMITTAL
3 05/19/2023	ENTITLEMENT SUBMITTAL
4 07/10/2023	ENTITLEMENT SUBMITTAL
5 09/06/2023	PZA REVIEW
9 07/31/2024	PZA REVIEW
10 09/05/2024	PLANNING REVIEW
11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW

LADBS Stamp

NOT FOR
CONSTRUCTIONProject Name
6800Project Number
005.1960.000Description
EXISTING SITE AERIALScale
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G0.03

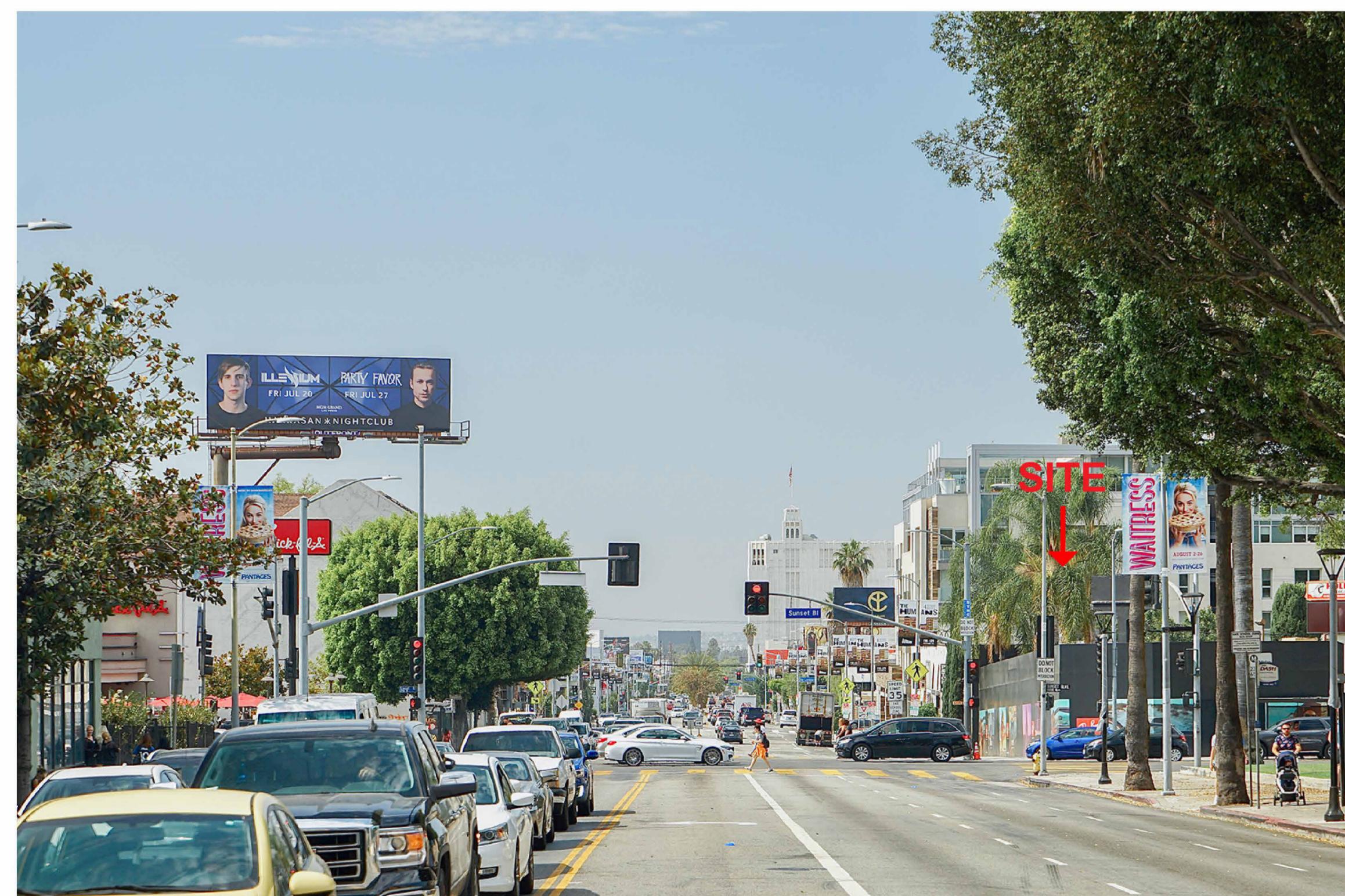




4. VIEW FROM HIGHLAND LOOKING WEST ALONG LELAND WAY



2. VIEW FROM HIGHLAND LOOKING NORTHWEST



3. VIEW FROM HIGHLAND LOOKING SOUTH



1. VIEW FROM HIGHLAND LOOKING NORTH

SHEET NOTES

GALAXY

6800

6800 Sunset
Los Angeles, CA 90028

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Seal / Signature

Date Description

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GENERAL NOTES

LADBS Stamp

NOT FOR
CONSTRUCTION

Project Name

6800

Project Number

005.1960.000

Description

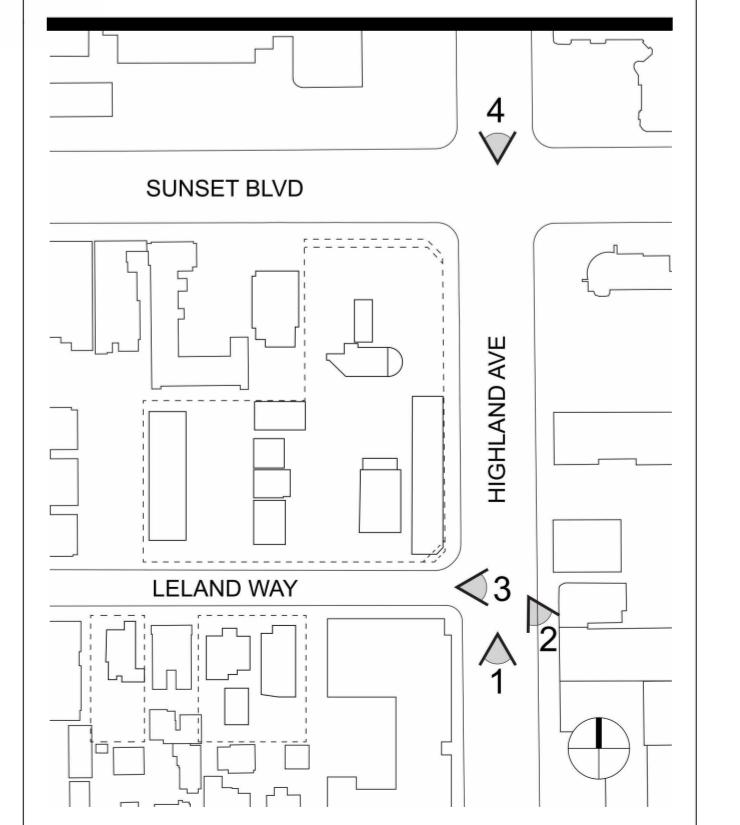
EXISTING SITE CONTEXT PHOTOS

Scale

NOT TO SCALE

G0.04

KEY PLAN





4. VIEW FROM LELAND WAY LOOKING NORTHWEST



2. VIEW FROM SUNSET LOOKING SOUTHEAST



3. VIEW FROM LELAND WAY LOOKING NORTHEAST



1. VIEW FROM SUNSET LOOKING SOUTHWEST

SHEET NOTES

GALAXY

6800

6800 Sunset
Los Angeles, CA 90028

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Seal / Signature

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GENERAL NOTES

LADBS Stamp

NOT FOR
CONSTRUCTION

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Project Number

005.1960.000

Description

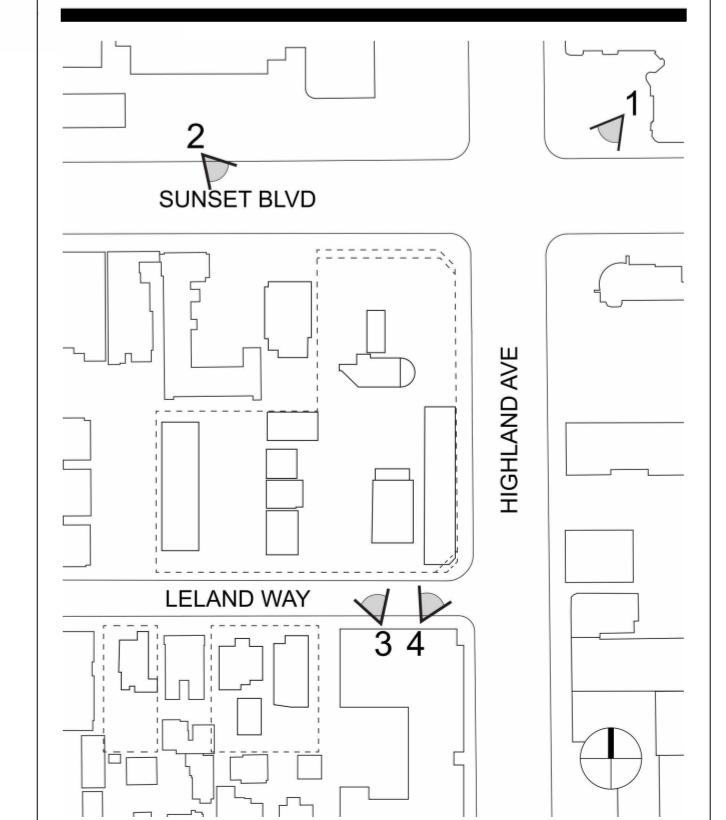
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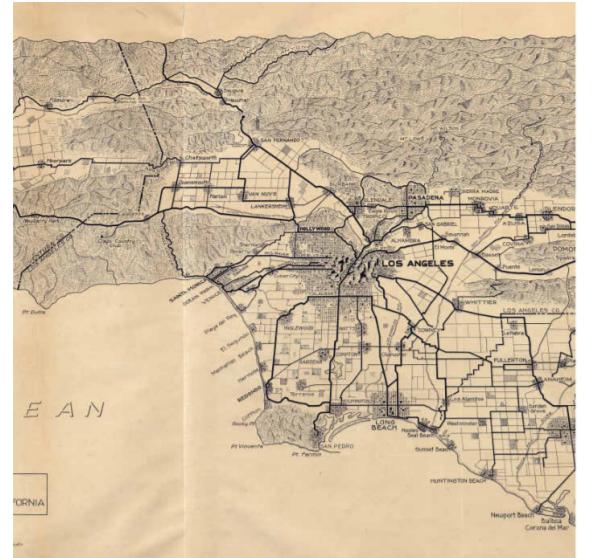
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KEY PLAN

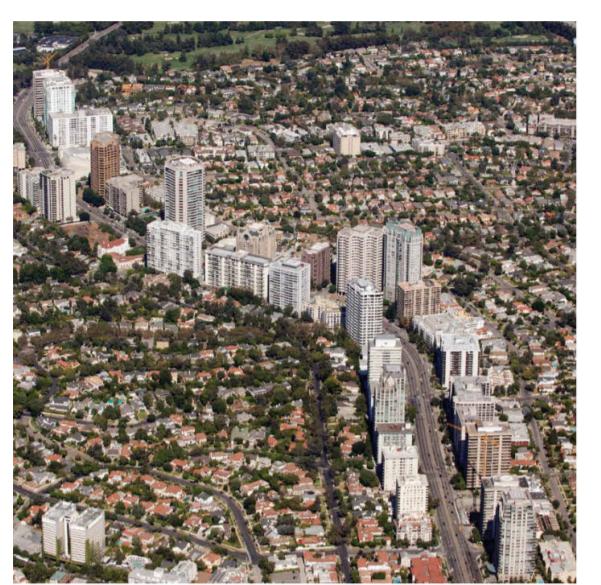


FROM MIXED USE TO INTEGRATED USE



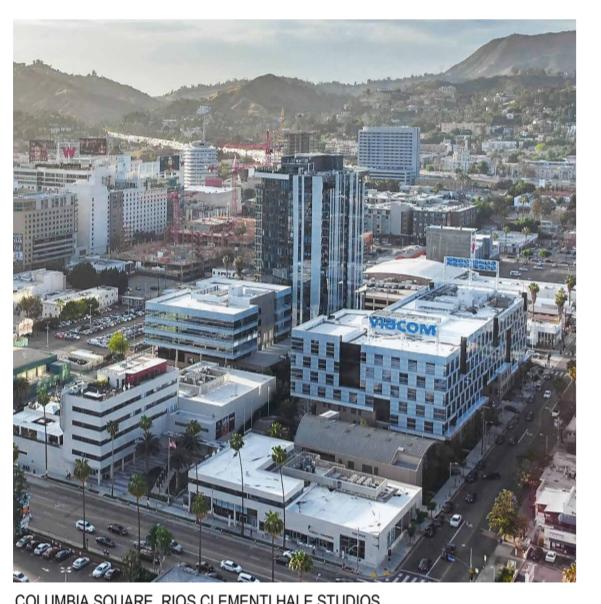
Background

Early Los Angeles formed from an extra-urban network of small cities connected by arteries of rail lines and Boulevards. The original Pueblo by the LA River spawning Downtown, Santa Monica by the sea, Hollywood against the hills and Beverly Hills in town, amongst a few others. These city centers were all connected by their respective boulevards: Wilshire, Santa Monica, Sunset, as well as the defunct Red Line, cutting through the Rancho's and oil fields of early Los Angeles.



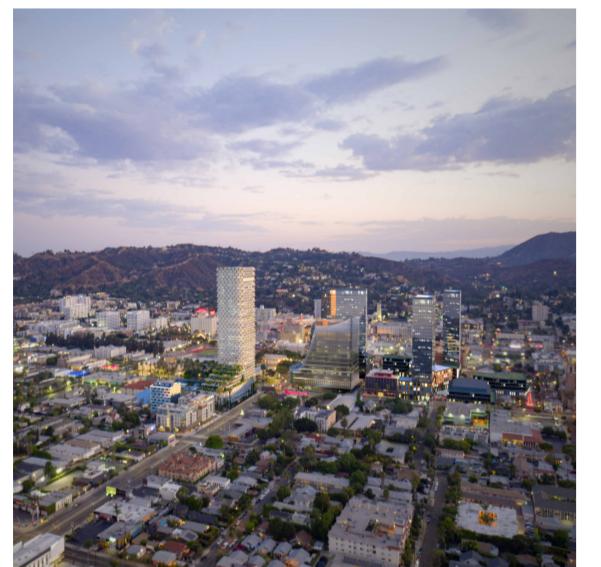
Previous Zoning's Urban Impact

On a simplified horizontal zoning basis employed by City Planning, modern Los Angeles evolved as an automobile dependent, low density blanket of suburban infill between these arteries of higher speed and occasionally taller, mostly single-use buildings. A dysfunctional condition of a single use highrise fronting a wide boulevard giving way to one story single family homes behind it occurs commonly as a result of the growth of the last century. Monofunctionality perpetuated both in the fields of infill and along the arteries.



Emergence of Mixed Use Vertical Zoning

In the past decades, contemporary Los Angeles has begun to recognize the value of Mixed Use neighborhood centers, including nuanced higher density and pedestrian oriented nodes occurring within closer proximity to each other encouraging citizens to live, work and play within a smaller radius than the previous century's model. Strategic Mixed-Use developments have begun to emerge as seeds to neighborhoods with good foundational conditions to grow. As it was in the past century, mobility remains among one of the strongest drivers of urban form, however the nature of mobility is changing more rapidly than it has in 100 years.



Next gen Livable Neighborhoods & Integrated use

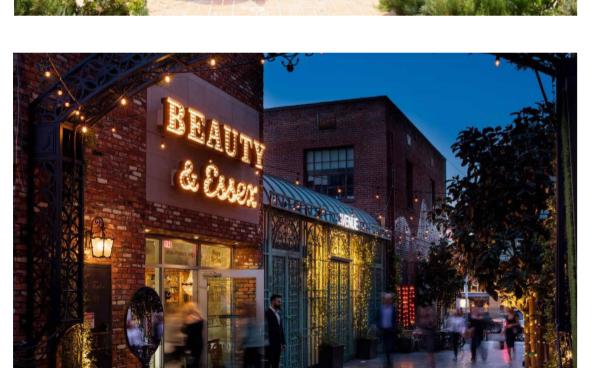
Large scale developments can no longer simply be Mixed Use, but must incorporate public space and key hybrid functionalities that link multiple programs authentically and organically to urban life. They must be flexible and allow adaptability to new trends and shorter use-horizons than in the past. They must incorporate technology to support new modes of mobility, and include future-proof solutions. New Mixed Use developments thus should be seen as organic outgrowths of a constantly changing urban life, connected and interdependent with existing fixed systems, as well as flexible and anticipatory of upcoming changes in soft systems. We term such a model 'Integrated Use'.

HOLLYWOOD REFERENCES



The Courtyard

The courtyard has endured as a predominant Los Angeles typology, harnessing the temperate Southern California climate as the ideal setting for a controlled centralized outdoor space. With the likes of the historic El Cabrillo Courts or the more social Cat & Fiddle, Hollywood is home to some of the most iconic courtyards, contributing to the image and culture that continues to attract a growing population.



Alley Conversions

With increased demand for authentic public spaces, Hollywood has responded by reclaiming and revitalizing abandoned alleys into vibrant outdoor pedestrian arteries. As Hollywood continues to densify, such a network of public spaces will inform integrated activity zones and help cultivate a wholesome civic community.



Rooftops

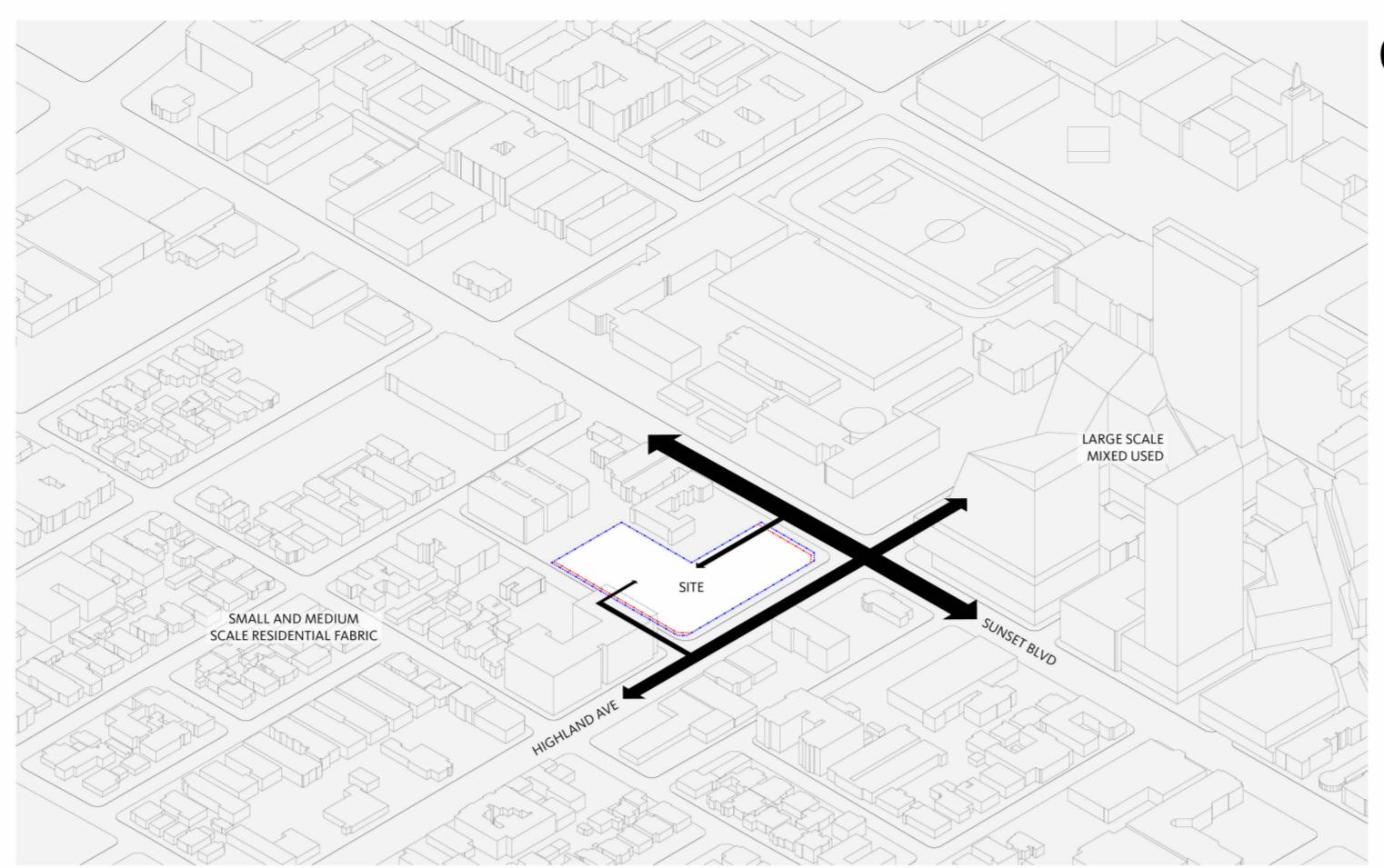
The unique climate and view resources of Hollywood, including the iconic Hollywood sign and many historic tall building profiles, create an idyllic setting for F&B, public, leisure and private roof terraces.



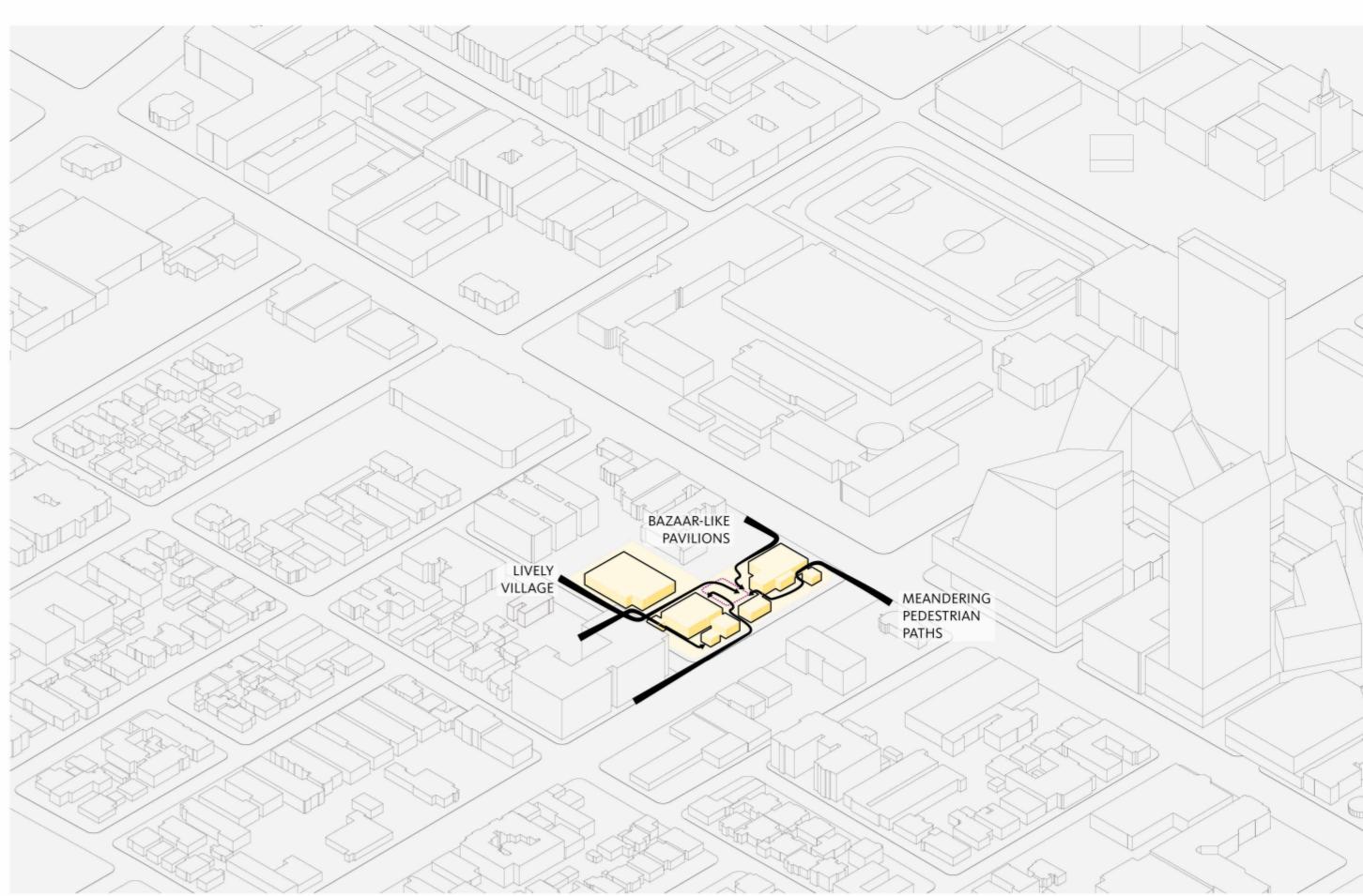
The Retail Bazaar

Opposite to a pro-forma big box retail anchor, Hollywood is known for its small scale, bazaar-like retail that creates a special and dynamic character. In this case the quantity and diversity of retail offerings acts as the glue to enliven urban space which of itself is the destination.

CONCEPT DIAGRAMS



CONTEXT



MEANDERING PEDESTRIAN PATHS

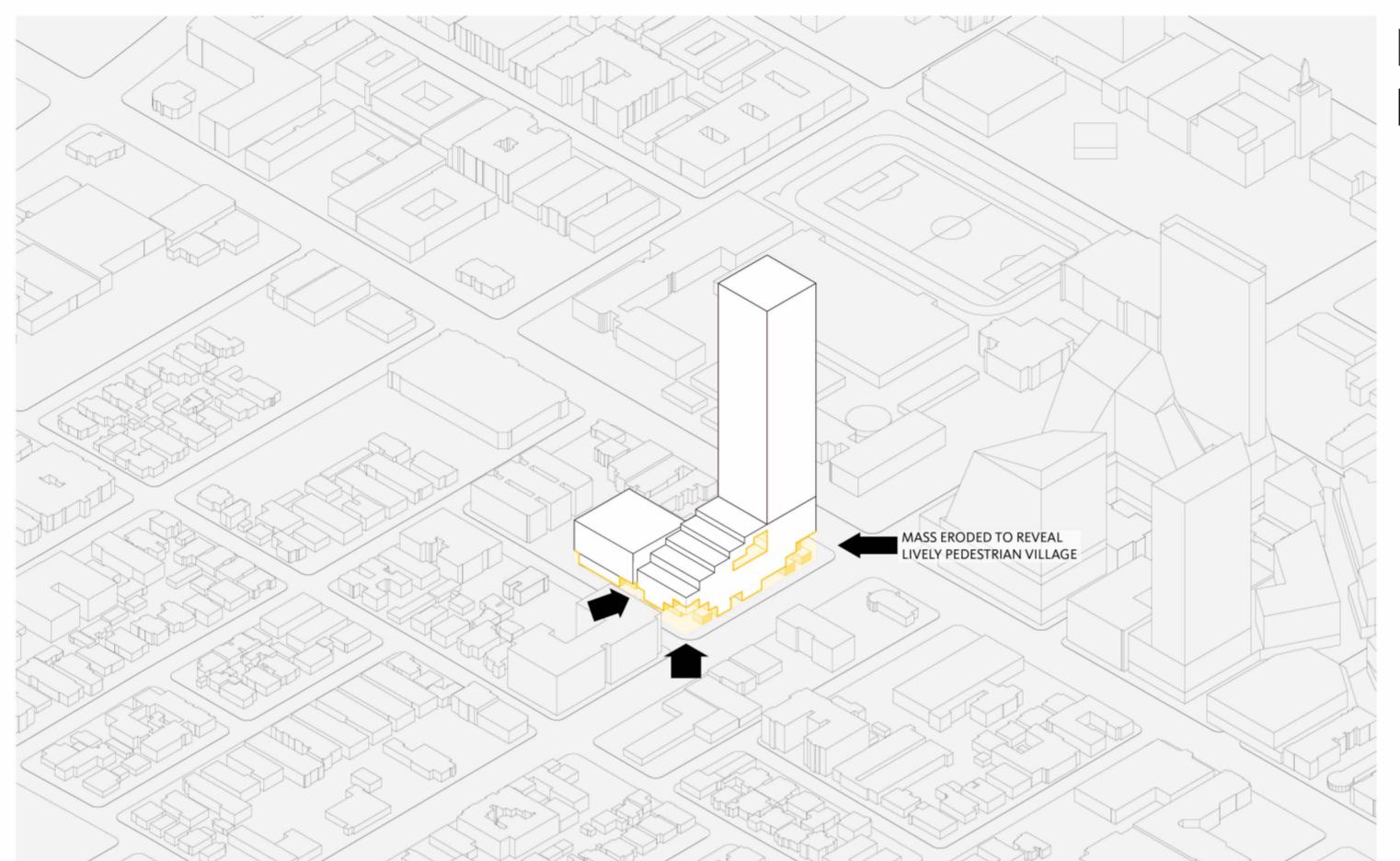
6800

6800 Sunset
Los Angeles, CA 90028

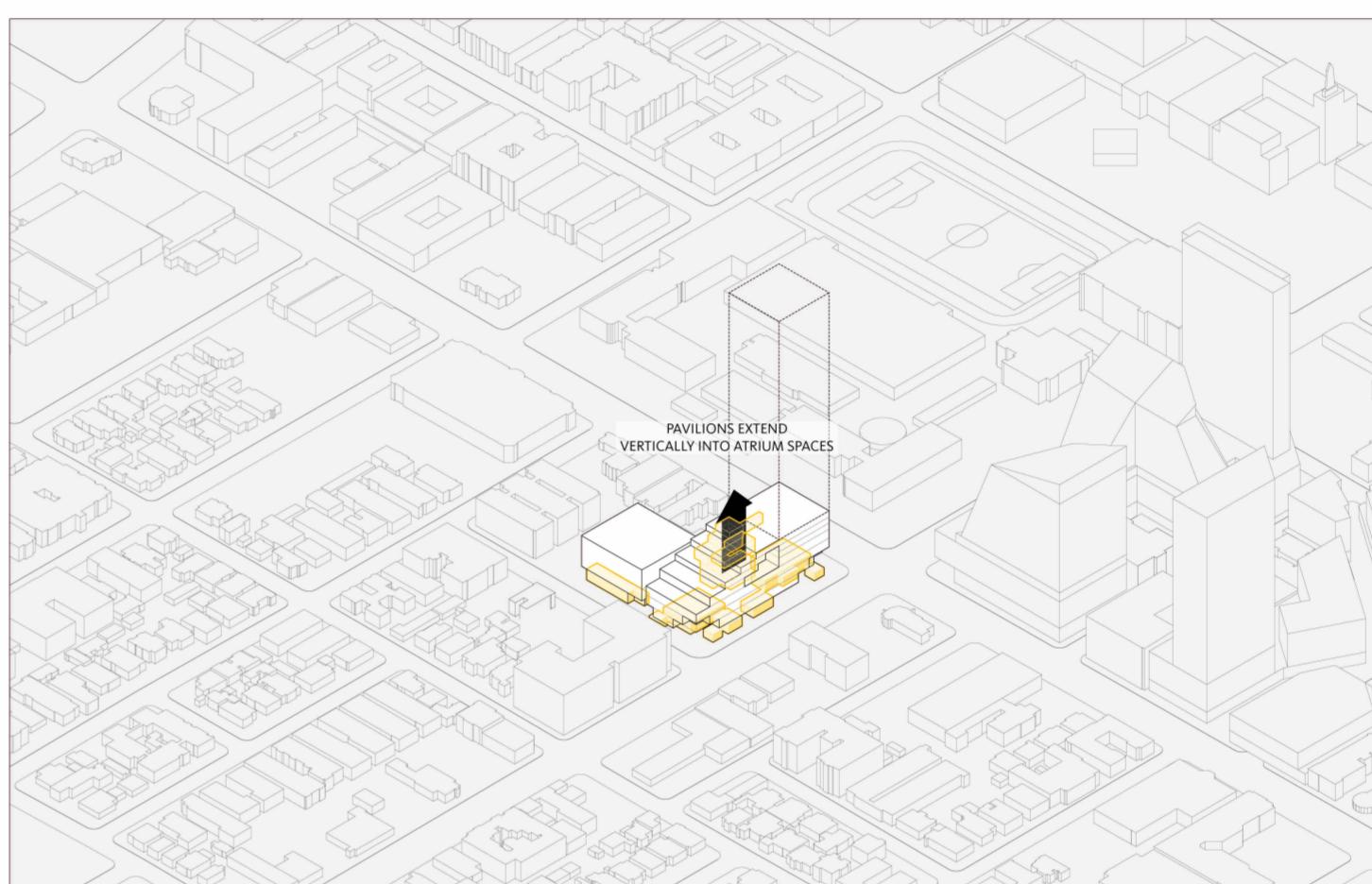
Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

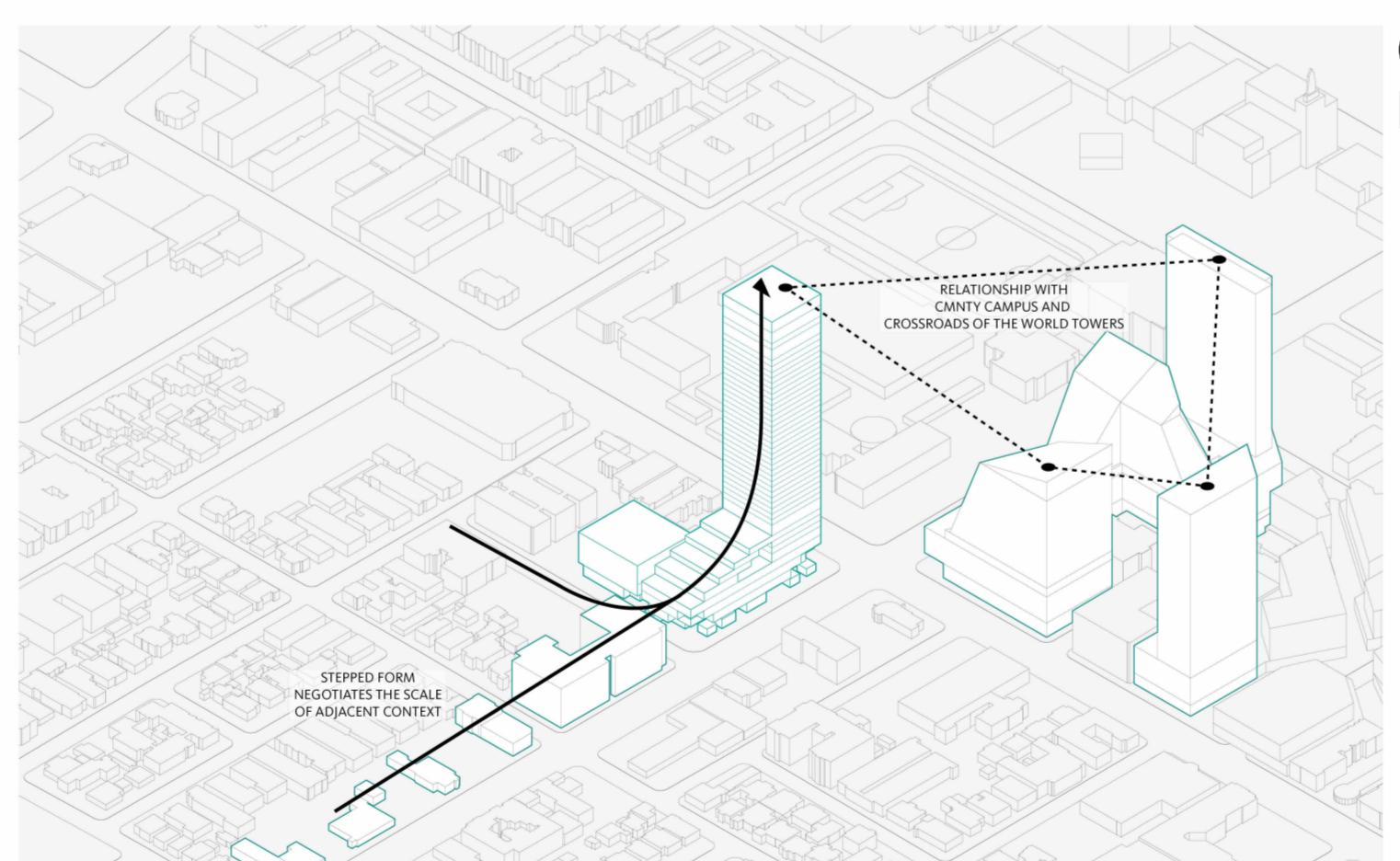
GALAXY



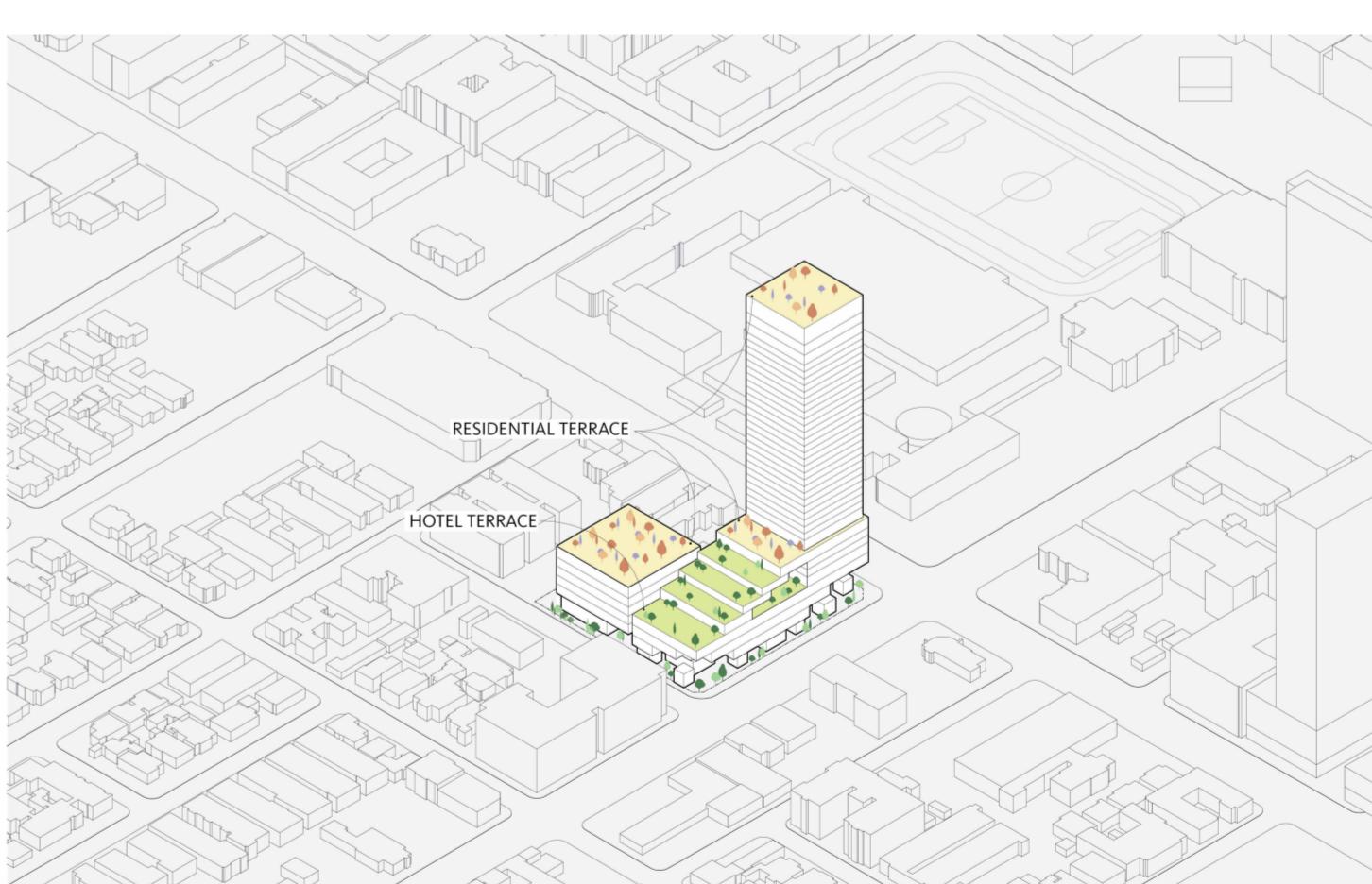
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VERTICAL CONNECTION

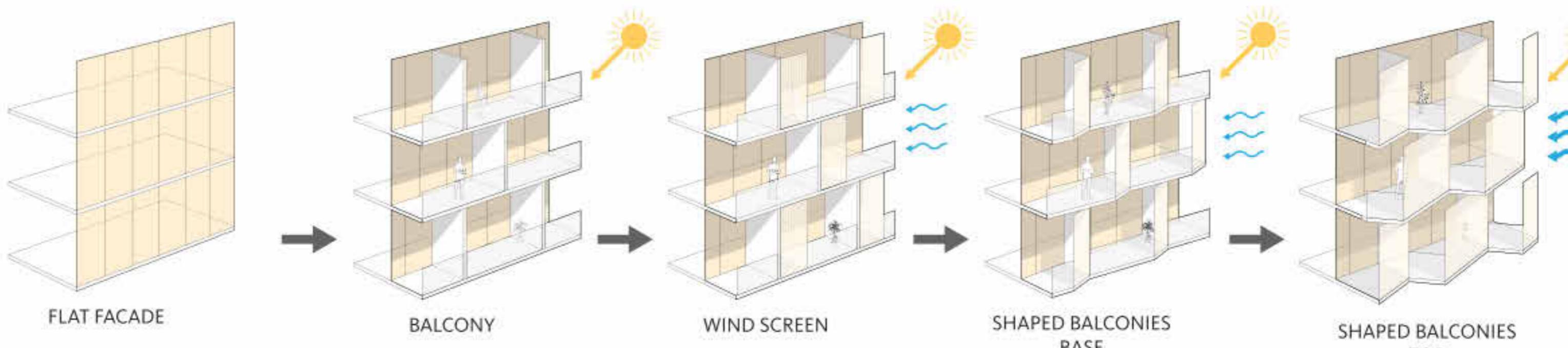


CONTEXTUAL EXPRESSION



AMENITY TERRACES

FACADE CONCEPT



NOT FOR CONSTRUCTION

Project Name

6800

Project Number

005.1960.000

Description

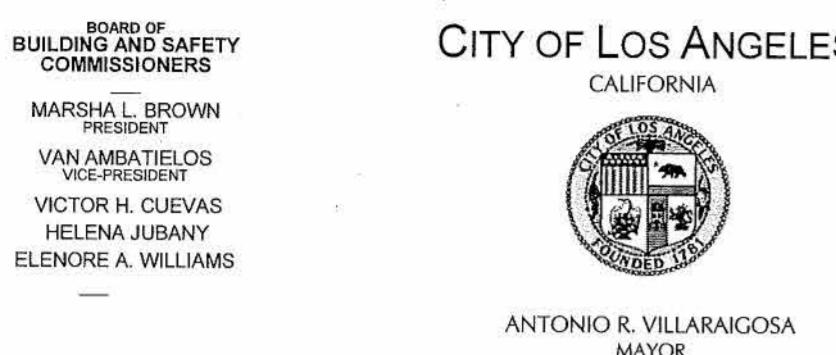
DESIGN CONCEPT

Scale

NOT TO SCALE

G0.06

FOR REFERENCED - R5 UNLIMITED HOTEL DENSITY



February 10, 2009

Craig Lawson & Co., LLC.
8758 Venice Blvd., Suite 200
Los Angeles, CA 90034

At: Craig Lawson

In response to your request of January 21, 2009, please be advised that I am not confirming any information provided about your specific project nor am I performing a zoning determination for the Emerson College Project.

What I will confirm for you is that the R5 zone has no lot area regulation for guest rooms. Whereas, the R4 zone assigns 200 sq.ft. of lot area per guest room and the R3 zone assigns 500 sq.ft. of lot area per guest room, the R5 zone is silent.

The only lot area provision for the R5 zone is that the minimum lot area per dwelling unit shall be 200 sq.ft. This is not an error by omission since guest rooms are a permitted use in the R5 zone.

There are still height district limitations on total floor area in the building that prevents an unlimited number of guest rooms.

For further information regarding this letter you may call (213) 482-0473.

Nick Trotta
Zoning Engineer
Department of Building and Safety

cc: Office File

W:\ENGDATA\A_ZONING\Zoning Letters\2009\Density.ltr.wpd

LADBS G-5 (Rev.6/08) AN EQUAL OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

FOR REFERENCED - R5 UNLIMITED HOTEL DENSITY

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES INTER-DEPARTMENTAL CORRESPONDENCE

February 27, 2014

TO: Department of City Planning
Development Services Centers
Office of Zoning Administration

Department of Building and Safety
Plan Check and Inspection

FROM: Alan Bell, AICP *Alan Bell*
Deputy Director of Planning
Department of City Planning

Lincoln Lee *Lincoln Lee*
Assistant Deputy Superintendent of Building
Chief, Office of Citywide Case Management
Department of Building and Safety

SUBJECT: HOTELS, MOTELS AND APARTMENT HOTELS - CENTRAL CITY
COMMUNITY PLAN AREA; AREAS DESIGNATED AS REGIONAL CENTER
OR REGIONAL COMMERCIAL; AND AREAS ZONED [Q] R5

In accordance with Section 12.22-A, 18 of the Los Angeles Municipal Code, a Conditional Use Permit from the Zoning Administrator pursuant to Section 12.24-W, 24 is not required in order to establish a hotel, motel or apartment hotel in the CR, C1, C1.5, C2, C4 or C5 Zones in the Central City Community Plan Area, or areas designated on an adopted Community Plan as Regional Center or Regional Commercial, even if the hotel, motel or apartment hotel is located within 500 feet of an A or R zone. As further explained below, such a Conditional Use Permit is also not required in order to establish a hotel, motel or apartment hotel in certain [Q] R5 Zones, even if the hotel, motel or apartment hotel does not comply with at least one of the three conditions set forth in Section 12.12-A, 2.

This memorandum applies to the following:

1. New construction projects;
2. Additions to existing buildings and expansions of an existing hotel, motel or apartment hotel use; and
3. Conversions of existing buildings, including adaptive reuse projects that change the use of eligible buildings to guest rooms, as defined in Section 12.22-A, 26. Such adaptive use projects are consistent with the Code's definitions of hotel, motel and apartment hotel.

Department of City Planning
Development Services Centers
Office of Zoning Administration

Department of Building and Safety
Plan Check and Inspection

Section 12.22-A, 18

Section 12.22-A, 18 is a collection of exceptions from the rest of the Code broadly intended to promote the development of mixed use, highly urbanized districts in Downtown Los Angeles (the Central City Community Plan Area) and a limited number of other designated Regional Centers and Regional Commercial areas across the City.

The General Plan envisions that these relatively few centers and districts will be the most densely developed in Los Angeles and characterized by a lively mix of residential, commercial, entertainment, retail and visitor-serving uses. To help realize this vision, the exceptions relax the Code's citywide regulations governing permitted uses of land and yard requirements for buildings. For example, as discussed in a memorandum dated May 18, 2000 and jointly issued by the Departments of City Planning and Building and Safety, Section 12.22-A, 18 permits R5 density on certain commercially zoned lots that the Code typically limits to either R3 or R4.

As set forth in Section 12.12-A, 2, a hotel, motel or apartment hotel is permitted by right in the R5 Zone if it: (1) is located in a specific plan area that allows hotels, motels and apartment hotels by right; (2) fronts a major or secondary highway; includes a minimum of 25 percent commercial zoning, and does not abut a single-family zone; or (3) expands an existing hotel by less than a third. Hotels, motels and apartment hotels that do not comply with at least one of these conditions require a Conditional Use Permit.

As set forth in Section 12.12-A, 1 (d), hotels (including motels), apartment hotels, transient occupancy residential structures, and hostels are first permitted in the CR Zone (and then the C1, C1.5, C2, C4 and C5 Zones). They are not subject to the three conditions set forth in Section 12.12-A, 2 applicable to the R5 Zone. Instead, they are permitted by right if they are not located within 500 feet of an A or R zone. Otherwise, a Conditional Use Permit is required.

A question has been raised as to whether the exceptions set forth in Section 12.22-A, 18 also supersede the Code's requirement for a Conditional Use Permit when hotels, motels or apartment hotels zoned CR, C1, C1.5, C2, C4 or C5 are within 500 feet of an A or R Zone. To address this question the relevant provisions of Section 12.22-A, 18 are quoted below:

18. Developments Combining Residential and Commercial Uses. Except where the provisions of Section 12.24.1 of this Code apply, notwithstanding any other provisions of this chapter to the contrary, the following uses shall be permitted in the following zones subject to the following limitations:

- (a) Any use permitted in the R5 Zone on any lot in the CR, C1, C1.5, C2, C4 or C5 Zones, provided that such lot is located within the Central City Community Plan Area or within an area designated on an adopted community plan as "Regional Center" or "Regional Commercial". Any combination of R5 uses and the uses permitted in the underlying commercial zones shall also be permitted on such lot.

Department of City Planning
Development Services Centers
Office of Zoning Administration

Department of Building and Safety
Plan Check and Inspection

Based on the above, hotels, motels and apartment hotels are thus uses permitted in the R5 Zone. They are not prohibited uses. Specifically, they are enumerated uses defined in Section 12.03 that are permitted either by right or conditionally permitted by the Zoning Administrator.

Section 12.22-A, 18 mandates that any use permitted in the R5 Zone shall be permitted on "any lot" that complies with specified community plan and zoning limitations. The reference to "any lot" is crucial. It supersedes the A and R Zone proximity standard referenced above, substituting instead an alternative location standard: "any lot" in the Central City Community Plan Area or an area designated on an adopted community plan as Regional Center or Regional Commercial that is also zoned CR, C1, C1.5, C2, C4 or C5. Since 12.22-A, 18 supersedes all other provisions of the Code (except for Section 12.24.1) an application for a Conditional Use Permit under Section 12.24-W, 24 is therefore not required, even when a hotel, motel or apartment hotel so located is also within 500 feet of an A or R Zone.

QIR5 Zone

In the Central City Community Plan Area and a limited number of other locations throughout the City, [Q] R5 Zones have been established. Typically, Q Conditions attached to these [Q] R5 Zones include the following language:

Notwithstanding Municipal Code Section 12.22-A, 18, the property shall be limited to the following uses:

1. Residential uses permitted in the R5 Zone.
2. Hotels, motels, and apartment hotels.

None of the three conditions applicable on a citywide basis in the R5 Zone was carried over into these Q Conditions. With this language, hotels, motels and apartment hotels are thus permitted by right. As such, an application for a Conditional Use Permit from the Zoning Administrator pursuant to Section 12.24-W, 24 is not required.

Other Zoning Regulations

All other zoning regulations continue to apply. These include but are not limited to height, transitional height, floor area limitations, density, site plan review, design review, and other zoning regulations that may apply to hotels, motels and apartment hotels.

AB:LL:sm

Attachment: Memorandum Jointly Issued by the Departments of City Planning and Building and Safety Dated May 18, 2000

6800
GALAXY

6800 Sunset
Los Angeles, CA 90028

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Seal / Signature

△ Date	Description
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11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW
13 10/17/2024	PZA REVIEW

LADBS Stamp

CITY OF LOS ANGELES INTERDEPARTMENTAL CORRESPONDENCE

DATE: May 18, 2000

TO: Department of Building and Safety, Plan Check and Inspection Staff
Department of City Planning, Office of Zoning Administration

FROM: Peter Kim, Zoning Engineer *PK*
Robert Janovici, Chief Zoning Administrator *RJ*

SUBJECT: APPLICATION OF LOT AREA (DENSITY) REQUIREMENTS FOR DEVELOPMENTS COMBINING RESIDENTIAL AND COMMERCIAL USES

Recently several questions have arisen regarding the applicability of Section 12.22A18(a) as it relates to lot area requirements (density) for combined uses in the CR, C1, C1.5, C2, C4, and C5 Zones within the area specified in the section.

Section 12.22A18(a) states as follows:

(a) Any use permitted in the R5 Zone on any lot in the CR, C1, C1.5, C2, C4 or C5 Zones provided that such lot is located within an area designated on an adopted community plan as "Regional Center", "Regional Commercial", or "High Intensity Commercial" or within any redevelopment project area and approved by the City Council within the Central City Community Plan Area. Any combination of R5 uses and the uses permitted in the underlying commercial zone shall be permitted on such lot.

The lot area requirements for the C zones, as mentioned in the section, refer to the lot area requirements of R4 or R3 Zones. However, this section allows R5 uses. One question that arises is whether to apply R5 lot area requirements or R3 / R4 lot area requirements as referenced in the lot area requirements of C zones.

In the enforcement of this section, it has been determined that the lot area requirements of the R5 zone are to be applied to projects subject to this section. Although it is not explicitly stated in the section, the last sentence of the section implies applying area requirements of R5 zone, not R3 or R4 zone. This interpretation has been confirmed by reviewing the original staff report for the ordinance.

In the enforcement of this section, it has been determined that the lot area requirements of the R5 zone are to be applied to projects subject to this section. Although it is not explicitly stated in the section, the last sentence of the section implies applying area requirements of R5 zone, not R3 or R4 zone. This interpretation has been confirmed by reviewing the original staff report for the ordinance.

NOT FOR
CONSTRUCTION

Project Name

6800

Project Number

005.1960.000

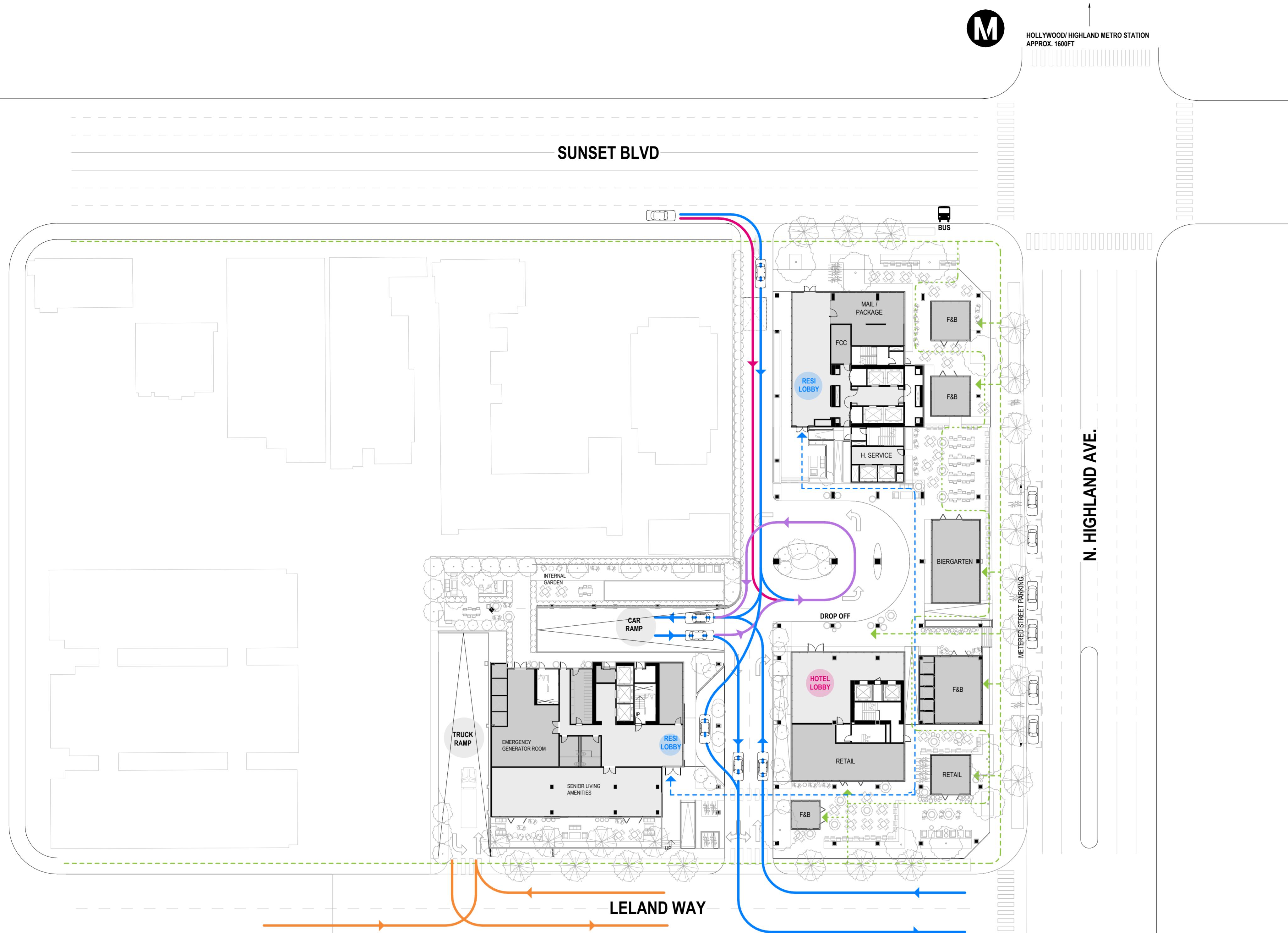
Description

REFERENCED DOCUMENTS

Scale

NOT TO SCALE

G0.07



SHEET NOTES

G A L A X Y

6800

6800 Sunset
Los Angeles, CA 90028

Gensler

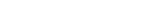
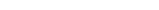
500 South Figueroa Street
Los Angeles, California 90071
United States

el 213.327.3600
ax 213.327.3601

Seal / Signature

 Date	Description
1 04/17/2023	ENTITLEMENT SUBMITTAL
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10 09/05/2024	PLANNING REVIEW
11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW

LEGENDS

-  HOTEL GUEST VEHICLE
-  RESIDENTS VEHICLE
-  RESIDENT PEDESTRIAN
-  HOTEL VALET
-  STREET PEDESTRIAN
-  SERVICE VEHICLE

| LADBS Stamp

NOT FOR CONSTRUCTION

KEY PLAN

Project Name

Project Number
005.1960.000

Description
SITE ACCESS AND CIRCULATION

Scale
As indicated

GO.08

A compass rose with a vertical line pointing upwards labeled 'NORTH'.

SHEET NOTES**GALAXY****6800**6800 Sunset
Los Angeles, CA 90028**Gensler**500 South Figueroa Street
Los Angeles, California 90071
United StatesTel 213.327.3600
Fax 213.327.3601

Seal / Signature

Date Description

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GENERAL NOTES

LADBS Stamp

**NOT FOR
CONSTRUCTION**

Project Name

6800

Project Number

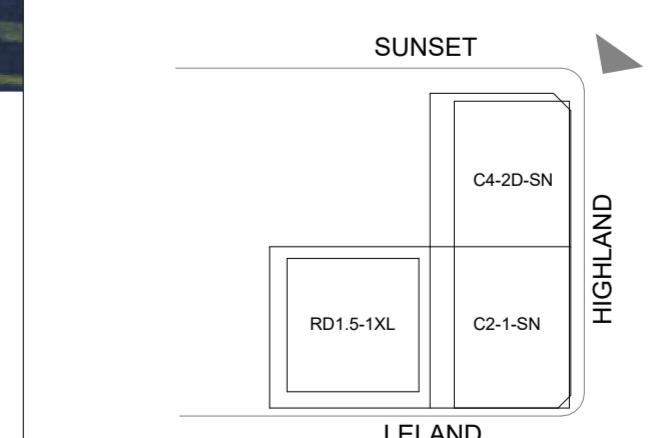
005.1960.000

Description

PROJECT RENDERING

Scale

NOT TO SCALE

G0.10**PROJECT RENDERING - VIEW FROM SUNSET/HIGHLAND CORNER**

SHEET NOTES**GALAXY****6800**6800 Sunset
Los Angeles, CA 90028**Gensler**500 South Figueroa Street
Los Angeles, California 90071
United StatesTel 213.327.3600
Fax 213.327.3601 Seal / Signature Date Description

- 1 04/17/2023 ENTITLEMENT SUBMITTAL
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- 11 09/20/2024 PZA/PLANNING REVIEW
- 12 10/09/2024 PZA/PLANNING REVIEW

 LADBS Stamp**GENERAL NOTES****NOT FOR
CONSTRUCTION**

Project Name

6800

Project Number

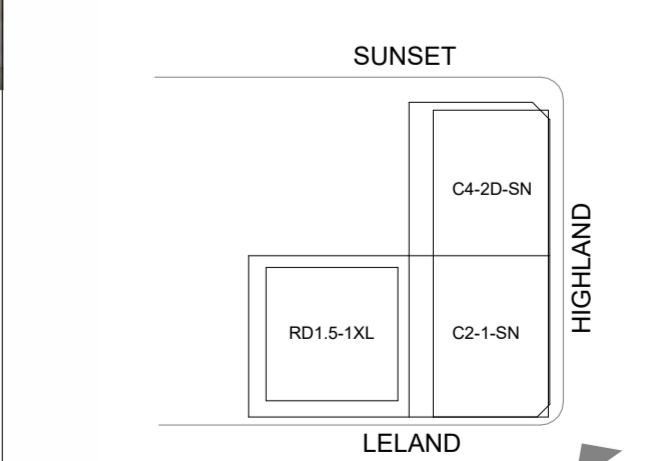
005.1960.000

Description

PROJECT RENDERING

Scale

NOT TO SCALE

G0.11**PROJECT RENDERING - VIEW FROM SUNSET/HIGHLAND CORNER**

SHEET NOTES**GALAXY****6800**6800 Sunset
Los Angeles, CA 90028**Gensler**500 South Figueroa Street
Los Angeles, California 90071
United StatesTel 213.327.3600
Fax 213.327.3601

Seal / Signature

Date Description

- 1 04/17/2023 ENTITLEMENT SUBMITTAL
- 2 05/03/2023 ENTITLEMENT SUBMITTAL
- 3 05/19/2023 ENTITLEMENT SUBMITTAL
- 4 07/10/2023 ENTITLEMENT SUBMITTAL
- 5 09/06/2023 PZA REVIEW
- 9 07/31/2024 PZA REVIEW
- 10 09/05/2024 PLANNING REVIEW
- 11 09/20/2024 PZA/PLANNING REVIEW
- 12 10/09/2024 PZA/PLANNING REVIEW

GENERAL NOTES

LADBS Stamp

**NOT FOR
CONSTRUCTION**

Project Name

6800

Project Number

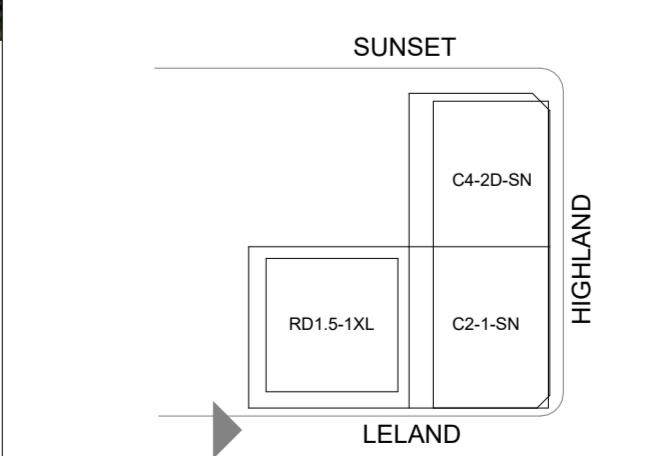
005.1960.000

Description

PROJECT RENDERING

Scale

NOT TO SCALE

G0.12**PROJECT RENDERING - VIEW FROM LELAND**



PROJECT RENDERING - VIEW FROM PLAZA LOOKING SOUTH

SHEET NOTES

G A L A X Y

6800

6800 Sunset
Los Angeles, CA 90028

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Seal / Signature

	Date	Description
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1	04/17/2023	ENTITLEMENT SUBMITTAL
2	05/03/2023	ENTITLEMENT SUBMITTAL
3	05/19/2023	ENTITLEMENT SUBMITTAL
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11	09/20/2024	PZA/PLANNING REVIEW
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GENERAL NOTES

LADBS Stamp

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KEY PLAN

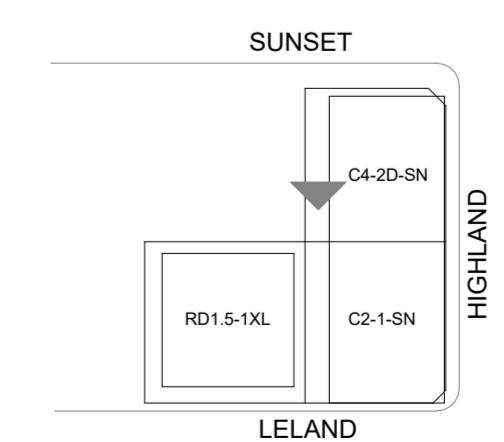
Project Name

Project Number

005.1960.000

Scale

G0.13



SHEET NOTES**GALAXY****6800**6800 Sunset
Los Angeles, CA 90028**Gensler**500 South Figueroa Street
Los Angeles, California 90071
United StatesTel 213.327.3600
Fax 213.327.3601

Seal / Signature

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GENERAL NOTES

LADBS Stamp

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CONSTRUCTION**

Project Name

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Project Number

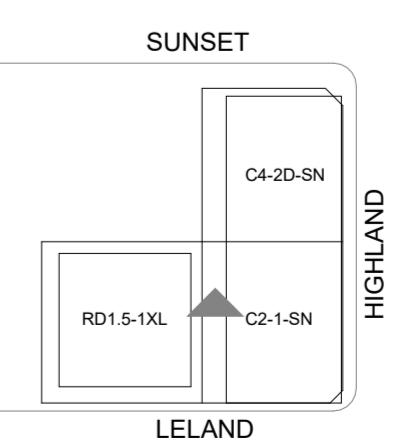
005.1960.000

Description

PROJECT RENDERING

Scale

NOT TO SCALE

**G0.14****PROJECT RENDERING - VIEW FROM PLAZA LOOKING NORTH**



PROJECT RENDERING - VIEW FROM LELAND/HIGHLAND CORNER

SHEET NOTES

GALAXY

6800

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Los Angeles, CA 90028

Gensler

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Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Seal / Signature

△ Date Description

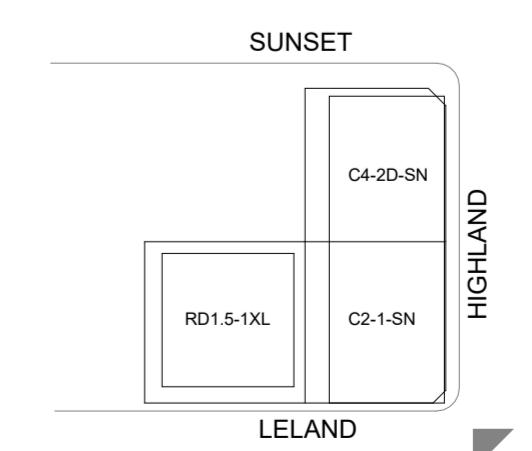
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- 9 07/31/2024 PZA REVIEW
- 10 09/05/2024 PLANNING REVIEW
- 11 09/20/2024 PZA/PLANNING REVIEW
- 12 10/09/2024 PZA/PLANNING REVIEW

GENERAL NOTES

LADBS Stamp

NOT FOR
CONSTRUCTION

KEY PLAN



Project Name

6800

Project Number

005.1960.000

Description

PROJECT RENDERING

Scale

NOT TO SCALE

G0.15

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Los Angeles, CA 90028**Gensler**500 South Figueroa Street
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United StatesTel 213.327.3600
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Seal / Signature

Date Description

10 09/05/2024 PLANNING REVIEW
11 09/20/2024 PZA/PLANNING REVIEW
12 10/09/2024 PZA/PLANNING REVIEW**GENERAL NOTES**

LADBS Stamp

**NOT FOR
CONSTRUCTION**

Project Name

6800

Project Number

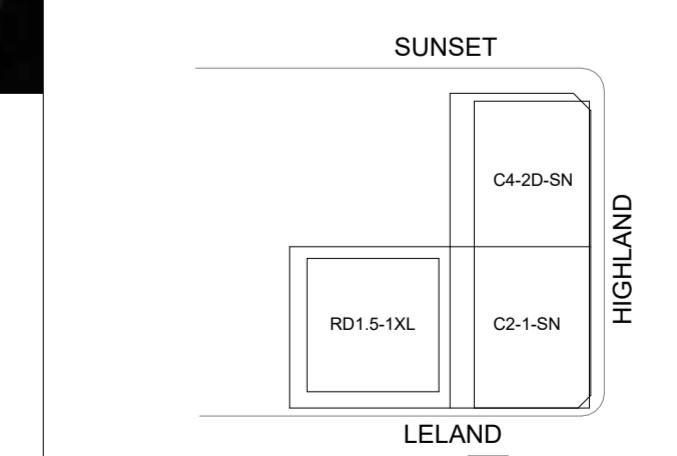
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PROJECT RENDERING

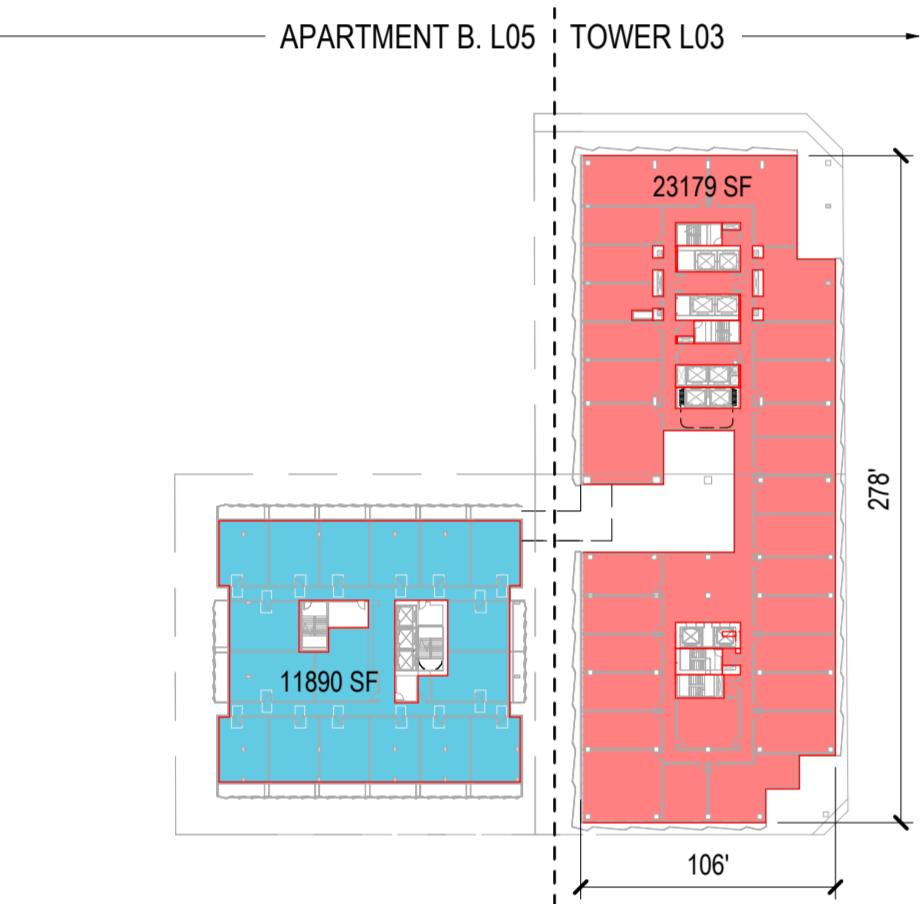
Scale

NOT TO SCALE

G0.16**PROJECT RENDERING - VIEW FROM LELAND/HIGHLAND**

09 LEVEL 04/06S

SCALE: 1" = 80'-0"



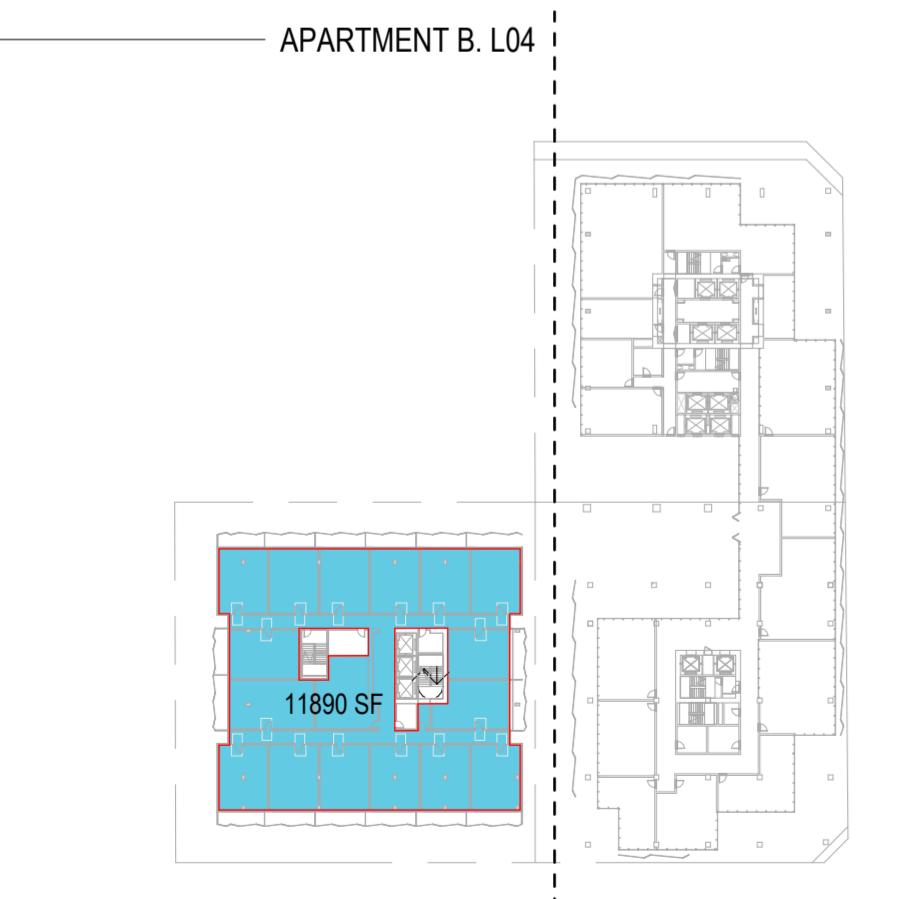
06 LEVEL 02/03S

SCALE: 1" = 80'-0"



08 LEVEL 03/05S

SCALE: 1" = 80'-0"



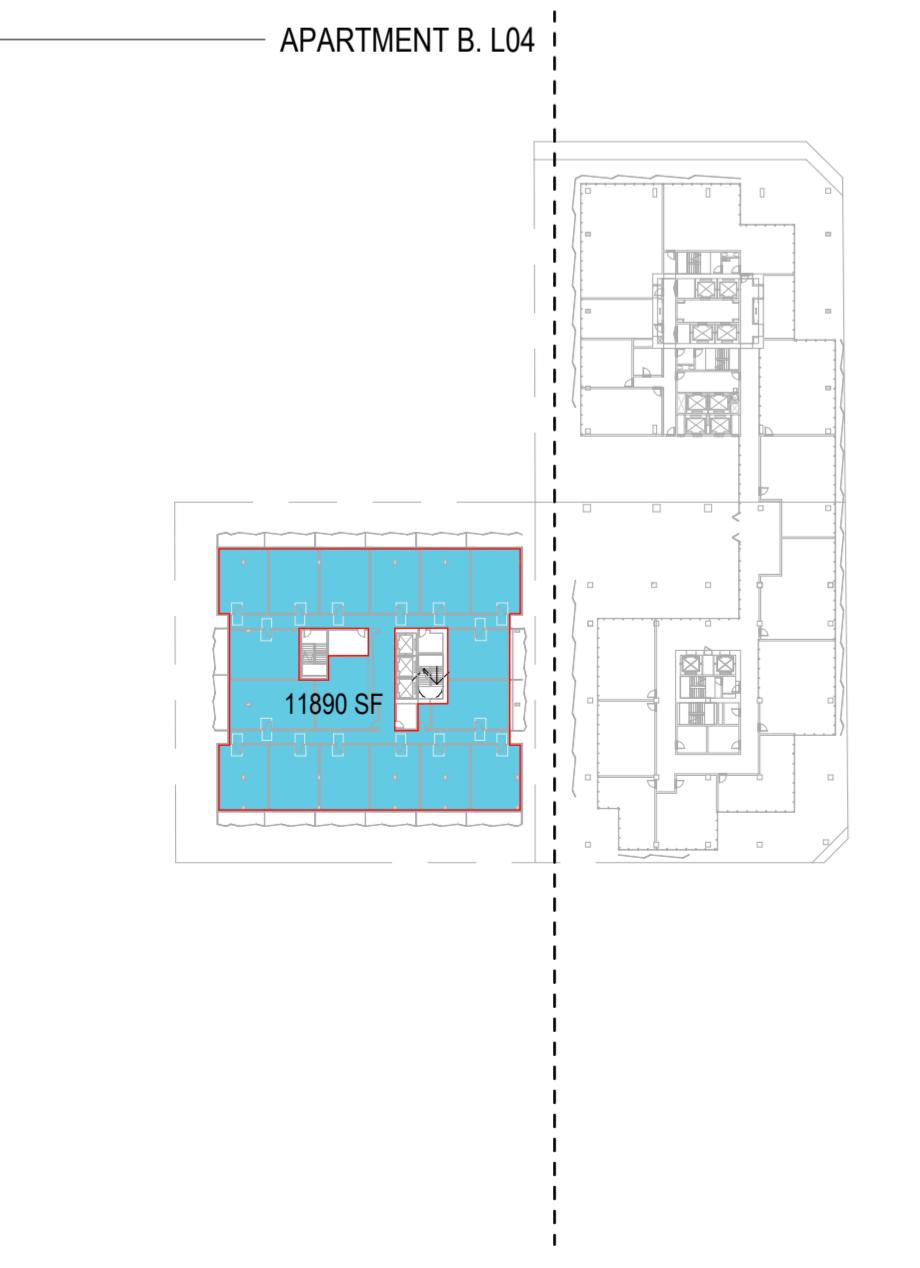
05 LEVEL 02S

SCALE: 1" = 80'-0"



07 LEVEL 04S

SCALE: 1" = 80'-0"



04 LEVEL 01/01S

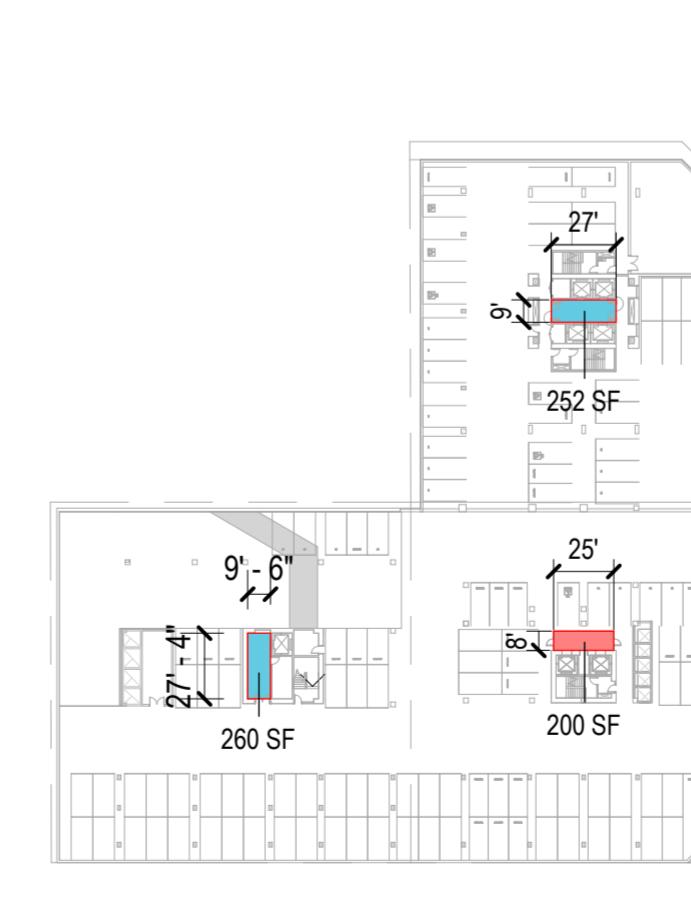
SCALE: 1" = 80'-0"



01 LEVEL B05 - B03

01 LEVEL B05 - B03

SCALE: 1" = 80'-0"



FAR AREA CALCULATION STANDARDS - LOS ANGELES
INCLUDES:
- AREAS WITHIN EXTERIOR WALLS
- AREAS UNDER ARCH PROJECTIONS EXCEEDING 5FT IN WIDTH
- RECESSED BALCONY SPACES WITH 3 WALLS
EXCLUDES:
- EXTERIOR WALL THICKNESS & EXTERIOR COLUMNS
- STAIRWAYS AND STAIRWAYS WALLS
- SHAFTS AND SHAFTS WALLS
- ROOMS HAVING MEP, INCLUDING HEAT PUMP CLOSETS
- GARBAGE & RECYCLING ROOMS
- PARKING, DRIVEWAYS & RAMPS
- BASEMENT STORAGE AREAS
- AREAS UNDER ARCH PROJECTIONS NOT INTENDED FOR USE OR OCCUPANCY
- BALCONIES UNDER ARCH PROJECTIONS THAT QUALIFY AS PRIVATE OPEN SPACE
- DROP-OFF

FAR BY PROGRAM		
Name	Area	%
HOTEL	150,000 SF	26%
RESIDENTIAL	413,000 SF	70%
RESTAURANT	18,660 SF	3%
RETAIL	4,340 SF	1%
	586,000 SF	

FAR BY LEVEL AND PROGRAM				
LEVEL	TOTAL	RESI AREA	HOTEL AREA	RETAIL / F&B AREA

APARTMENT B.				
LEVEL 08S	3,455 SF	0 SF	0 SF	0 SF
LEVEL 07S	11,236 SF	11,236 SF	0 SF	0 SF
LEVEL 06S	11,890 SF	11,890 SF	0 SF	0 SF
LEVEL 05S	11,890 SF	11,890 SF	0 SF	0 SF
LEVEL 04S	11,890 SF	11,890 SF	0 SF	0 SF
LEVEL 03S	11,890 SF	11,890 SF	0 SF	0 SF
LEVEL 02S	3,233 SF	3,233 SF	0 SF	0 SF
LEVEL 01S	8,976 SF	8,976 SF	0 SF	0 SF
LEVEL B01	260 SF	0 SF	0 SF	0 SF
LEVEL B02	260 SF	0 SF	0 SF	0 SF
LEVEL B03	260 SF	0 SF	0 SF	0 SF
LEVEL B04	260 SF	0 SF	0 SF	0 SF
LEVEL B05	260 SF	0 SF	0 SF	0 SF
	75,759 SF	71,006 SF	0 SF	0 SF

MIXED USE B.				
LEVEL 42	11,820 SF	11,820 SF	0 SF	0 SF
LEVEL 40	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 39	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 38	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 37	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 36	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 35	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 34	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 33	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 32	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 31	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 30	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 29	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 28	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 27	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 26	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 25	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 24	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 23	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 22	9,629 SF	9,629 SF	0 SF	0 SF
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LEVEL 18	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 17	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 16	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 15	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 14	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 13	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 12	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 11	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 10	9,629 SF	9,629 SF	0 SF	0 SF
LEVEL 09	10,950 SF	10,950 SF	0 SF	0 SF
LEVEL 08	14,865 SF	0 SF	14,865 SF	0 SF
LEVEL 07	16,250 SF	0 SF	16,250 SF	0 SF
LEVEL 06	18,339 SF	0 SF	18,339 SF	0 SF
LEVEL 05	24,444 SF	2,131 SF	15,826 SF	6,487 SF
LEVEL 04	24,495 SF	0 SF	24,495 SF	0 SF
LEVEL 03	23,179 SF	0 SF	23,179 SF	0 SF
LEVEL 02	22,193 SF	0 SF	22,193 SF	0 SF
LEVEL 01	28,994 SF	6,747 SF	5,733 SF	16,513 SF
LEVEL B01	3,364 SF	3,034 SF	330 SF	0 SF
LEVEL B02	11,478 SF	3,289 SF	8,189 SF	0 SF
LEVEL B03	452 SF	252 SF	200 SF	0 SF
LEVEL B04	452 SF	252 SF	200 SF	0 SF
LEVEL B05	452 SF	252 SF	200 SF	0 SF
	510,240 SF	337,241 SF	150,000 SF	23,000 SF
	586,000 SF	408,247 SF	150,000 SF	23,000 SF

FAR AREA CALCULATION STANDARDS - LOS ANGELES
INCLUDES:
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- DROP-OFF

GALAXY

6800

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Los Angeles, CA 90028

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Fax 213.327.3601

DATE	DESCRIPTION
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5 09/06/2023	PZA REVIEW
6 09/15/2023	PZA REVIEW
9 07/31/2024	PZA REVIEW
10 09/05/2024	PLANNING REVIEW
11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW

LADBS Stamp

NOT FOR CONSTRUCTION

Project Name

6800

Project Number

005.1960.000

Description

FAR AREA DIAGRAMS

6800

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Los Angeles, CA 90028

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Fax 213.327.3601

Seal / Signature

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- 07/10/2023 ENTITLEMENT SUBMITTAL
- 09/06/2023 PZA REVIEW
- 11/10/2023 EIR
- 07/31/2024 PZA REVIEW
- 09/05/2024 PLANNING REVIEW
- 11/09/2024 PZA/PLANNING REVIEW
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LADBS Stamp

NOT FOR
CONSTRUCTION

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6800

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005.1960.000

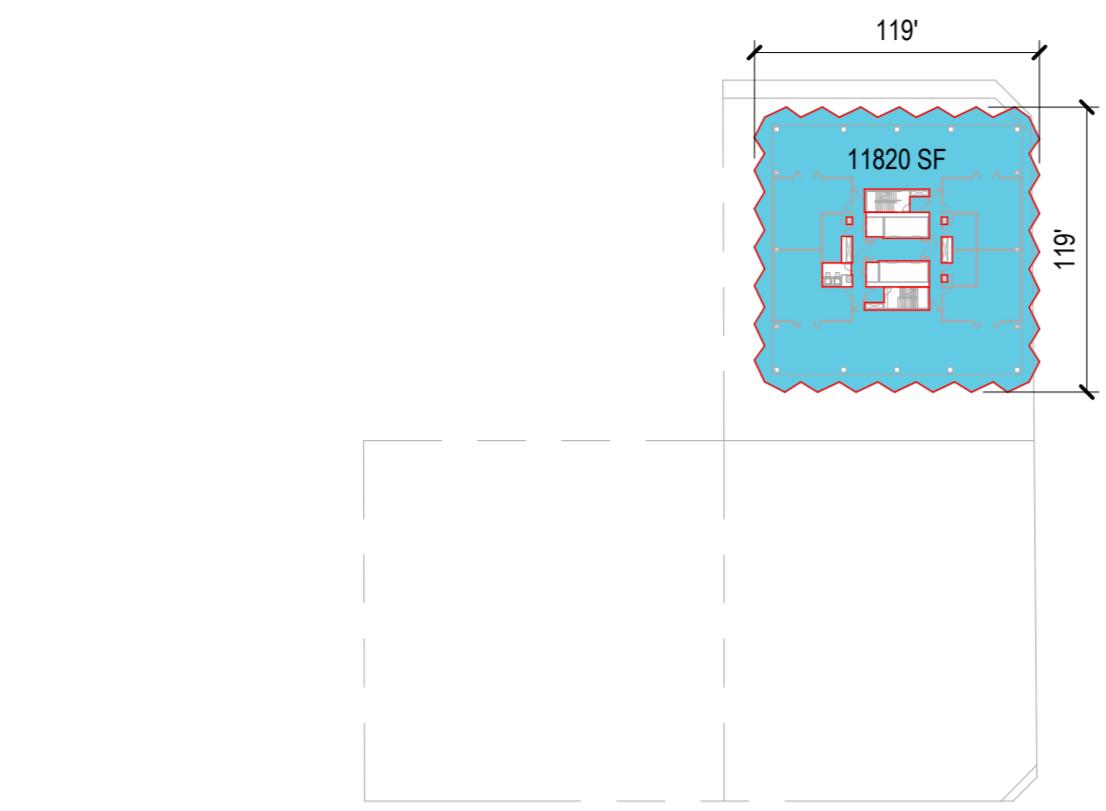
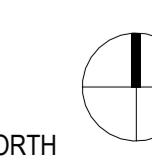
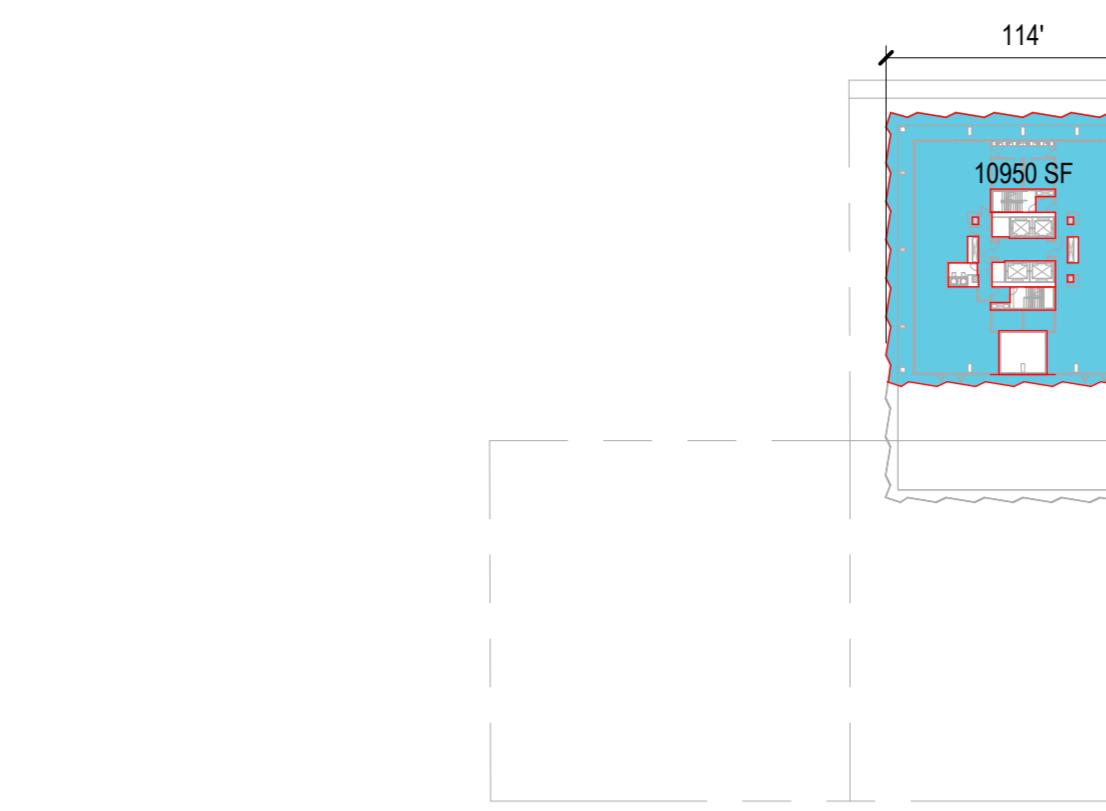
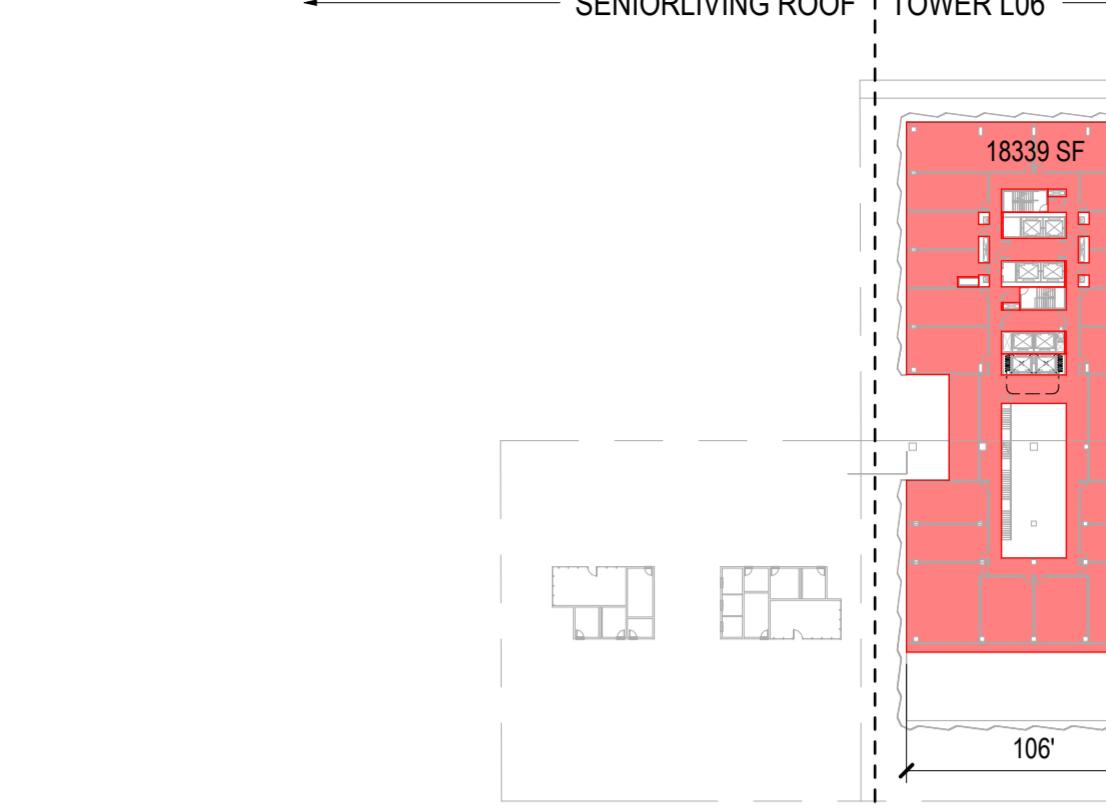
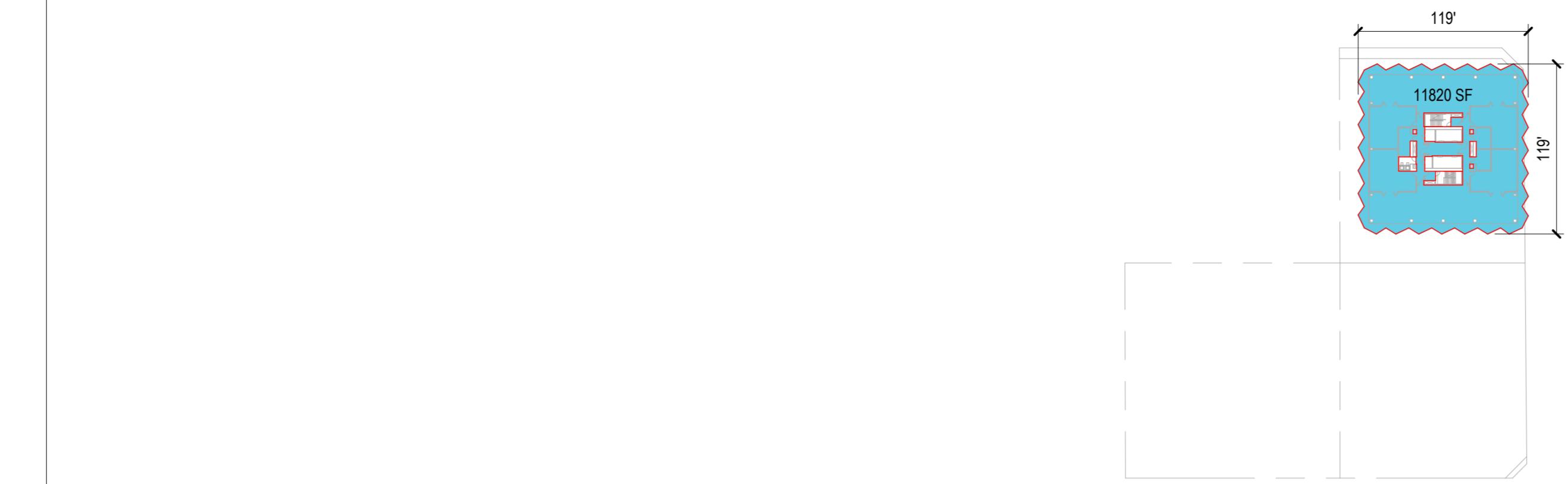
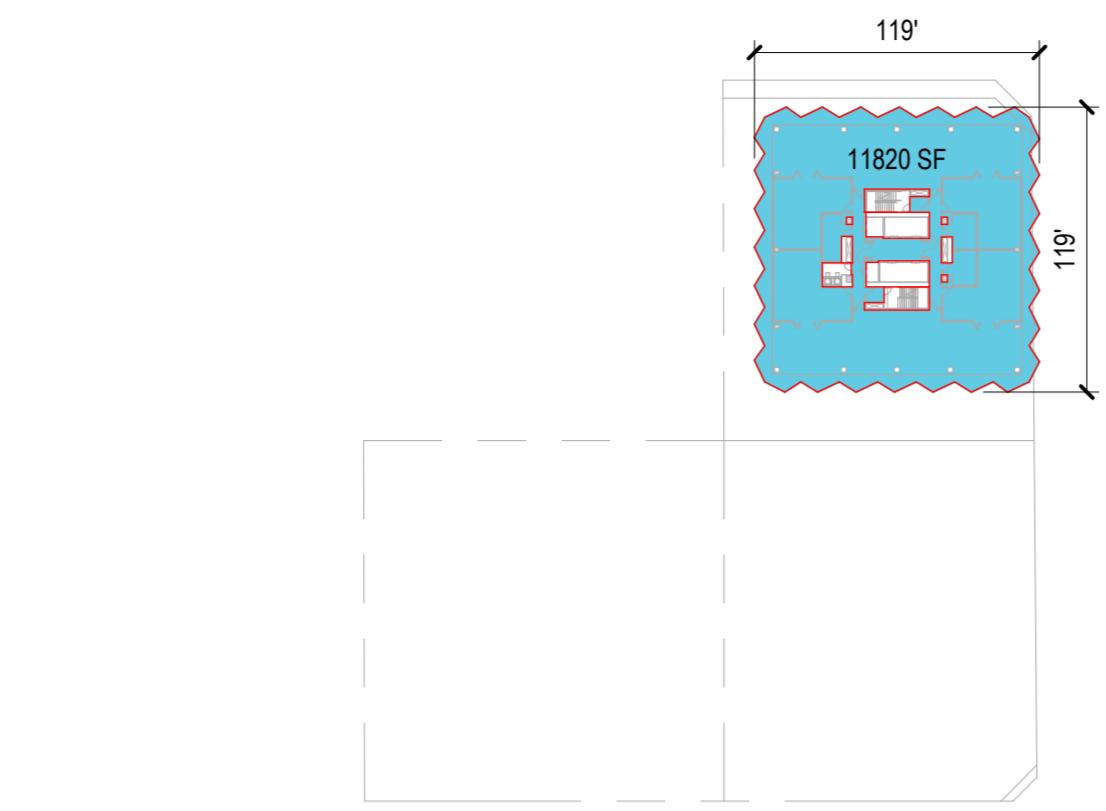
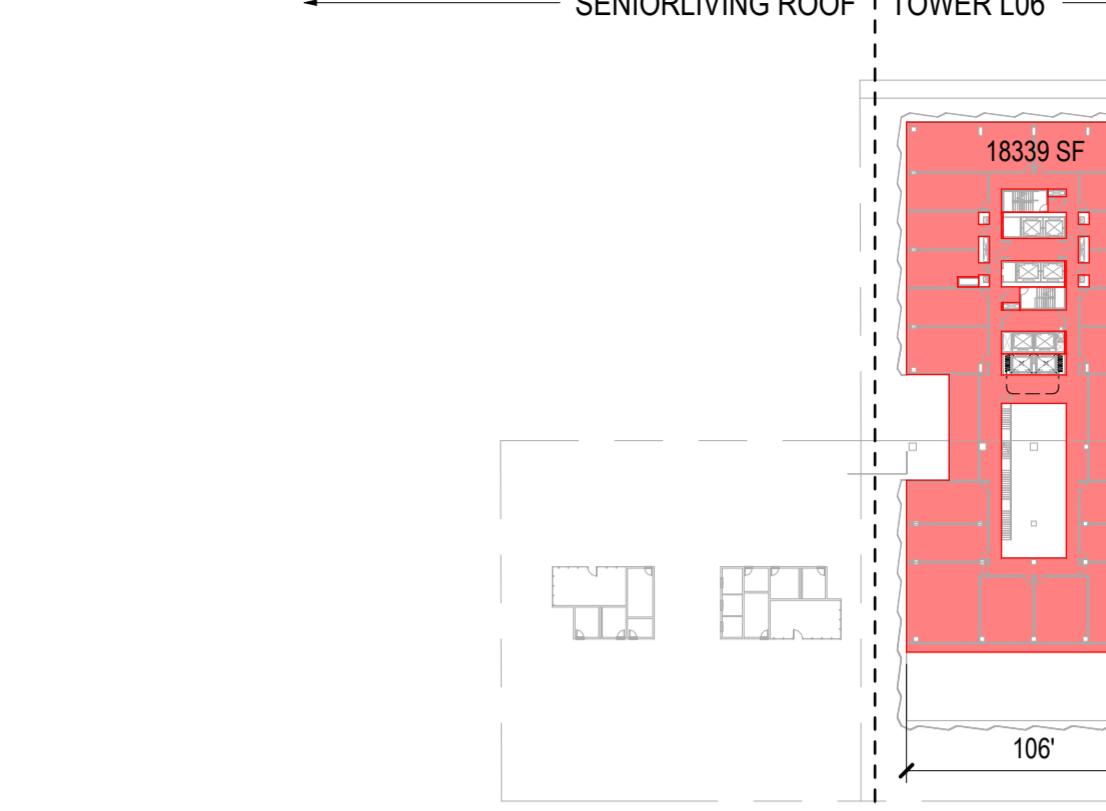
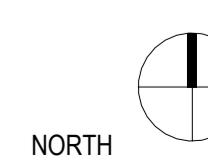
Description

FAR AREA DIAGRAMS

Scale

1" = 80'-0"

G0.21

09 LEVEL 42
SCALE: 1" = 80'-0"06 LEVEL 09
SCALE: 1" = 80'-0"03 LEVEL 06
SCALE: 1" = 80'-0"08 LEVEL 39-40
SCALE: 1" = 80'-0"02 LEVEL 05/08S
SCALE: 1" = 80'-0"04 LEVEL 07
SCALE: 1" = 80'-0"01 LEVEL 07S
SCALE: 1" = 80'-0"

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- 12/10/2024 PZA/PLANNING REVIEW

LADBS Stamp

NOT FOR
CONSTRUCTIONProject Name
6800Project Number
005.1960.000Description
OPEN SPACE DIAGRAMSScale
1" = 80'-0"

G0.30

PROVIDED OPEN SPACE			
COUNT	NAME	AREA	%
6	COMMON OPEN SPACE	20,912 SF	50%
208	PRIVATE OPEN SPACE	10,400 SF	25%
5	RECREATION ROOM	10,438 SF	25%
		41,750 SF	

PROVIDED OPEN SPACE BY LEVEL - @ TOWER				
LEVEL	TOTAL	COMMON OPEN SPACE	PRIVATE OPEN SPACE	RECREATION ROOM
LEVEL 42	6,717 SF	3,724 SF	0 SF	2,993 SF
LEVEL 40	200 SF	0 SF	200 SF	0 SF
LEVEL 39	200 SF	0 SF	200 SF	0 SF
LEVEL 38	500 SF	0 SF	500 SF	0 SF
LEVEL 37	500 SF	0 SF	500 SF	0 SF
LEVEL 36	500 SF	0 SF	500 SF	0 SF
LEVEL 35	500 SF	0 SF	500 SF	0 SF
LEVEL 34	500 SF	0 SF	500 SF	0 SF
LEVEL 33	500 SF	0 SF	500 SF	0 SF
LEVEL 32	500 SF	0 SF	500 SF	0 SF
LEVEL 31	500 SF	0 SF	500 SF	0 SF
LEVEL 30	500 SF	0 SF	500 SF	0 SF
LEVEL 29	500 SF	0 SF	500 SF	0 SF
LEVEL 28	500 SF	0 SF	500 SF	0 SF
LEVEL 27	500 SF	0 SF	500 SF	0 SF
LEVEL 09	10,926 SF	5,406 SF	0 SF	5,520 SF
	24,043 SF	9,130 SF	6,400 SF	8,513 SF

PROVIDED OPEN SPACE BY LEVEL - @ APARTMENT BUILDING				
LEVEL	TOTAL	COMMON OPEN SPACE	PRIVATE OPEN SPACE	RECREATION ROOM
LEVEL 08S	11,112 SF	11,112 SF	0 SF	0 SF
LEVEL 07S	800 SF	0 SF	800 SF	0 SF
LEVEL 06S	800 SF	0 SF	800 SF	0 SF
LEVEL 05S	800 SF	0 SF	800 SF	0 SF
LEVEL 04S	800 SF	0 SF	800 SF	0 SF
LEVEL 03S	800 SF	0 SF	800 SF	0 SF
LEVEL 01S	2,596 SF	670 SF	0 SF	1,925 SF
	17,707 SF	11,782 SF	4,000 SF	1,925 SF

- REFER TO G0.02 SHEET FOR OPEN SPACE CALCULATION DETAILS
- SEE SHEETS L0.21 AND L0.22 FOR TREE LOCATIONS AND PLANTED AREA LOCATIONS

SUMMARY OF REQUIRED USABLE OPEN SPACE REGULATIONS - per LAMC 12.21.G			
Residential Uses			
Residential (< 3 habitable rooms*)	100 sf / unit		
Residential (+ 3 habitable rooms*)	125 sf / unit		
Residential (> 3 habitable rooms*)	175 sf / unit		

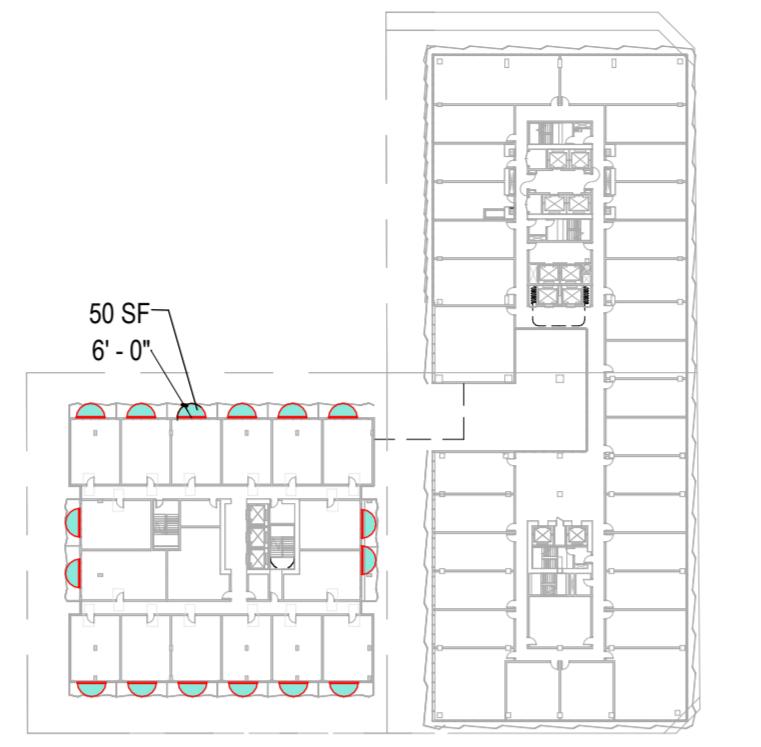
REQUIRED USABLE OPEN SPACE			
Unit Type	Unit Count	SF/Unit	Usable Open Space Area
1 Bedroom (< 3 habitable rooms*)	205	100	20,500
2 Bedroom (+3 habitable rooms*)	110	125	13,750
3-5 Bedroom (+ 3 habitable rooms*)	8	175	1,400
			TOTAL REQUIRED OPEN SPACE
			41,750

Qualified Usable Open Space Areas based on Required Usable Open Space			
Min Common Open Space Required ($\geq 50\%$):	20,875	sf	
Max Qualified Common Open Space (Indoor) - Recreation Rooms ($\geq 25\%$):	10,438	sf	
Max Qualified Private Open Space - Balconies ($\geq 50\%$ /unit):	19,200	sf	

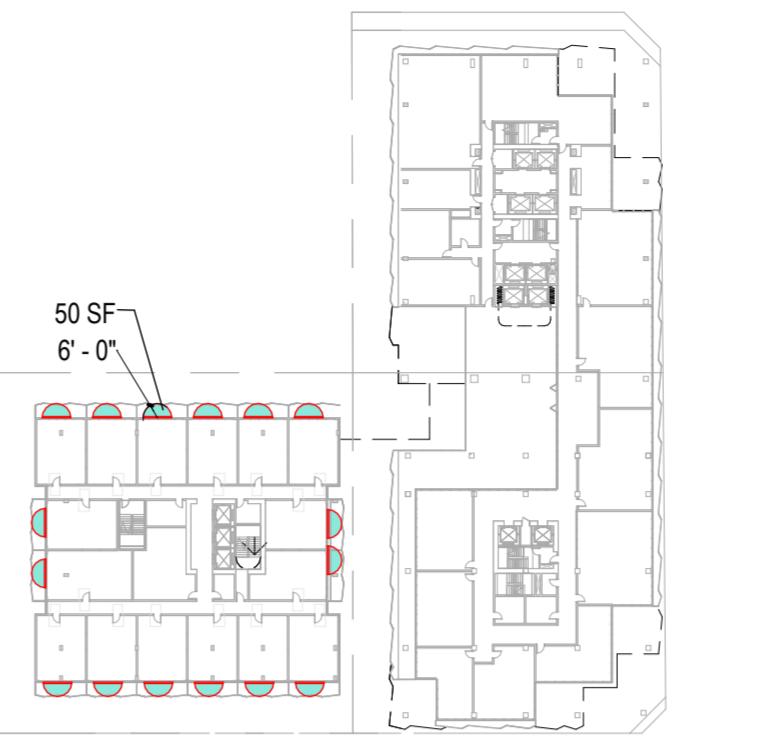
COMMON AREA OPEN SPACE PROVIDED			
Open Space Type	Provided	Qualified	
Common Open Space - Outdoor	58%	20,912	
Common Open Space (Indoor) - Recreation Rooms	25%	10,438	
Private Open Space - Balconies	17%	10,400	
Sub-Total Open Space:	100%	41,750	

Minimum of 25% of Common Open Space Outdoor as Landscaped Area (Per LAMC, Section 12.21.G)			
Total Qualified Common Open Space Outdoor Area (SF):		20,912	X 25%
Minimum Area of Landscaping (SF):		5,228	Landscape Area Provided (SF): (see sheet L0.22)

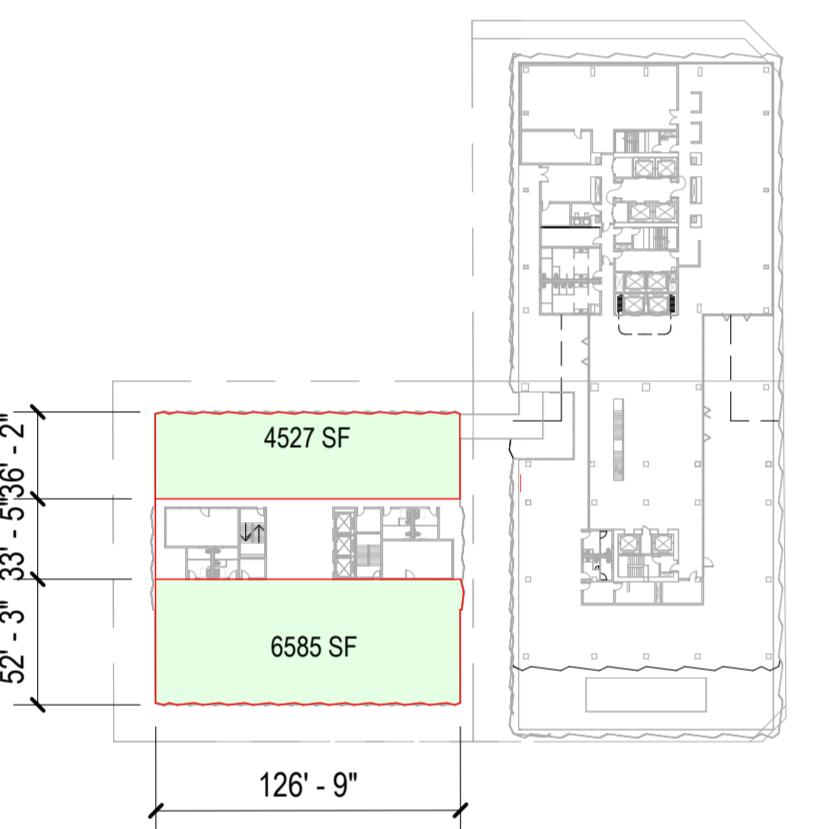
TREES REQUIRED			
One 24' box for every 4 units: (sidewalk trees excluded per code)	384 units / 4 =	96	Trees Required Condition Met



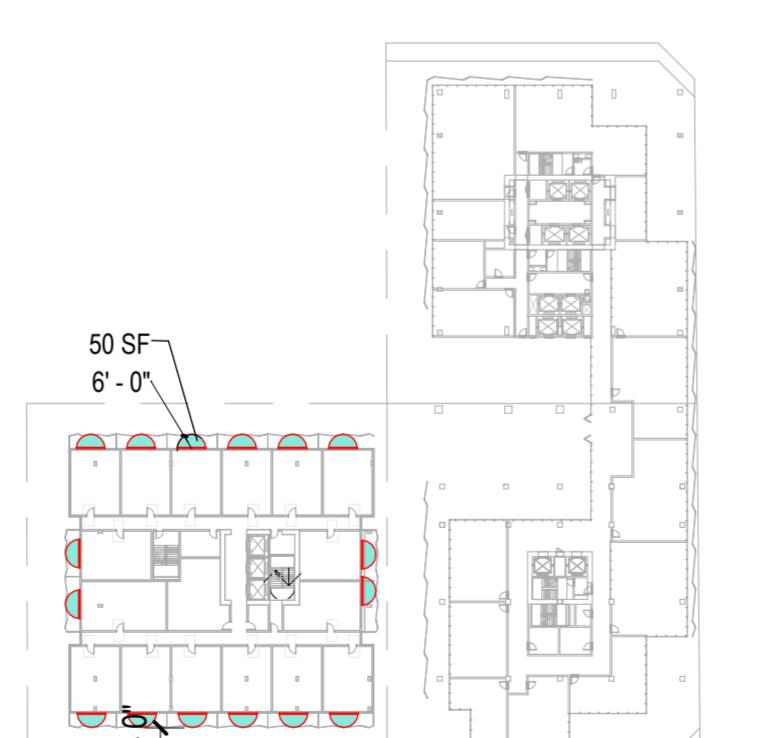
06 OPEN SPACE - LEVEL 06 APARTMENT B.
SCALE: 1" = 80'-0"



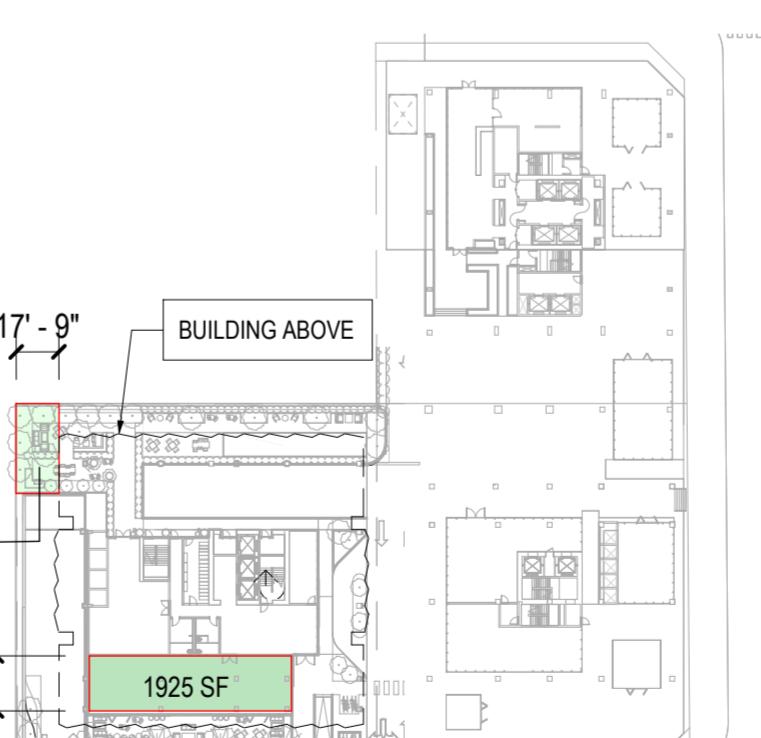
03 OPEN SPACE - LEVEL 03 APARTMENT B.
SCALE: 1" = 80'-0"



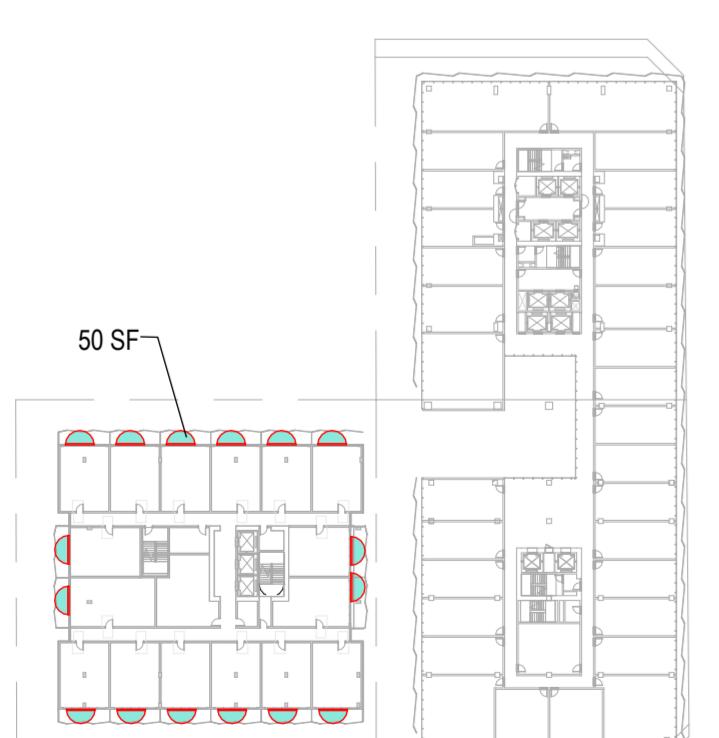
08 OPEN SPACE - LEVEL 08 APARTMENT B.
SCALE: 1" = 80'-0"



05 OPEN SPACE - LEVEL 05 APARTMENT B.
SCALE: 1" = 80'-0"



02 OPEN SPACE - LEVEL 02 APARTMENT B.
SCALE: 1" = 80'-0"



07 OPEN SPACE - LEVEL 07 APARTMENT B.
SCALE: 1" = 80'-0"

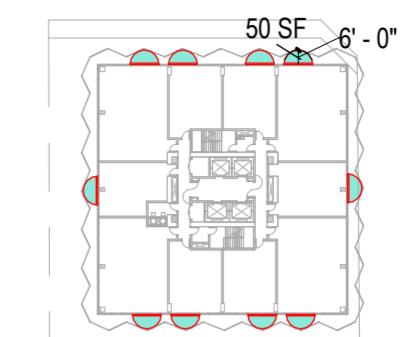
04 OPEN SPACE - LEVEL 04 APARTMENT B.
SCALE: 1" = 80'-0"

01 OPEN SPACE - GROUND LEVEL
SCALE: 1" = 80'-0"

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Los Angeles, CA 90028

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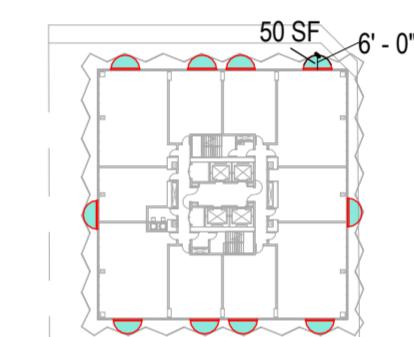
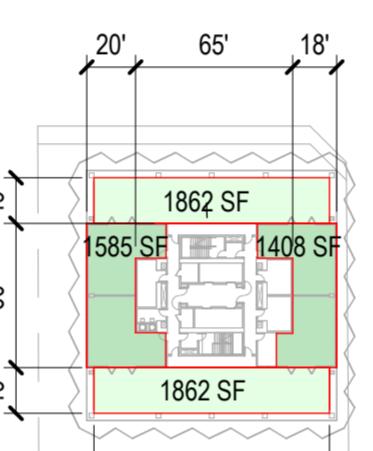
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- 10 09/05/2024 PLANNING REVIEW
- 11 09/20/2024 PZA/PLANNING REVIEW
- 12 10/09/2024 PZA/PLANNING REVIEW

LADBS Stamp

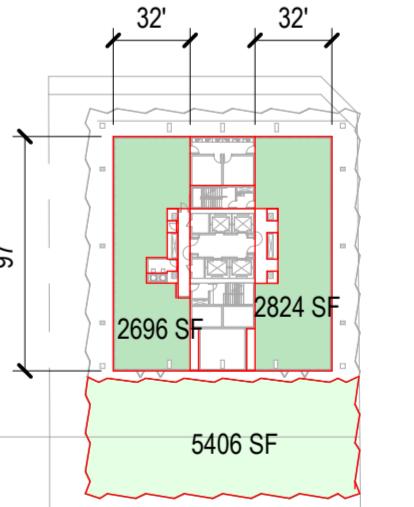
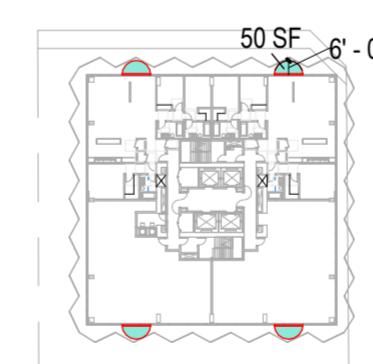
03 OPEN SPACE - LEVEL 27/29/31/33/35/37 TOWER

SCALE: 1" = 80'-0"



05 OPEN SPACE - LEVEL 42 TOWER

SCALE: 1" = 80'-0"

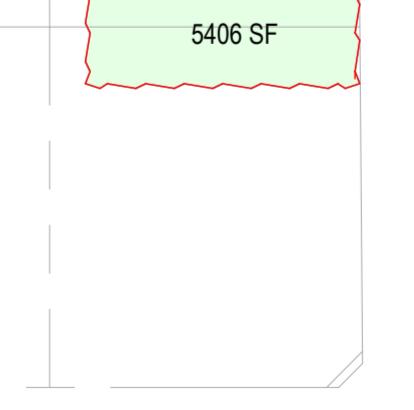
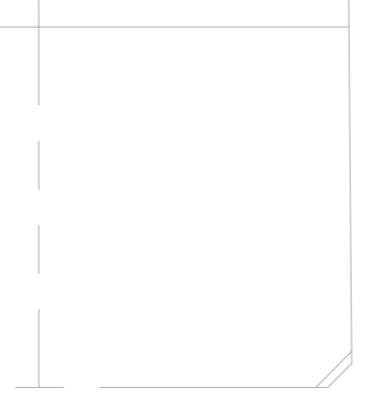


02 OPEN SPACE - LEVEL 28/30/32/34/36/38 TOWER

SCALE: 1" = 80'-0"

04 OPEN SPACE - LEVEL 39-40 TOWER

SCALE: 1" = 80'-0"



01 OPEN SPACE - LEVEL 09 TOWER

SCALE: 1" = 80'-0"

**NOT FOR
CONSTRUCTION**

Project Name

6800

Project Number

005.1960.000

Description

OPEN SPACE DIAGRAMS

Scale

1" = 80'-0"

G0.31

BUILDING AREA ANALYSIS PART 2: CALCULATION TABLE

Floor Area (non-parking)			
	Residential Floor Area	Non-residential Floor Area	parking
ROOF			
Level 43 (MEP ROOF)			
Level 42	13083		
Level 41 (MEP)			
Level 40	13207		
Level 39	13207		
Level 38	13173		
Level 37	13155		
Level 36	13138		
Level 35	13121		
Level 34	13104		
Level 33	13086		
Level 32	13069		
Level 31	13052		
Level 30	13035		
Level 29	13017		
Level 28	13000		
Level 27	12983		
Level 26	12966		
Level 25	12949		
Level 24	12931		
Level 23	12914		
Level 22	12897		
Level 21	12880		
Level 20	12862		
Level 19	12845		
Level 18	12828		
Level 17	12811		
Level 16	12793		
Level 15	12776		
Level 14	12759		
Level 13	12742		
Level 12	12724		
Level 11	12707		
Level 10	12690		
Level 09	12690		
Level 08		16218	
Level 07		16930	
Level 06		18614	
Level 05	3073	14518	
Level 04		26954	
Level 03		25655	
Level 02		22578	
Level 01	4303	18921	
Level 085 (ROOF)	9643		
Level 075	15253		
Level 065	15253		
Level 055	15253		
Level 045	15253		
Level 035	15253		
Level 025	2013		
Level 015	10496		
Level B1	4946	945	
Level B2	4480	10416	
Level B3	2739	806	
Level B4	2739	806	
Level B5	2739	806	
Totals	550629.73	174167.00	724796.73
Ratios	75.97%	24.03%	100.00%
Shared Floor Area (non-parking)			
Level 43 (MEP ROOF)		5738	
Level 41 (MEP)		13206	
Level 01		9221	
Level 01S		1577	
Level B1		12599	
Level B2		415	
Level B3		2606	
Level B4		2606	
Level B5		2606	
Total Shared		50574	
	38421.18		12152.82
Floor Area (parking)			
	Residential Floor Area	Non-residential Floor Area	Shared Floor Area
Level 01S			3551
Level B1			23183
Level B2	0	0	40453
Level B3			50480
Level B4			50480
Level B5	0	0	50480
Totals	0	0	218627
Parking Spaces using shared facilities			
	Residential Parking Spaces	Non-residential Parking Spaces	Total Parking Spaces
Total Qty	391	109	500
Ratios	78.20%	21.80%	100.00%
	170966.31	47660.69	
GRAND TOTALS			
	Residential Floor Area	Non-residential Floor Area	Grand Total
Total QTY	760017.23	233980.50	993997.7333
Total Ratios	76.46%	23.54%	100.00%

CALCULATING BUILDING AREA PER SB 330.

IN COMPUTING THE TOTAL FLOOR AREA WITHIN A BUILDING, THE GROSS AREA CONFINED WITHIN THE EXTERIOR WALLS WITHIN A BUILDING, AREAS BENEATH FLOORS THAT PROJECT BEYOND EXTERIOR WALL AND COVERED EXTERIOR SPACES SHALL BE CONSIDERED AS THE FLOOR AREA OF THAT BUILDING.

INCLUDED

- FLOOR AREA TO INSIDE FACE OF EXTERIOR WALL
- AREAS WITHOUT SURROUNDING WALLS THAT ARE BENEATH A PROJECTING FLOOR/ROOF AND ARE WITHIN THE COLUMN
- UNDERGROUND PARKING / STORAGE
- MEP ROOMS
- STAIR
- ELEVATORS

EXCLUDED

- AREA OF VENT SHAFTS
- OCCUPIED ROOF, DECK OR TERRACE WITHOUT A ROOF ABOVE
- NON OCCUPIABLE ROOF
- OPEN TO SKY COURT
- ROOFTOP STRUCTURE (PENTHOUSE)

GALAXY

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Seal / Signature

△ Date Description

- 1 04/17/2023 ENTITLEMENT SUBMITTAL
- 2 05/03/2023 ENTITLEMENT SUBMITTAL
- 3 05/19/2023 ENTITLEMENT SUBMITTAL
- 4 07/10/2023 ENTITLEMENT SUBMITTAL
- 5 09/06/2023 PZA REVIEW
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- 12 10/09/2024 PZA/PLANNING REVIEW
- 14 7/17/2025 SUPPLEMENTAL INFORMATION

LADBS Stamp

NOT FOR
CONSTRUCTION

Project Name

6800

Project Number

005.1960.000

Description

BUILDING AREA SUMMARY

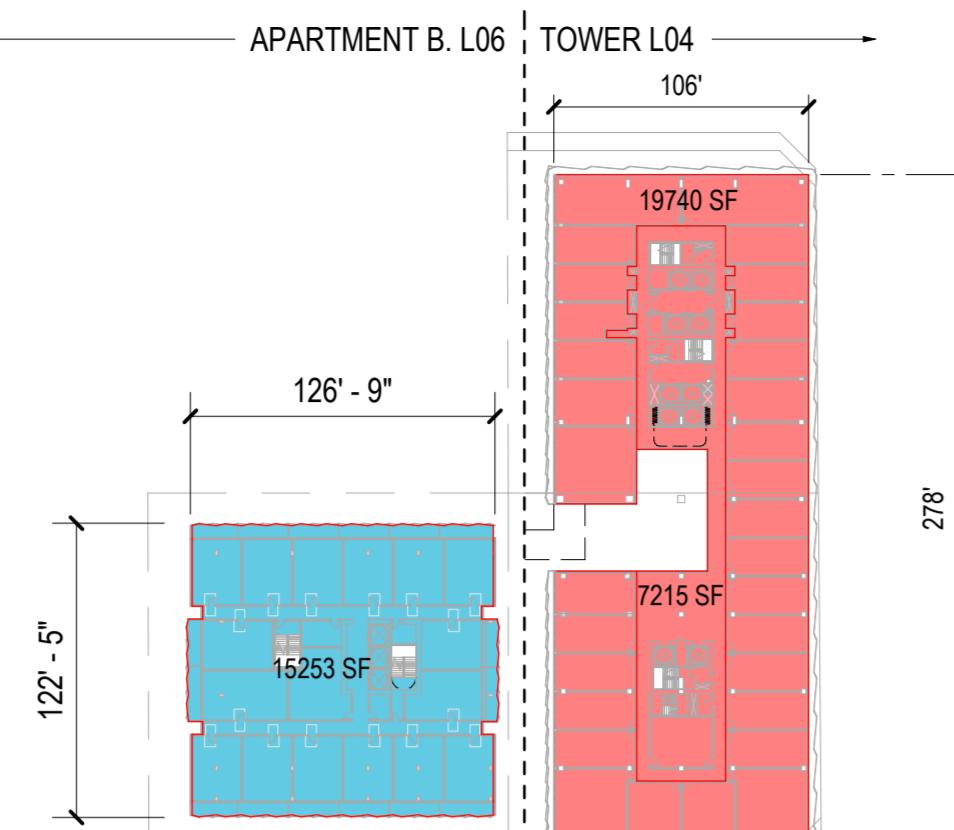
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NOT TO SCALE

G0.40

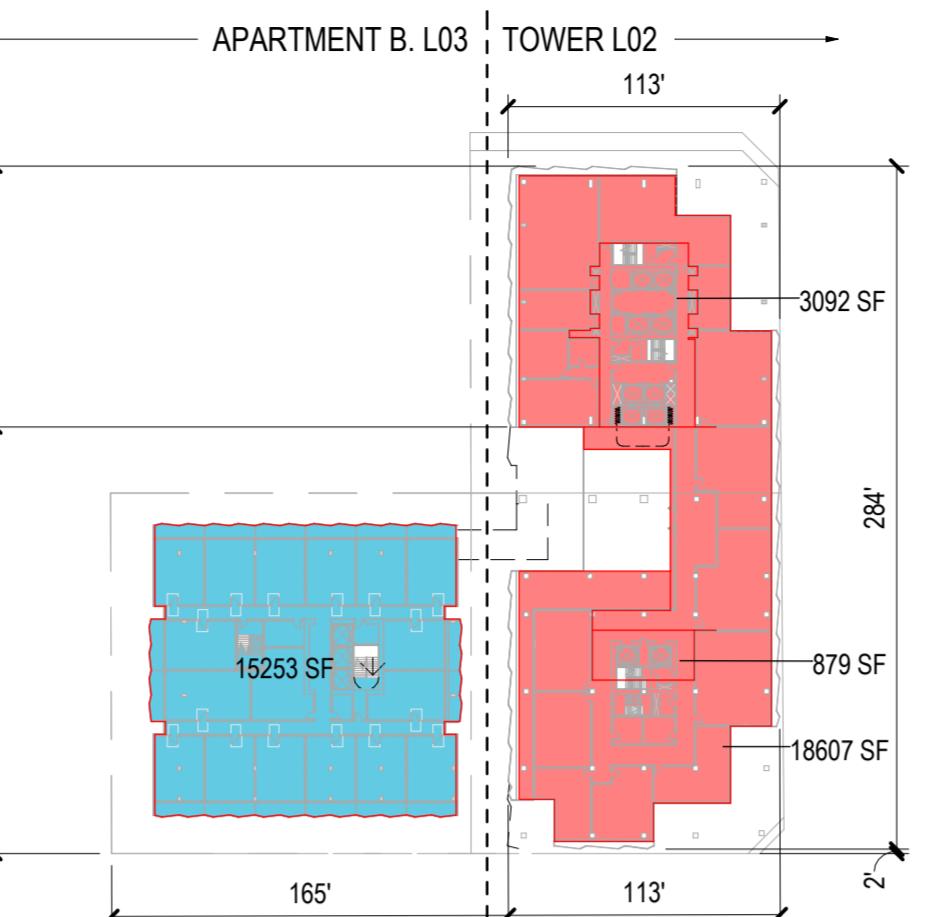
09 BUILDING AREA PLAN - LEVEL 04/06S

SCALE: 1" = 80'-0"



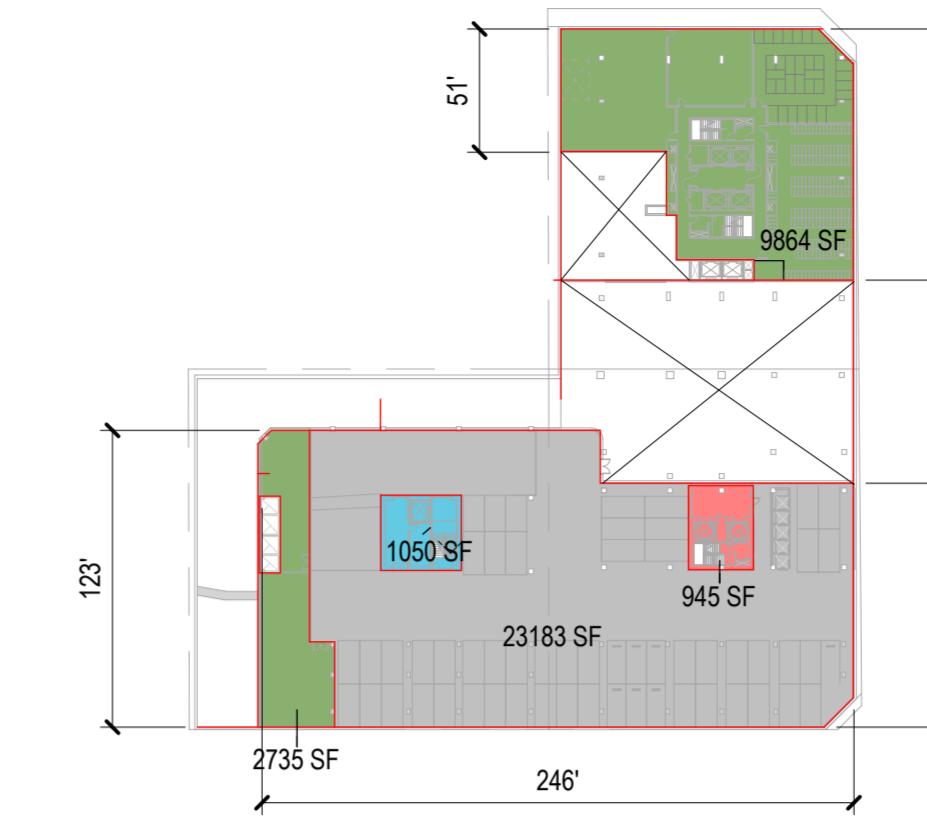
06 BUILDING AREA PLAN - LEVEL 02/03S

SCALE: 1" = 80'-0"



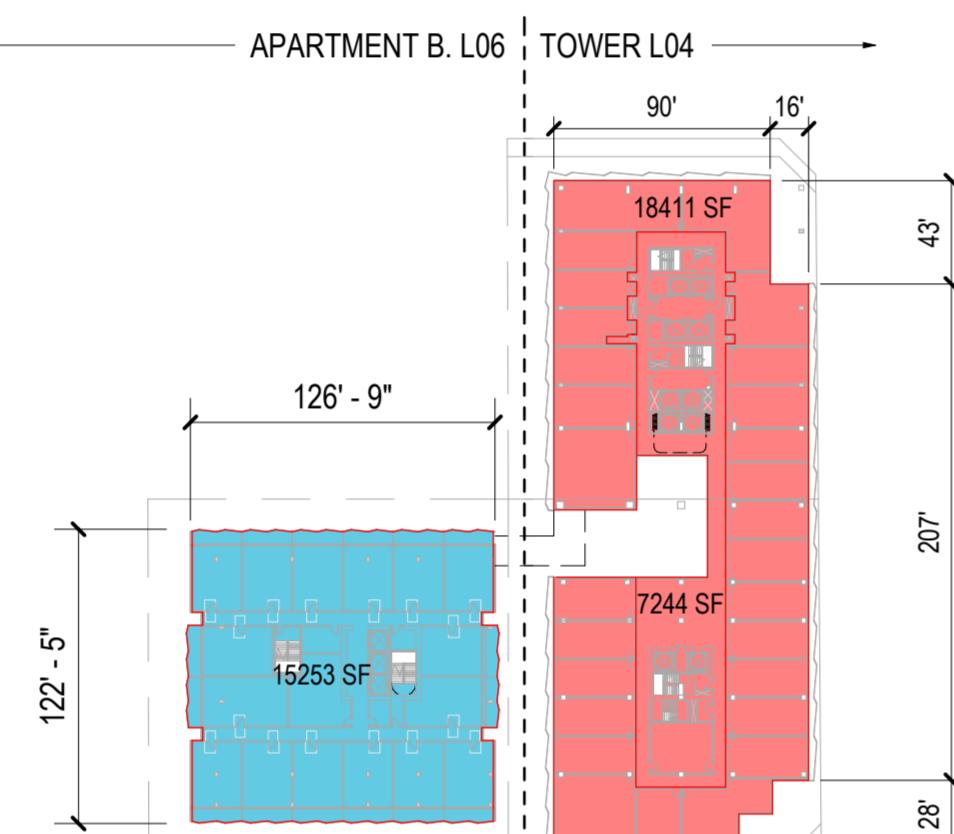
03 BUILDING AREA PLAN - LEVEL B01

SCALE: 1" = 80'-0"



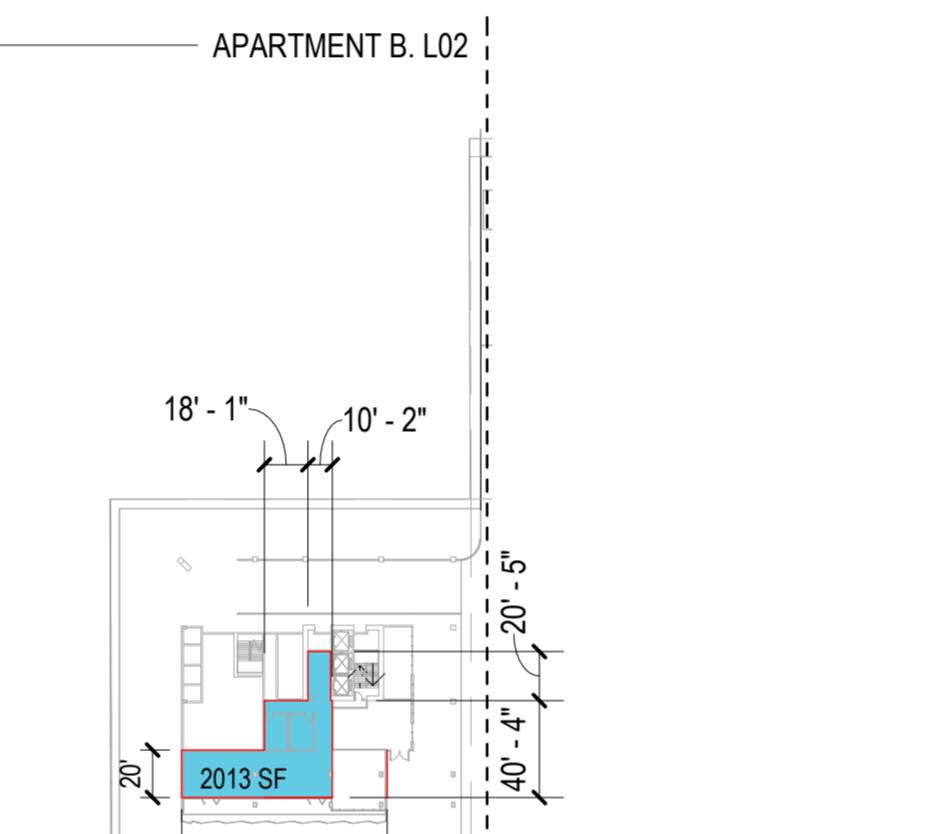
08 BUILDING AREA PLAN - LEVEL 03/05S

SCALE: 1" = 80'-0"



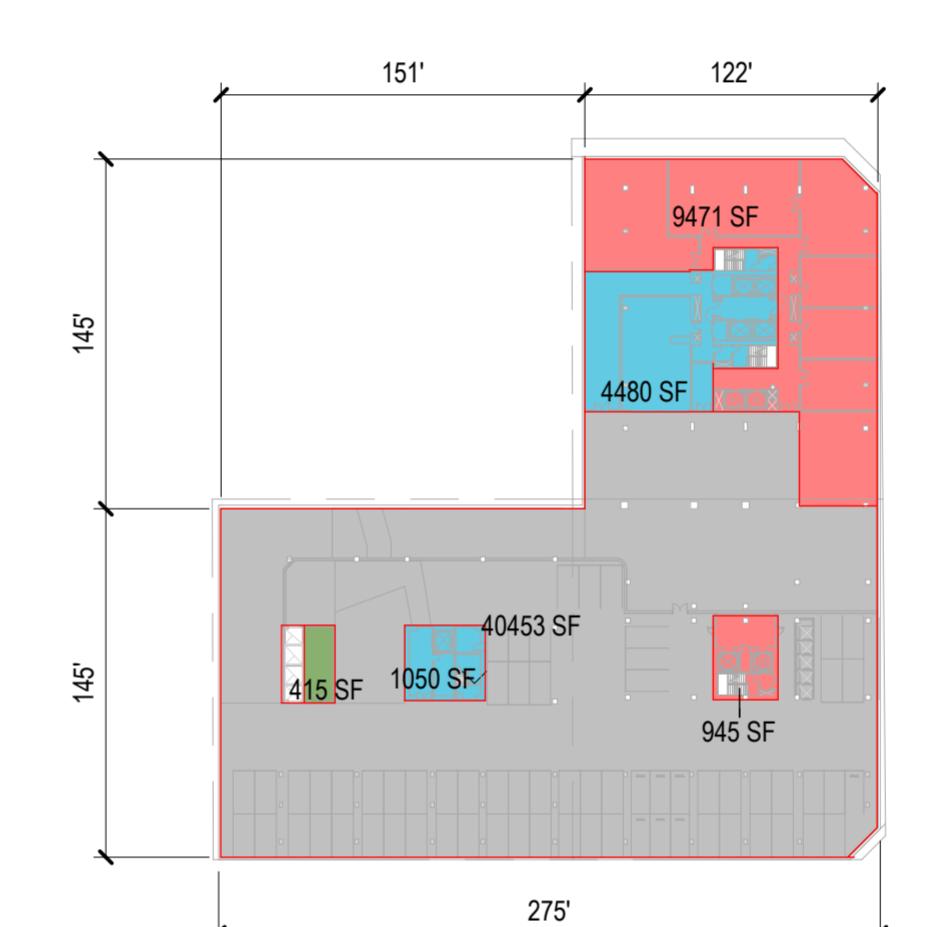
05 BUILDING AREA PLAN - LEVEL 02S

SCALE: 1" = 80'-0"



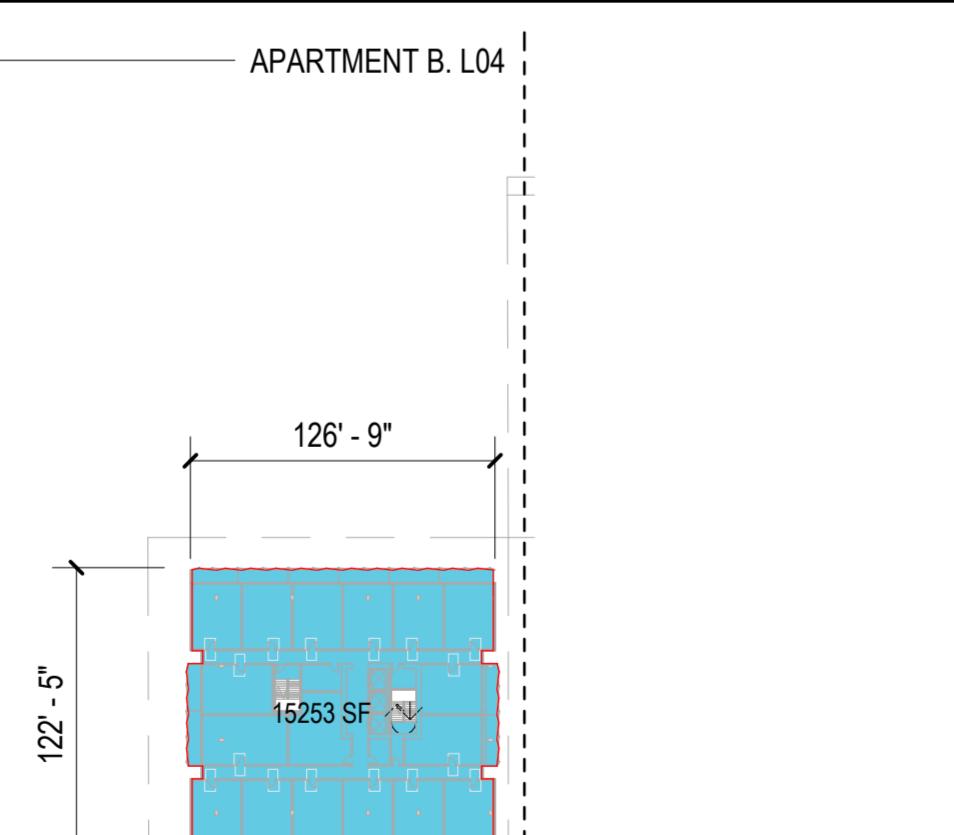
02 BUILDING AREA PLAN - LEVEL B02

SCALE: 1" = 80'-0"



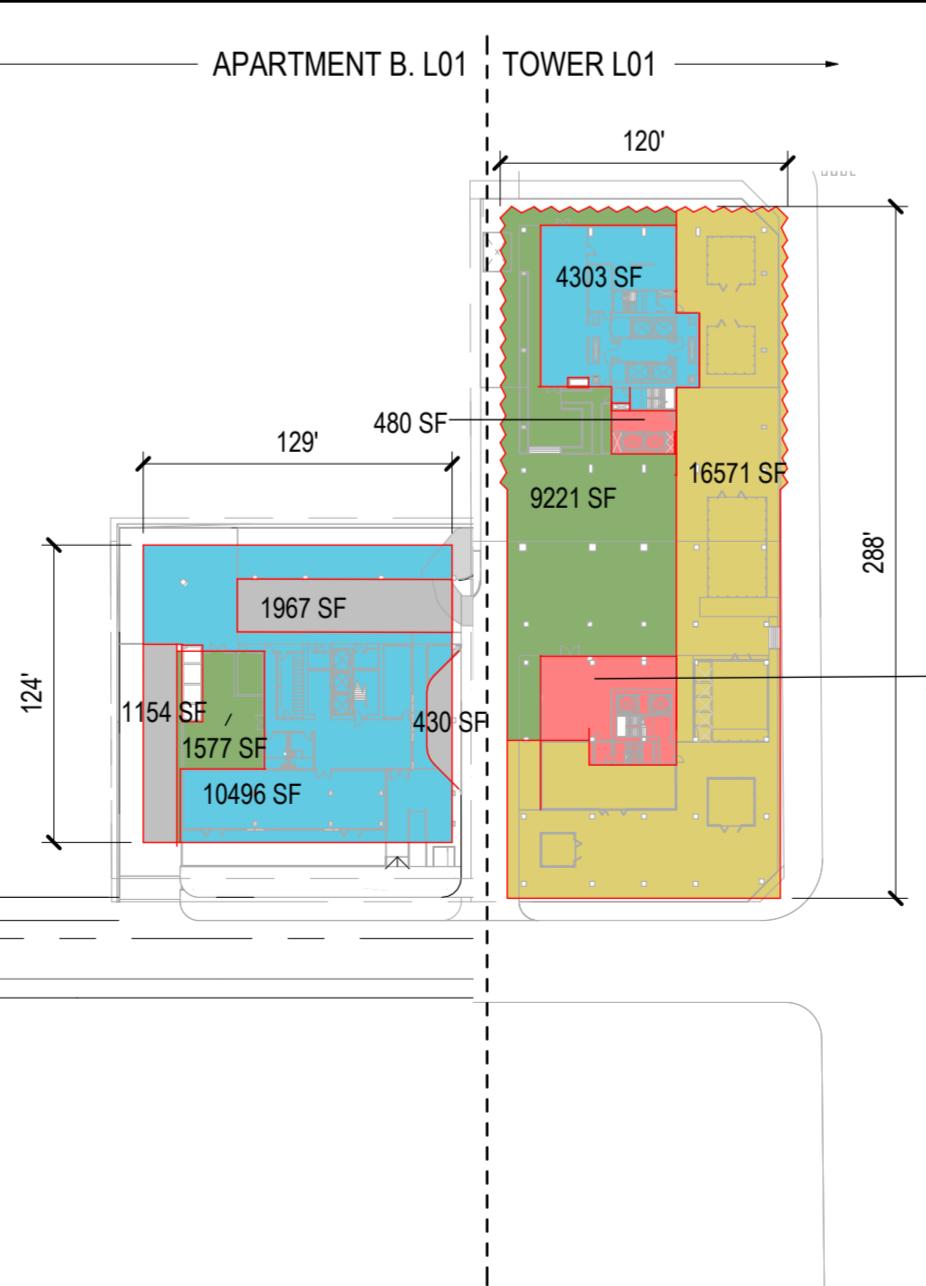
07 BUILDING AREA PLAN - LEVEL 04S

SCALE: 1" = 80'-0"



04 BUILDING AREA PLAN - LEVEL 01/01S

SCALE: 1" = 80'-0"



01 BUILDING AREA PLAN - LEVEL B03

SCALE: 1" = 80'-0"



SHEET NOTES

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Seal / Signature

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11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW
14 7/17/2025	SUPPLEMENTAL INFORMATION

LADBS Stamp

GENERAL NOTES

IN COMPUTING THE TOTAL FLOOR AREA WITHIN A BUILDING, THE CROSS AREA CONFINED WITHIN THE EXTERIOR WALLS WITHIN A BUILDING, AREAS BEHIND FLOORS THAT PROJECT BEYOND EXTERIOR WALL AND COVERED EXTERIOR SPACES SHALL BE CONSIDERED AS THE FLOOR AREA OF THAT BUILDING.

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- ROOFTOP STRUCTURE (PENTHOUSE)

NOT FOR CONSTRUCTION

Project Name

6800

Project Number

005.1960.000

Description

BUILDING AREA PLAN DIAGRAMS

Scale

NOT TO SCALE

G0.41

LEGENDS

Area
RESIDENTIAL
HOTEL
RETAIL
SHARED
PARKING

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Los Angeles, CA 90028

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- 07/31/2024 PZA REVIEW
- 09/05/2024 PLANNING REVIEW
- 09/20/2024 PZA/PLANNING REVIEW
- 10/09/2024 PZA/PLANNING REVIEW
- 17/17/2025 SUPPLEMENTAL INFORMATION

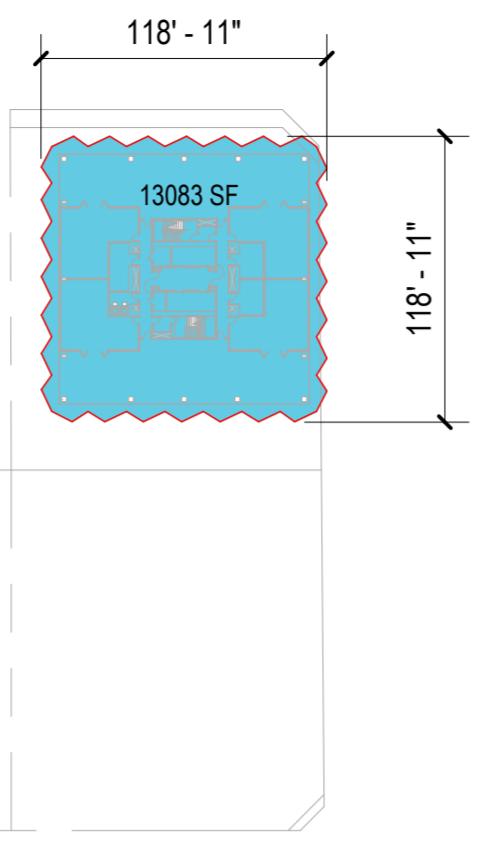
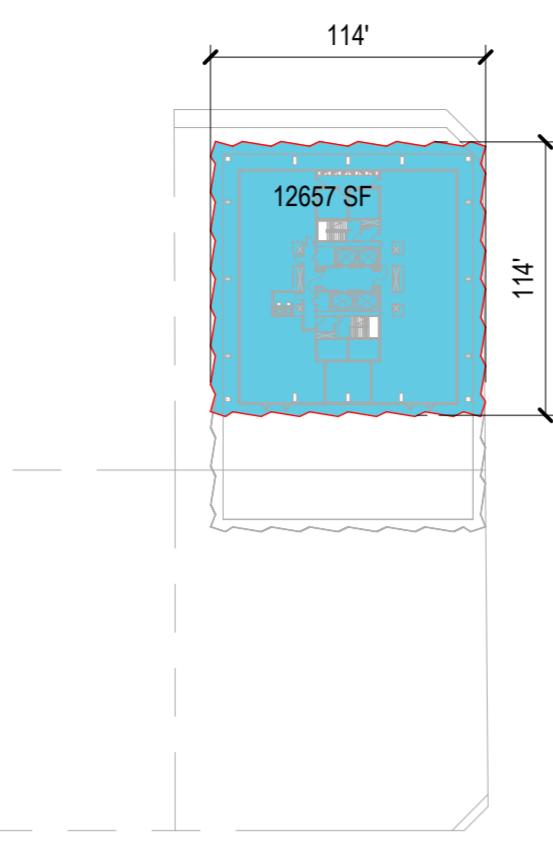
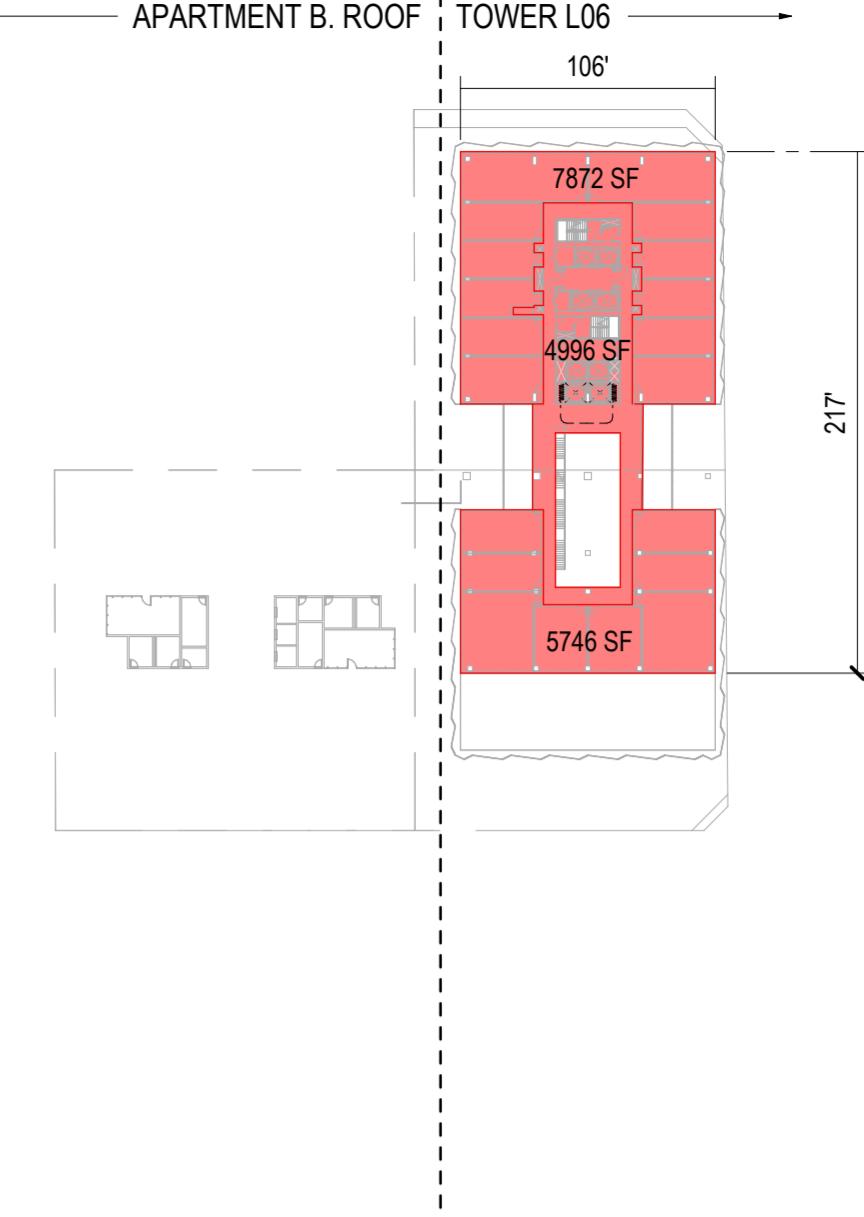
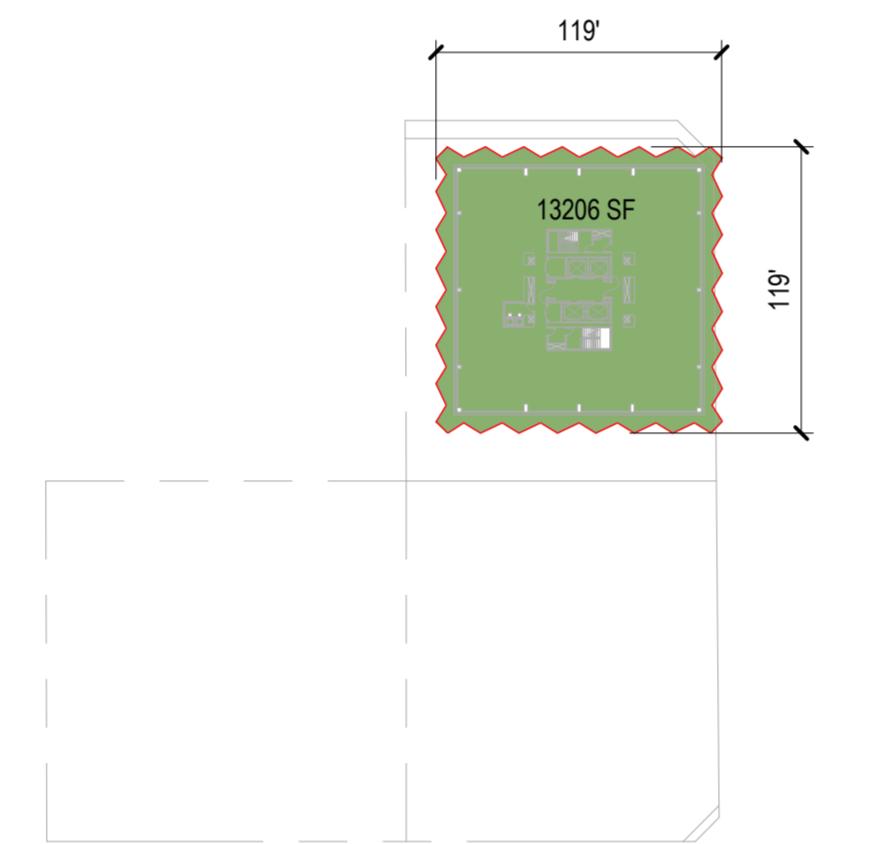
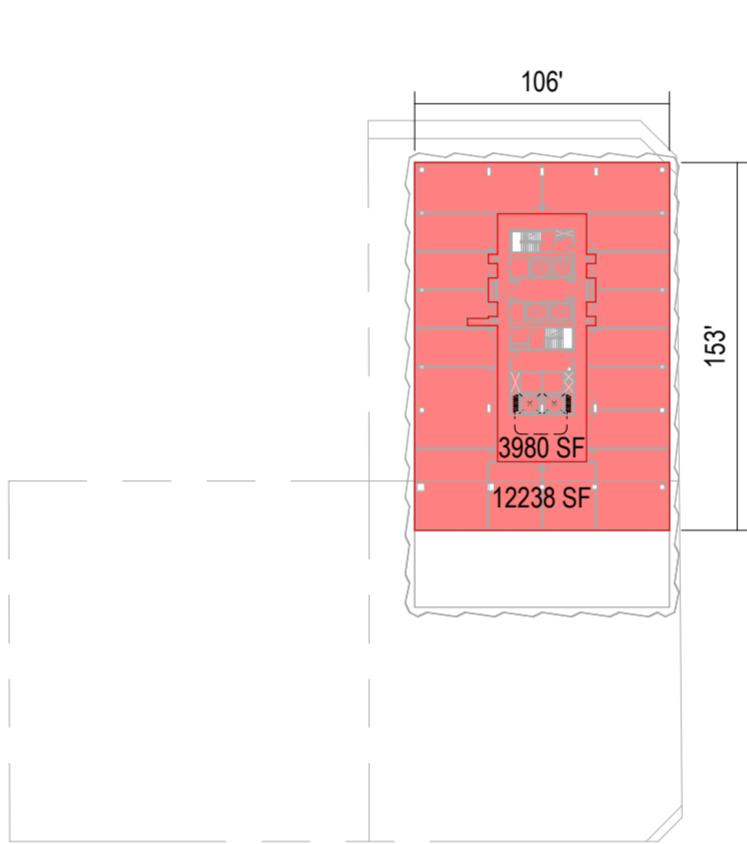
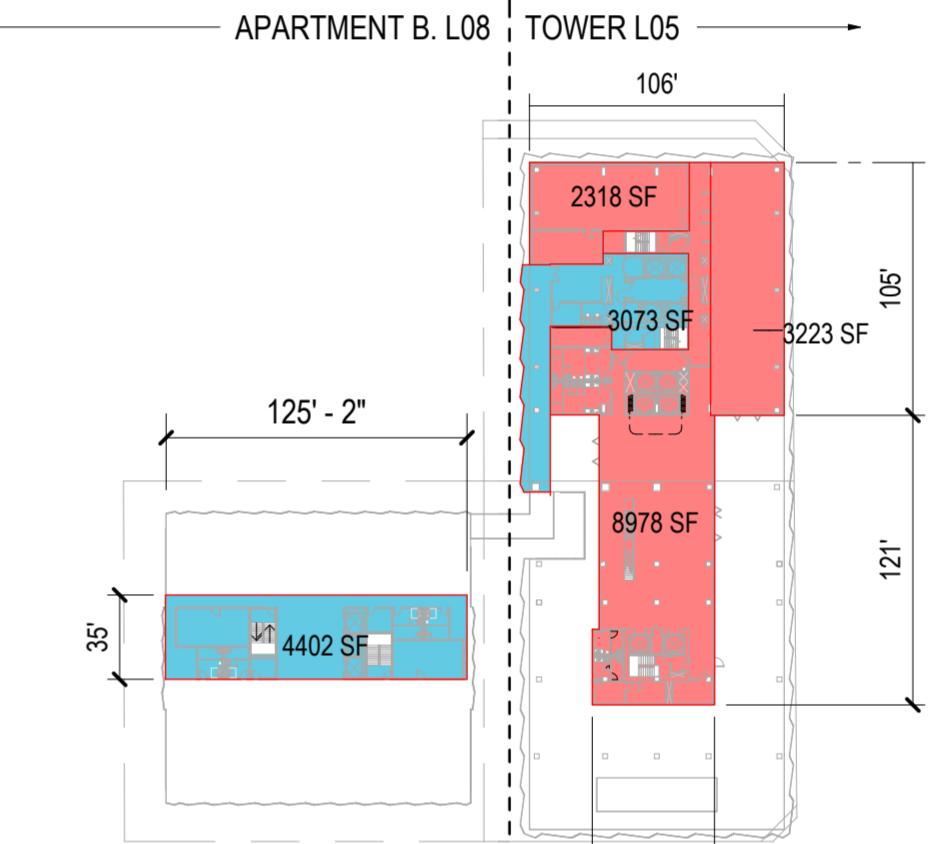
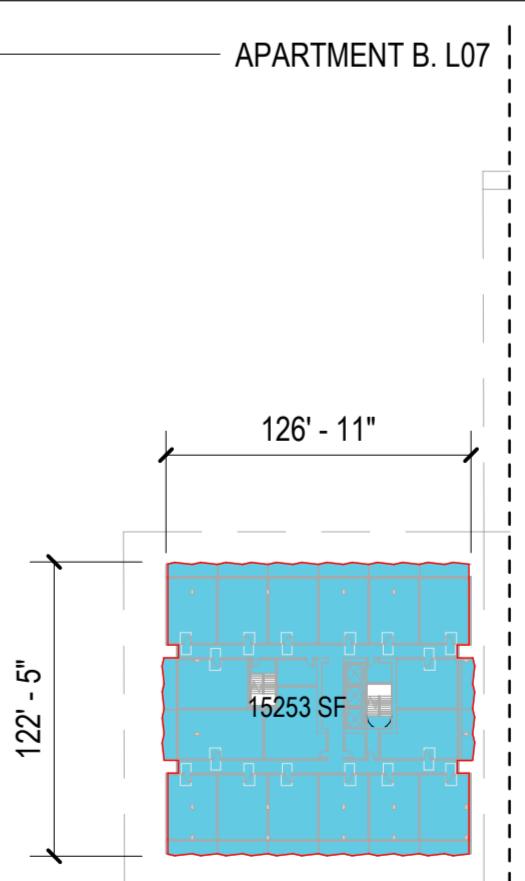
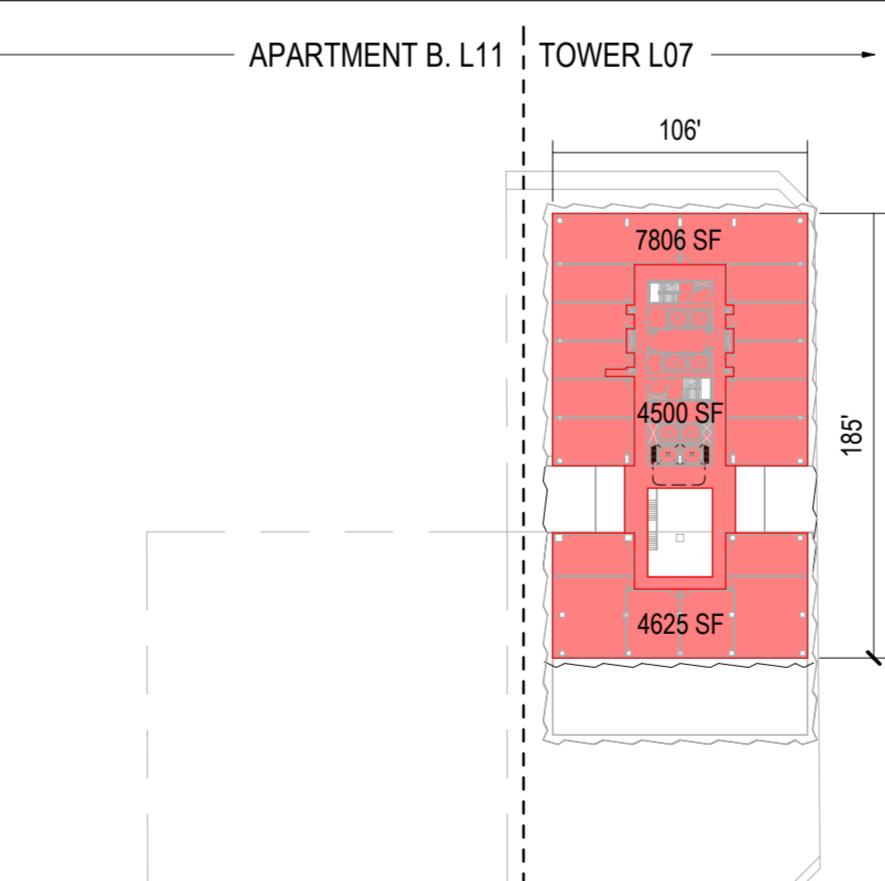
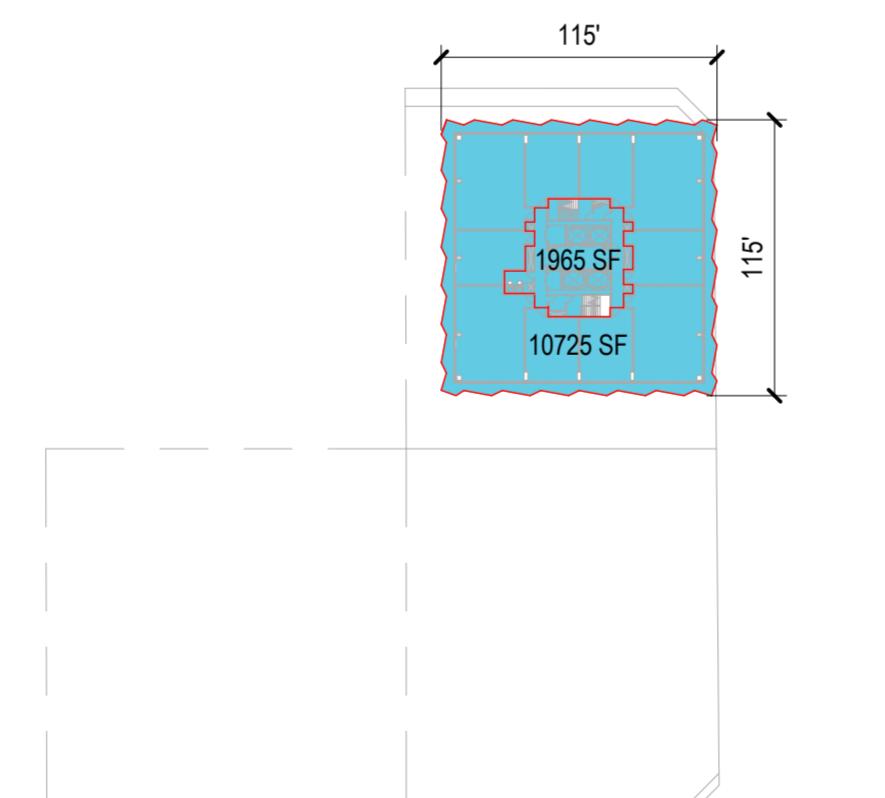
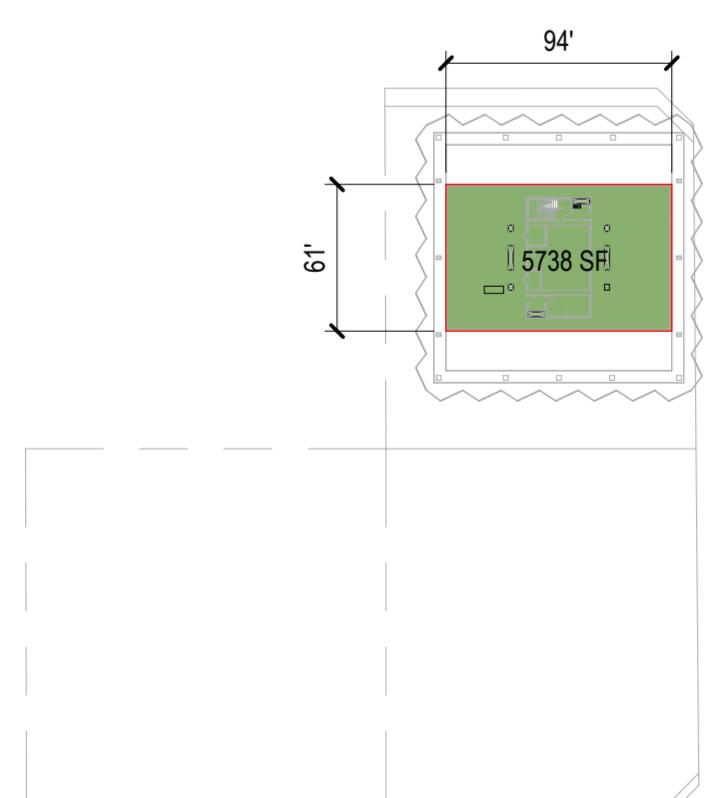
LADBS Stamp

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CONSTRUCTION

Project Name	6800
Project Number	005.1960.000
Description	BUILDING AREA PLAN DIAGRAMS

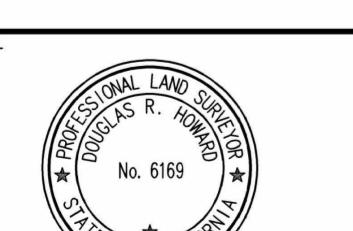
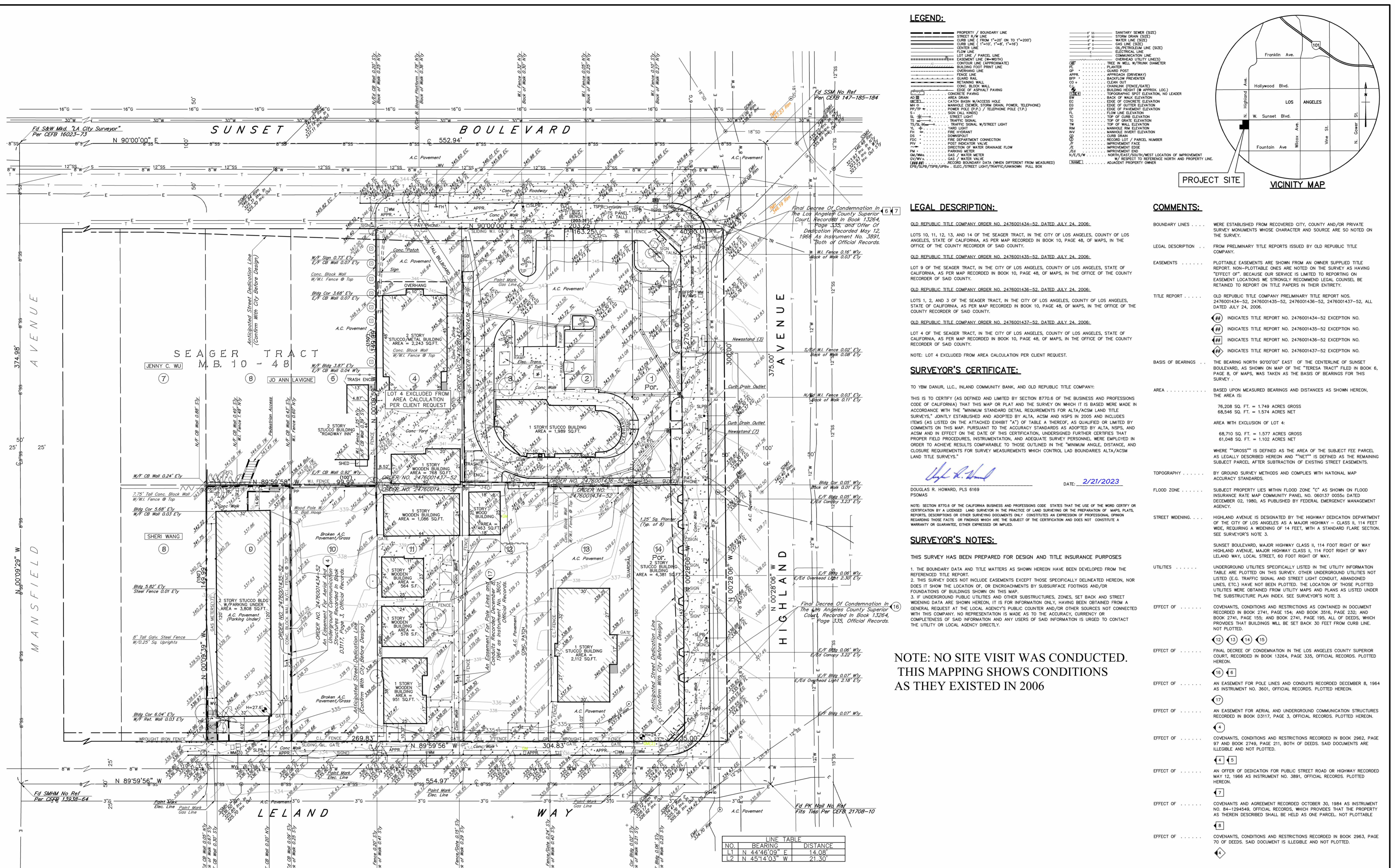
Scale
NOT TO SCALE

G0.42

09 GROSS AREA - LEVEL 42
SCALE: 1" = 80'-0"06 GROSS AREA - LEVEL 09
SCALE: 1" = 80'-0"03 GROSS AREA - LEVEL 06 / 09S
SCALE: 1" = 80'-0"08 GROSS AREA - LEVEL 41 MECHANICAL
SCALE: 1" = 80'-0"05 GROSS AREA - LEVEL 08 / 12S
SCALE: 1" = 80'-0"02 GROSS AREA - LEVEL 05 / 08S
SCALE: 1" = 80'-0"

- Area
- RESIDENTIAL
- HOTEL
- RETAIL
- SHARED
- PARKING

10 GROSS AREA - MECHANICAL ROOF
SCALE: 1" = 80'-0"07 GROSS AREA - LEVEL 10-40
SCALE: 1" = 80'-0"04 GROSS AREA - LEVEL 07 / 11S
SCALE: 1" = 80'-0"01 GROSS AREA - LEVEL 07S
SCALE: 1" = 80'-0"



DESIGNED	R.C.O.
DRAFTED	B.D.T.
CHECKED	R.C.O.

BENCHMARK CITY OF LOS ANGELES BM# 13-16230	
USC & GS DISK MARKED S. 722-1945 SET IN TOP OF WALL	
ON STEPS OF ART BLDG AT HOLLYWOOD HIGH SCHOOL;	
40.6FT N N CURB LINE SUNSET BLVD	
88.3FT E E CURB LINE ORANGE DR	
ELEV. 353.201 FEET ADJUSTMENT 2000	
PATH/PILOT DATE: Feb. 13, 2023 DME Name: W:\\YBM010100\\SURVEY\\DESIGN\\PLVLTOPO.dwg Updated by: rick.welton	

PSOMAS

28470 Avenue Stanford Suite 1460
Valencia, California 91355-1460
(661) 219-6000 (661) 775-2718 (FAX)

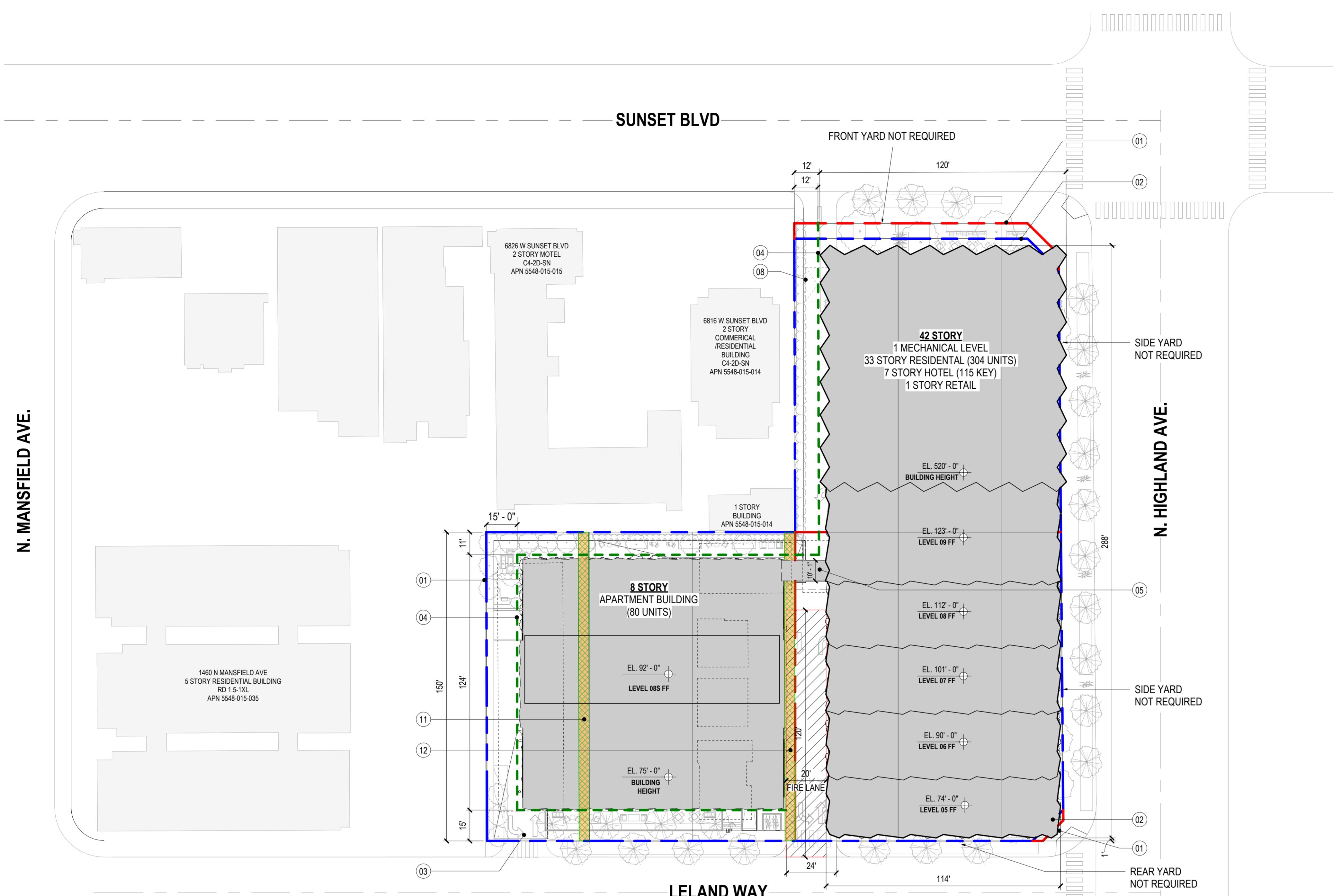
ALTA/ACSM LAND TITLE SURVEY FOR:	YBM DANUR	DATE: AUGUST 30, 2006	HEET: 1
SUNSET BOULEVARD & HIGHLAND AVENUE	IN THE CITY OF LOS ANGELES	SCALE: 1" = 20'	
COUNTY OF LOS ANGELES	STATE OF CALIFORNIA	PROJECT NUMBER: 1YBM010100	OF: 1

Scale
NOT TO SCALE

C0.01

Project Name: 6800
Project Number: 005.1960.000
Description: SITE SURVEY

Scale
NOT TO SCALE



SHEET NOTES

- 01 EXISTING PROPERTY LINE
- 02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
- 03 PARKING RAMP
- 04 PROPOSED YARD/ SETBACKS
- 05 SKY BRIDGE
- 07 LEVEL ABOVE
- 08 LADWP VAULT ACCESS HATCH
- 09 NOT USED
- 10 LADWP TRANSFORMER IN BASEMENT
- 11 5 FT EASEMENT FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES, RECORDED IN BOOK D3117, PAGE 3, OFFICIAL RECORDS
- 12 5 FT EASEMENT FOR POLE LINES AND CONDUITS, RECORDED DECEMBER 8, 1964 AS INSTRUMENT NO. 3601, OFFICIAL RECORDS
- 15 LEVEL BELOW

GALAXY

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Seal / Signature

Date Description

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- 11 09/20/2024 PZA/PLANNING REVIEW
- 12 10/09/2024 PZA/PLANNING REVIEW

GENERAL NOTES

- 1- SEE SHEET G0.01 ZONING MAP FOR PARCEL INFORMATION

LADBS Stamp

NOT FOR
CONSTRUCTION

Project Name

6800

Project Number

005.1960.000

Description

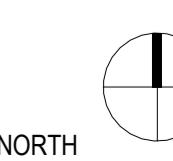
PLOT PLAN

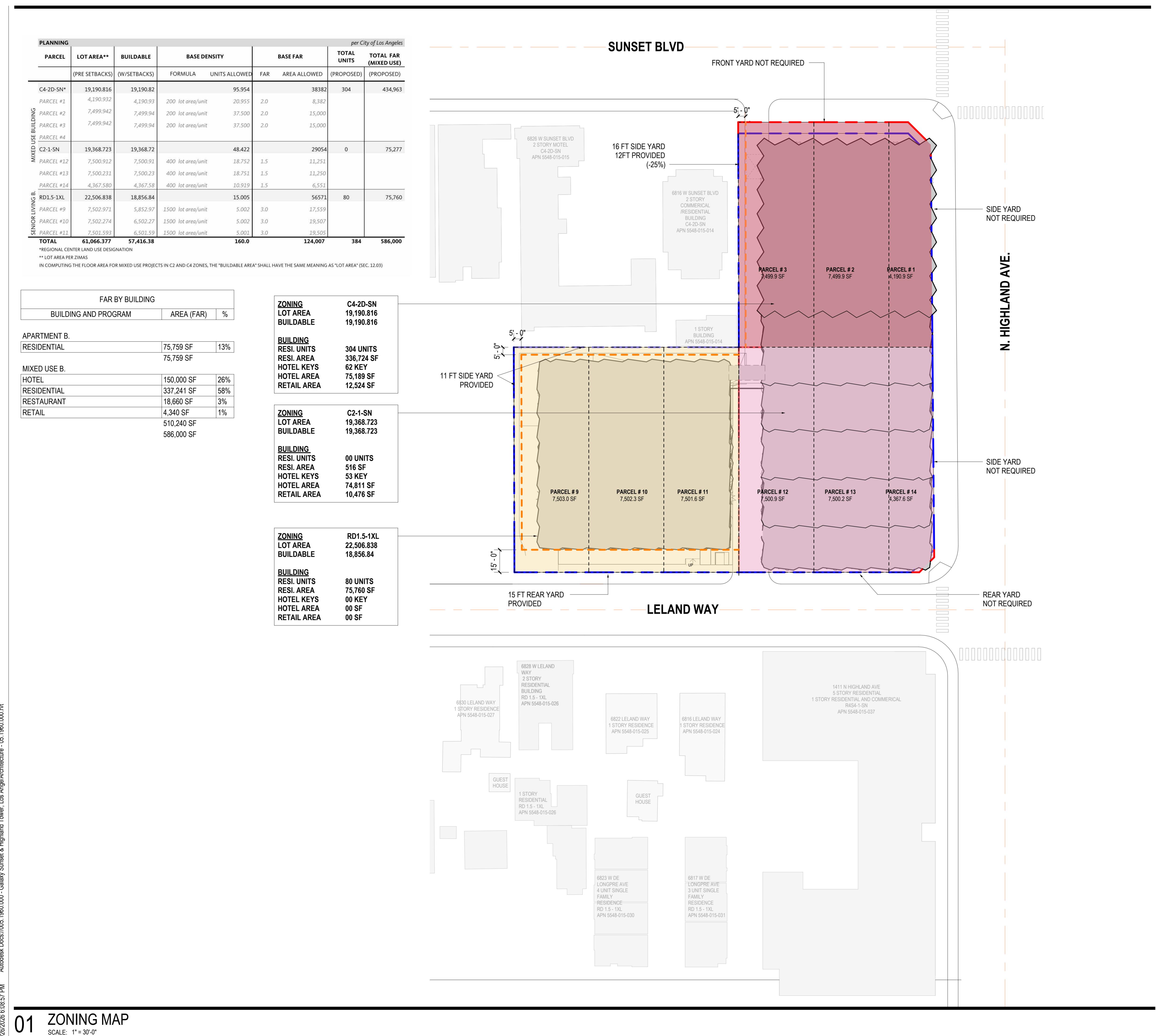
Scale

As indicated

0 7.5 15 30 60 FT

A1.01





SHEET NOTES**GALAXY****6800**6800 Sunset
Los Angeles, CA 90028**Gensler**500 South Figueroa Street
Los Angeles, California 90071
United StatesTel 213.327.3600
Fax 213.327.3601**Seal / Signature**

Date	Description
06/26/2023	SUPPLEMENTAL INFORMATION
5 09/06/2023	PZA REVIEW
9 07/31/2024	PZA REVIEW
10 09/05/2024	PLANNING REVIEW
11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW

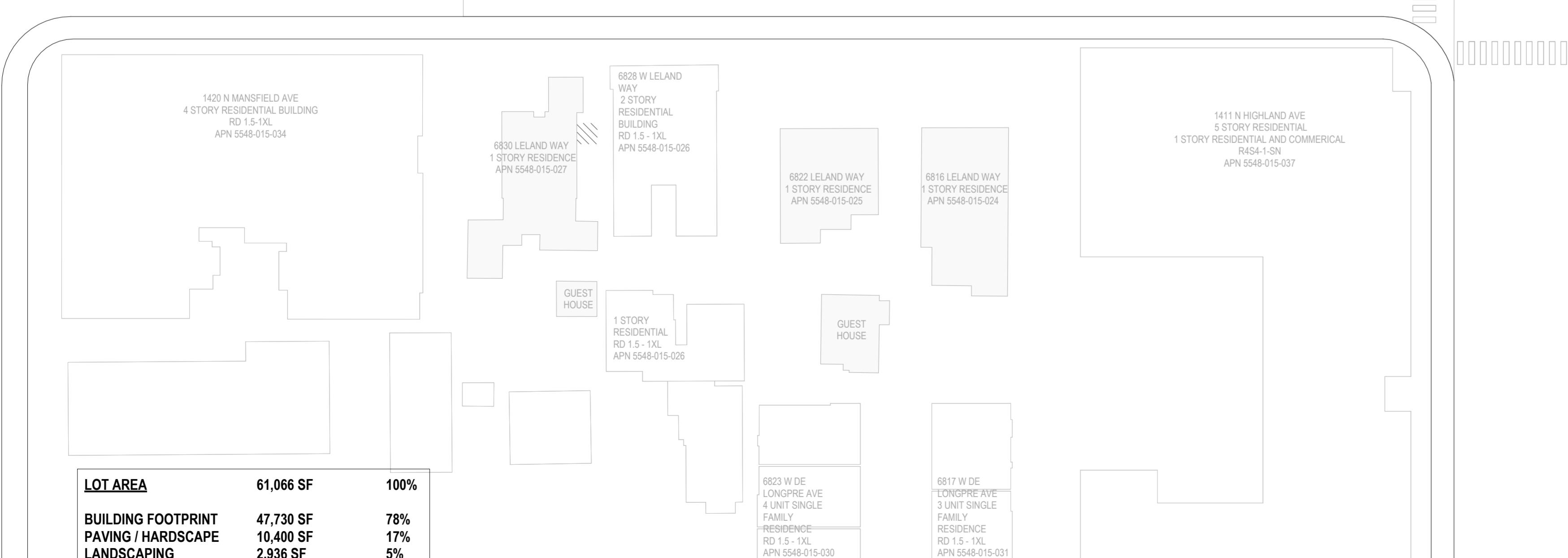
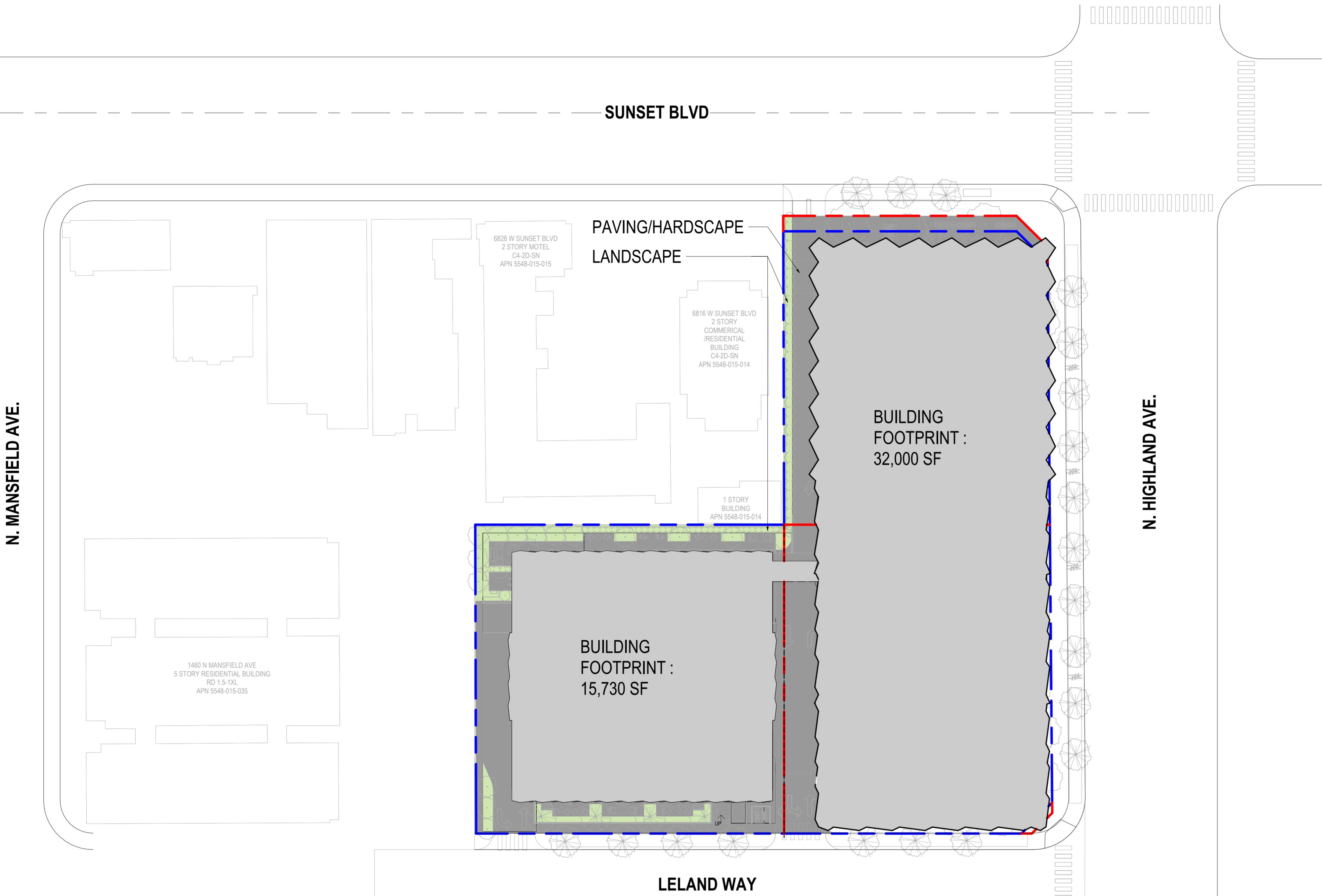
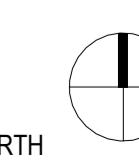
GENERAL NOTES

- 1- SEE SHEET G.01 ZONING MAP FOR PARCEL INFORMATION
- 2- LOT/PARCEL AREA PER ZIMAS
- 3- SEE SHEET AG0.20 - AG0.21 FOR FAR DIAGRAMS

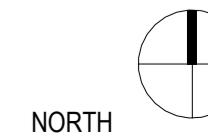
LADBS Stamp**NOT FOR CONSTRUCTION**

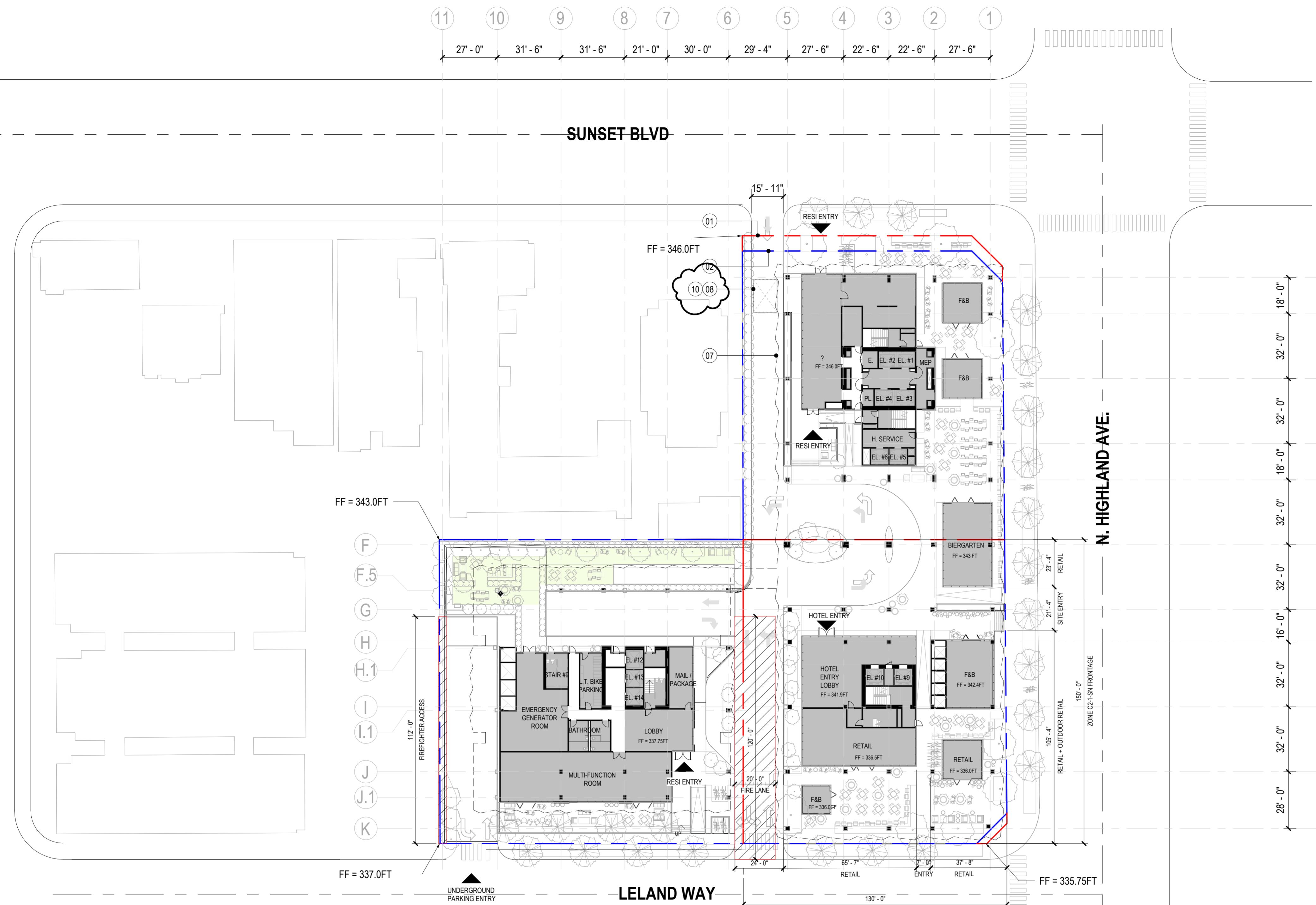
Project Name	6800
Project Number	005.1960.000
Description	LOT COVERAGE PLAN
Scale	As indicated

0 7.5 15 30 60 FT

A1.03**LEGENDS**

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE AFTER DEDICATION AND ROADWAY WIDENING
- PROPOSED SIDE YARD/ SET BACK
- EXISTING BUILDINGS TO BE DEMOLISHED
- SET BACKS THAT WOULD APPLY TO A ONE-STORY BUILDING (FOR BUILDABLE AREA)





12/26/2023 6:09:00 PM Autodesk Docs/005.1960.000_Galaxy Sunset & Highland Tower, Los Angeles/Architecture - 05.1960.000.rvt

01 SITE PLAN
SCALE: 1" = 30'-0"

SHEET NOTES

- 01 EXISTING PROPERTY LINE
- 02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
- 03 PARKING RAMP
- 04 PROPOSED YARD/SETBACKS
- 05 SKY BRIDGE
- 07 LEVEL ABOVE
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- 15 LEVEL BELOW

GALAXY
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- 6 09/15/2023 PZA REVIEW
- 9 07/31/2024 PZA REVIEW
- 10 09/05/2024 PLANNING REVIEW
- 11 09/20/2024 PZA/PLANNING REVIEW
- 12 10/09/2024 PZA/PLANNING REVIEW
- 15 01/13/2026 PLANNING REVIEW

LADBS Stamp

GENERAL NOTES

- 1-A MINIMUM OF 35 PERCENT OF THE GROUND FLOOR BUILDING FRONTAGE ABUTTING A PUBLIC COMMERCIALLY ZONED STREET, EXCLUDING DRIVEWAYS OR PEDESTRIAN ENTRANCES, MUST BE DESIGNED TO ACCOMMODATE COMMERCIAL USES TO A MINIMUM DEPTH OF 25 FEET.

TOTAL FRONTAGE = 129'+150'= 279 FT
TOTAL FRONTAGE USED FOR ENTRY = 57 FT
TOTAL FRONTAGE USED FOR RETAIL = 223 FT

CONDITION MET

- 2-FOR PARKING DETAILS SEE PAGE A2.305

NOT FOR
CONSTRUCTION

Project Name

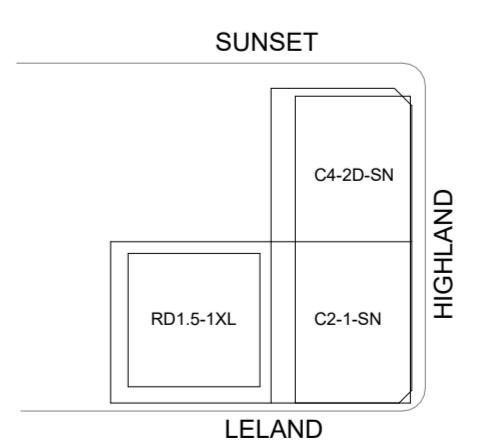
6800

Project Number

005.1960.000

Description

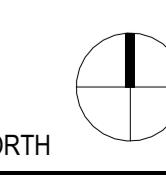
SITE PLAN



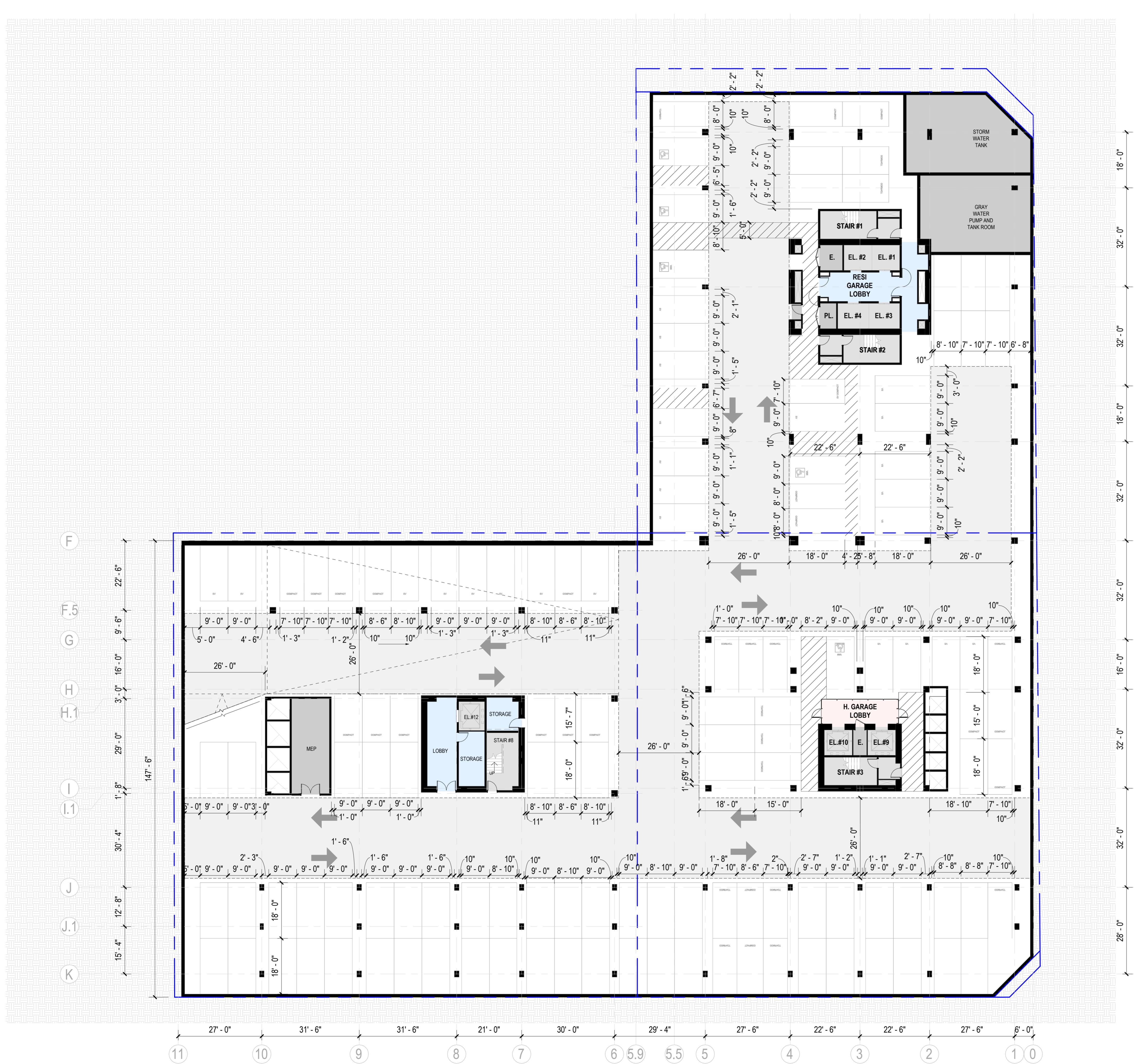
Scale

1" = 30'-0"
0 7.5 15 30 60 FT

A2.00



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SHEET NOTES

- 01 EXISTING PROPERTY LINE
- 02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
- 03 PARKING RAMP
- 04 PROPOSED YARD/SETBACKS
- 05 SKY BRIDGE
- 07 LEVEL ABOVE
- 08 LADWP VAULT ACCESS HATCH
- 09 NOT USED
- 10 LADWP TRANSFORMER IN BASEMENT
- 11 5 FT EASEMENT FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES. RECORDED IN BOOK D3117, PAGE 3, ORRICAL RECORDS
- 12 5 FT EASEMENT FOR POLE LINES AND CONDUITS. RECORDED DECEMBER 8, 1964 AS INSTRUMENT NO. 3601, OFFICIAL RECORDS
- 15 LEVEL BELOW

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10 09/05/2024	PLANNING REVIEW
11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW
15 01/13/2026	PLANNING REVIEW

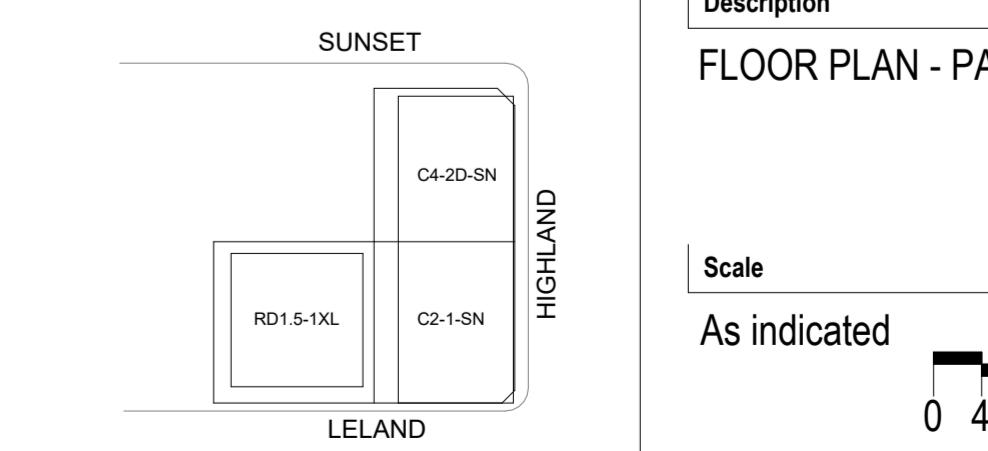
GENERAL NOTES

- 1-PARKING WILL BE FULLY ATTENDANT FOR THE WHOLE PROJECT.
2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

LADBS Stamp

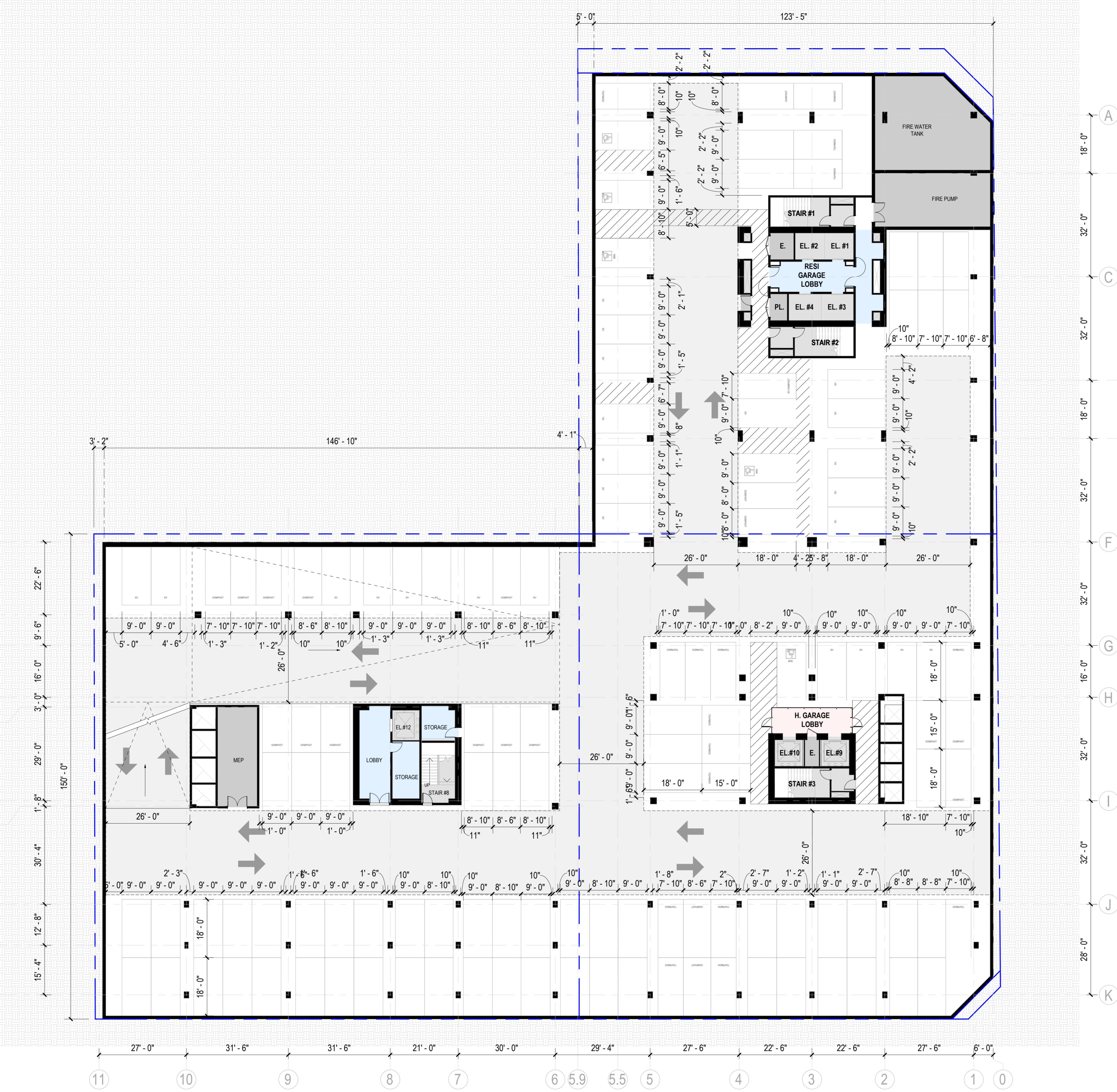
NOT FOR
CONSTRUCTION

KEY PLAN



A2.100B5

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1 FLOOR PLAN - PARKING B04
SCALE: 1/16" = 1'-0"

SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/SETBACKS
05 SKY BRIDGE
07 LEVEL ABOVE
08 LADWP VAULT ACCESS HATCH
09 NOT USED
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15 LEVEL BELOW

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9 07/31/2024	PZA REVIEW
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11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW
15 01/13/2026	PLANNING REVIEW

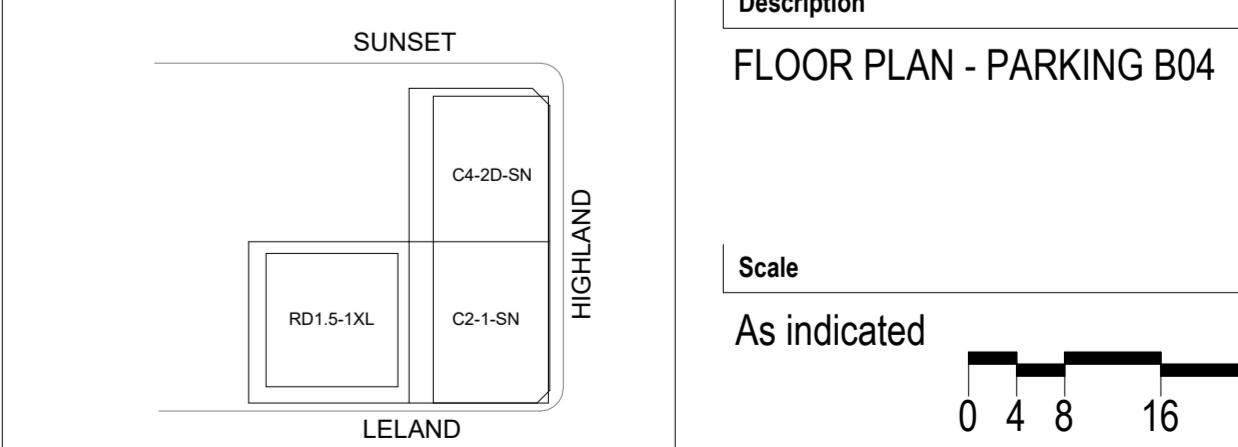
GENERAL NOTES

1-PARKING WILL BE FULLY ATTENDANT FOR THE WHOLE PROJECT.
2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

LADBS Stamp

NOT FOR
CONSTRUCTION

KEY PLAN



Project Name

6800

Project Number

005.1960.000

Description

FLOOR PLAN - PARKING B04

Scale

As indicated
0 4 8 16 32 FT

A2.100B4



SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD / SETBACKS
05 SKY BRIDGE
07 LEVEL ABOVE
08 LADWP VAULT ACCESS HATCH
09 NOT USED
10 LADWP TRANSFORMER IN BASEMENT
11 5 FT EASEMENT FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES, RECORDED IN BOOK D3117, PAGE 3, ORRICAL RECORDS
12 5 FT EASEMENT FOR POLE LINES AND CONDUITS, RECORDED DECEMBER 8, 1964 AS INSTRUMENT NO. 3601, OFFICIAL RECORDS
15 LEVEL BELOW

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3 05/19/2023	ENTITLEMENT SUBMITTAL
4 06/08/2023	SUPPLEMENTAL INFORMATION
5 09/06/2023	PZA REVIEW
9 07/31/2024	PZA REVIEW
10 09/05/2024	PLANNING REVIEW
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15 01/13/2026	PLANNING REVIEW

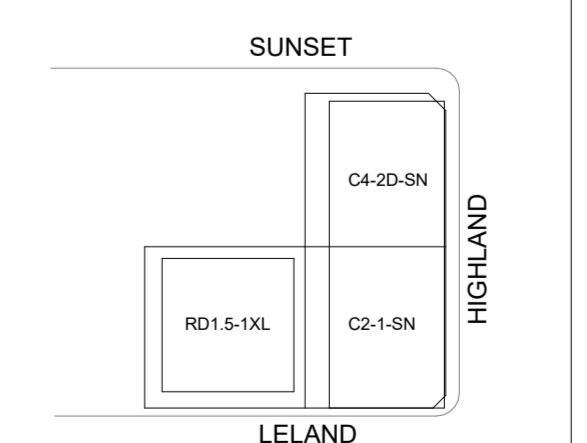
GENERAL NOTES

1-PARKING WILL BE FULLY ATTENDANT FOR THE WHOLE PROJECT.
2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

LADBS Stamp

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CONSTRUCTION

KEY PLAN



Project Name

6800

Project Number

005.1960.000

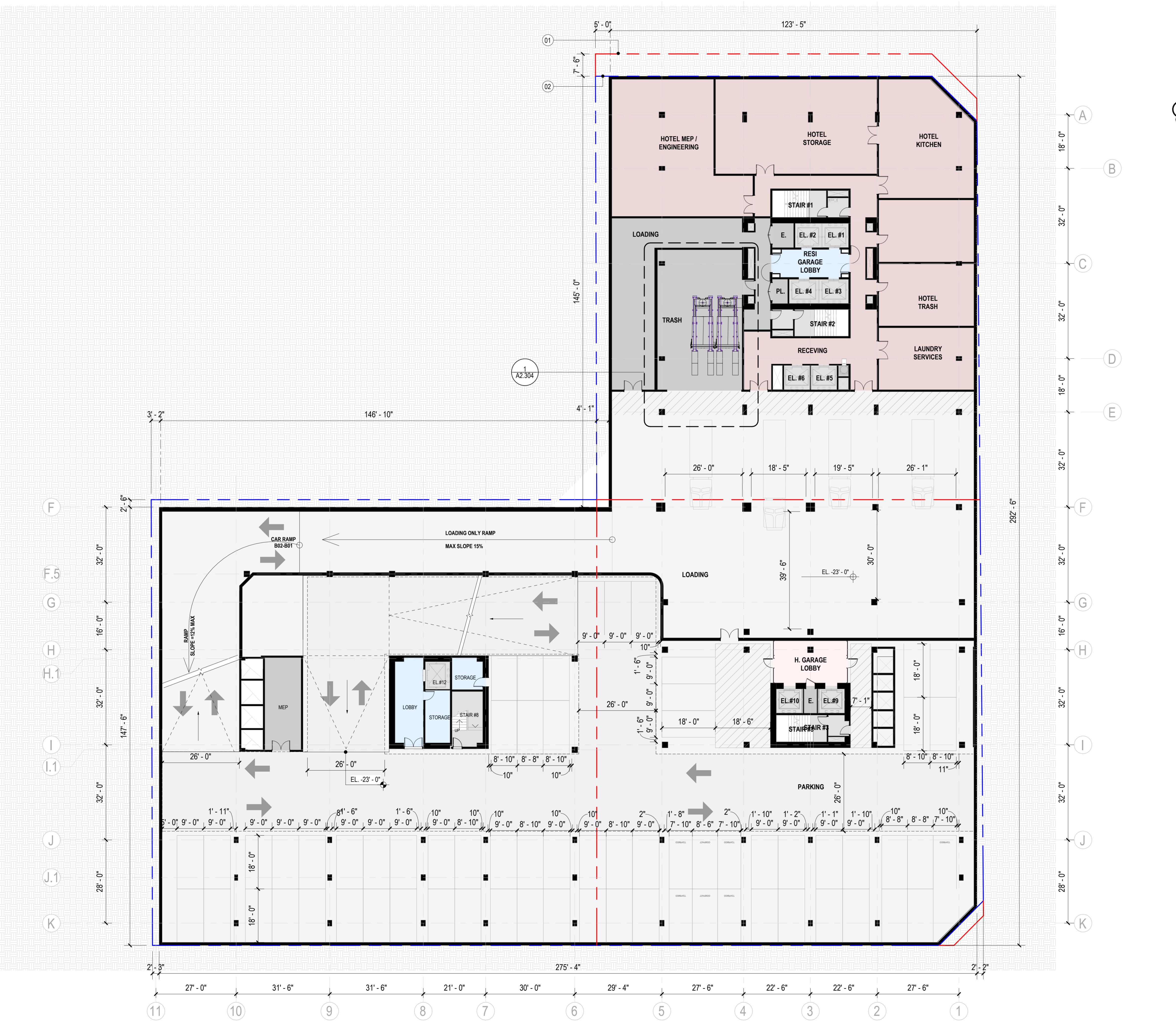
Description

FLOOR PLAN - PARKING B03

Scale

As indicated
0 4 8 16 32 FT

A2.100B3



1 FLOOR PLAN - PARKING B02

SCALE: 1/16" = 1'-0"

SHEET NOTES

01 EXISTING PROPERTY LINE
 02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
 03 PARKING RAMP
 04 PROPOSED YARD / SETBACKS
 05 SKY BRIDGE
 07 LEVEL ABOVE
 08 LADWP VAULT ACCESS HATCH
 09 NOT USED
 10 LADWP TRANSFORMER IN BASEMENT
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 15 LEVEL BELOW

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 5 09/06/2023 PZA REVIEW
 9 07/31/2024 PZA REVIEW
 10 09/05/2024 PLANNING REVIEW
 11 09/20/2024 PZA/PLANNING REVIEW
 12 10/09/2024 PZA/PLANNING REVIEW
 15 01/13/2026 PLANNING REVIEW

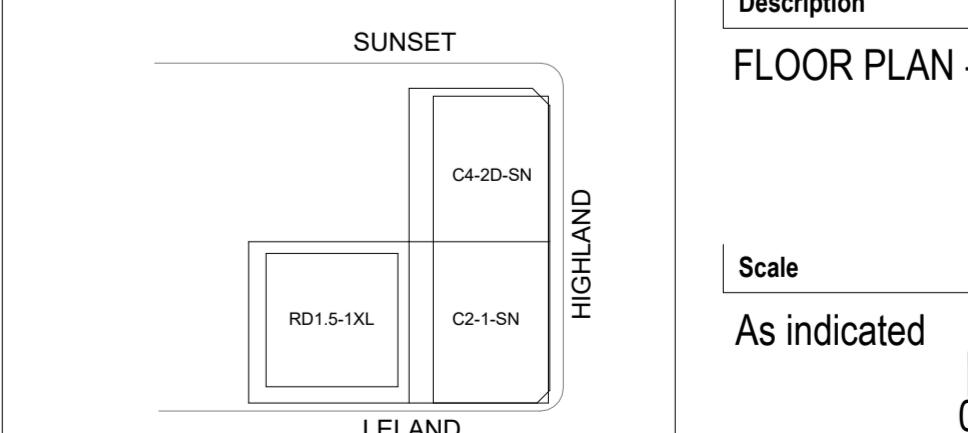
GENERAL NOTES

1-PARKING WILL BE FULLY ATTENDANT FOR THE WHOLE PROJECT.
 2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

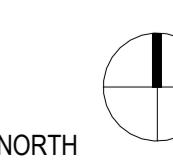
LADBS Stamp

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CONSTRUCTION

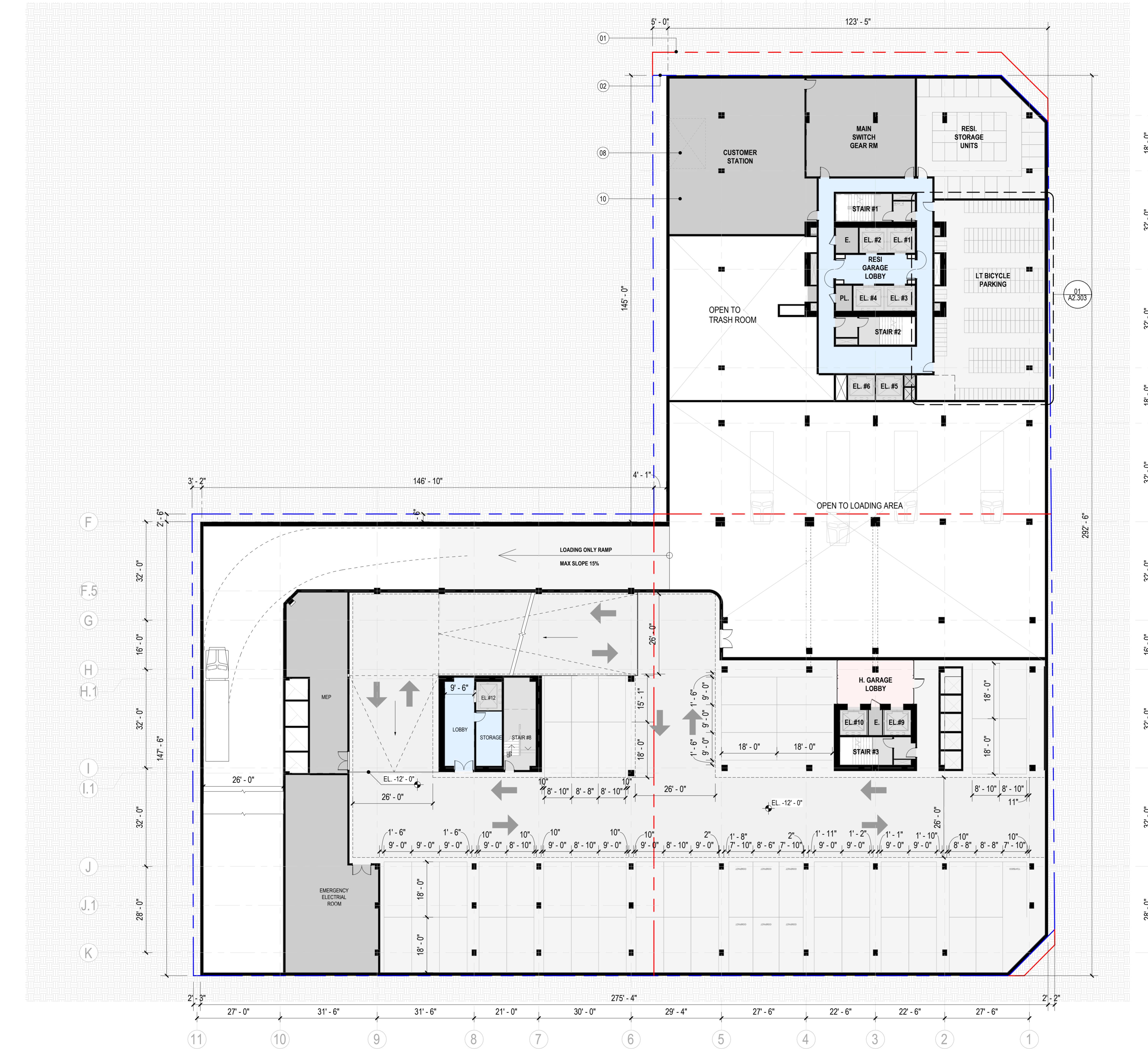
KEY PLAN



A2.100B2



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SHEET NOTES

01 EXISTING PROPERTY LINE
 02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
 03 PARKING RAMP
 04 PROPOSED YARD/SETBACKS
 05 SKY BRIDGE
 07 LEVEL ABOVE
 08 LADWP VAULT ACCESS HATCH
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 15 LEVEL BELOW

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9 10/09/2024	PZA/PLANNING REVIEW
10 01/13/2026	PLANNING REVIEW

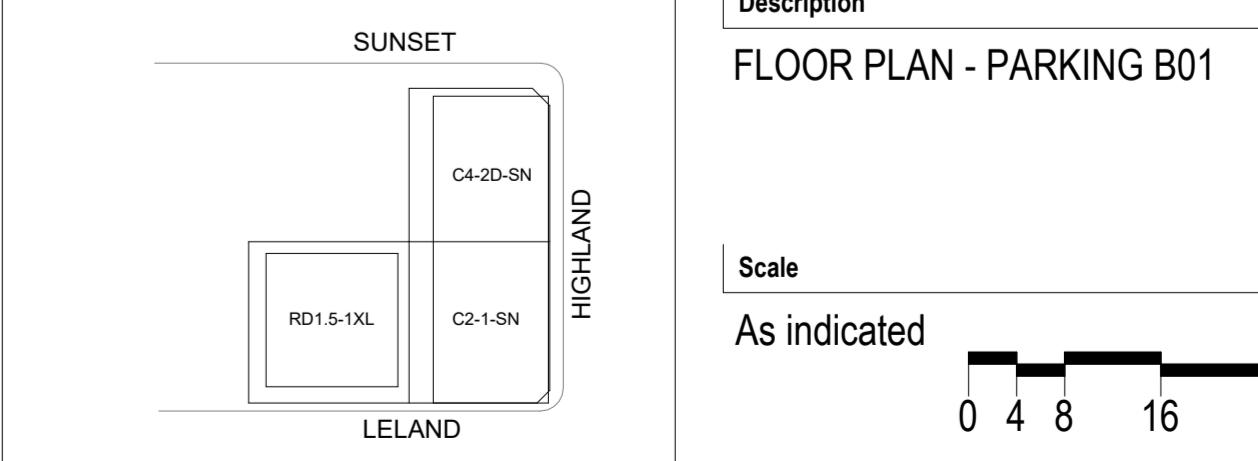
GENERAL NOTES

1. PARKING WILL BE FULLY ATTENDANT FOR THE WHOLE PROJECT.
 2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

LADBS Stamp

NOT FOR CONSTRUCTION

KEY PLAN



A2.100B1

NORTH

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x 213.327.3601

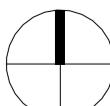
GENERAL NOTES

- 1- PARKING WILL BE FULLY ATTENDANT FOR THE WHOLE PROJECT.
2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

LADBS Stamp

NOT FOR CONSTRUCTION

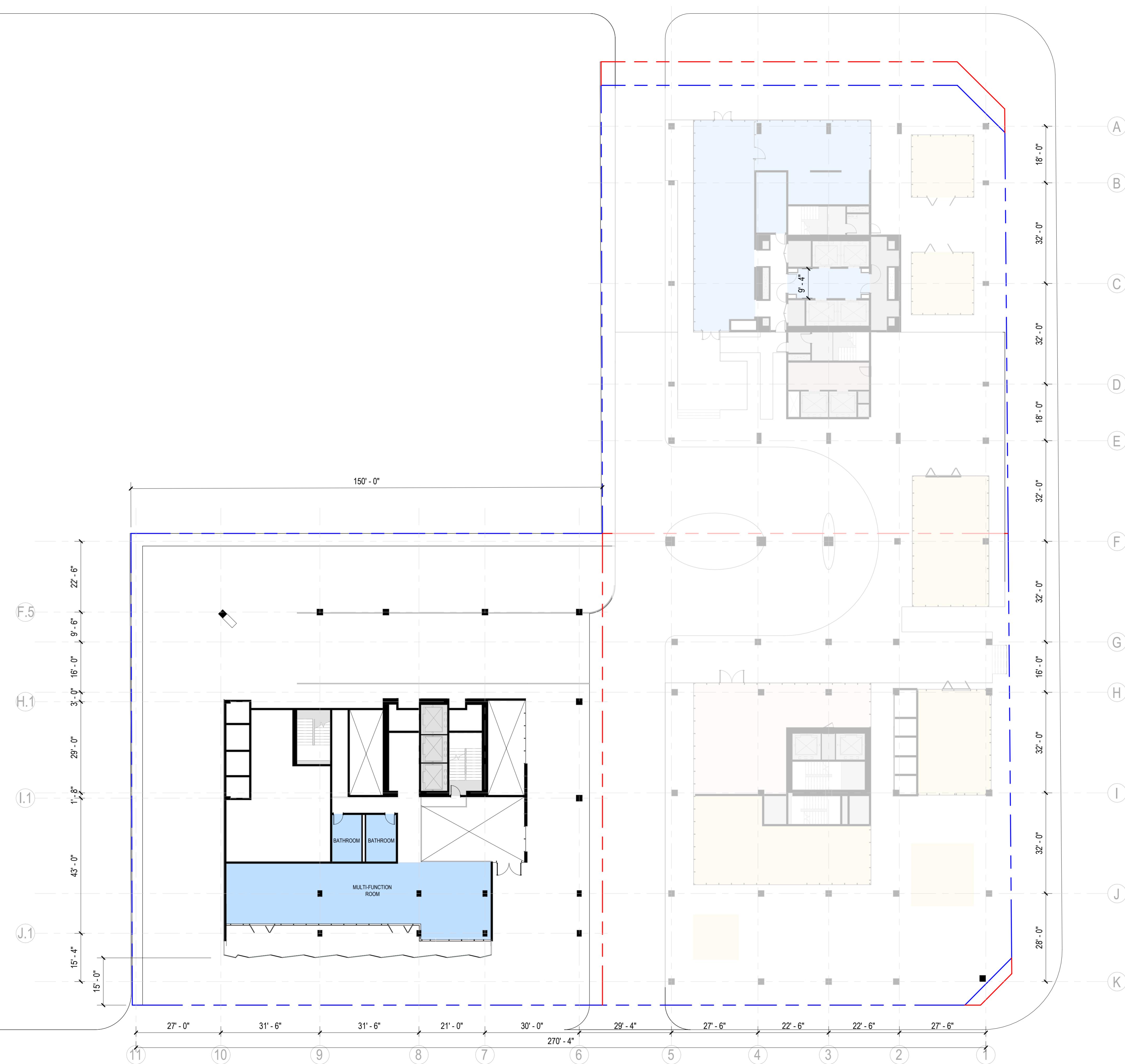
KEY PLAN

Project Name	6800
Project Number	005.1960.000
Description	FLOOR PLAN - GROUND LEVEL
Scale	As indicated
 A horizontal scale bar with tick marks at 0, 4, 8, 16, and 32 FT. The first four segments are each 4 units long, and the final segment is 16 units long, totaling 32 FT. <p>0 4 8 16 32 FT</p>	
A2.101	
 A compass rose with a vertical line pointing upwards labeled "NORTH". <p>NORTH</p>	

1 FLOOR PLAN - TOWER L01 / PARKING L01

SCALE: 1/16" = 1'-0"

1/26/2026 6:09:16 PM Autodesk Docs://0005.1960.0000 - Galaxy Sunset & Highland Tower, Los Angeles/Architecture - 05.1960.0000.rvt



1 FLOOR PLAN - APARTMENT B. LIVING L02
SCALE: 1/16" = 1'-0"

SHEET NOTES

- 01 EXISTING PROPERTY LINE
- 02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
- 03 PARKING RAMP
- 04 PROPOSED YARD / SETBACKS
- 05 SKY BRIDGE
- 07 LEVEL ABOVE
- 08 LADWP VAULT ACCESS HATCH
- 09 NOT USED
- 10 LADWP TRANSFORMER IN BASEMENT
- 11 5 FT EASEMENT FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES, RECORDED IN BOOK D3117, PAGE 3, ORRICAL RECORDS
- 12 5 FT EASEMENT FOR POLE LINES AND CONDUITS, RECORDED DECEMBER 8, 1964 AS INSTRUMENT NO. 3601, OFFICIAL RECORDS
- 15 LEVEL BELOW

GALAXY

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Los Angeles, CA 90028

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Los Angeles, California 90071
United States

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Seal / Signature

△ Date Description
11 09/20/2024 PZA/PLANNING REVIEW
12 10/09/2024 PZA/PLANNING REVIEW
15 01/13/2026 PLANNING REVIEW

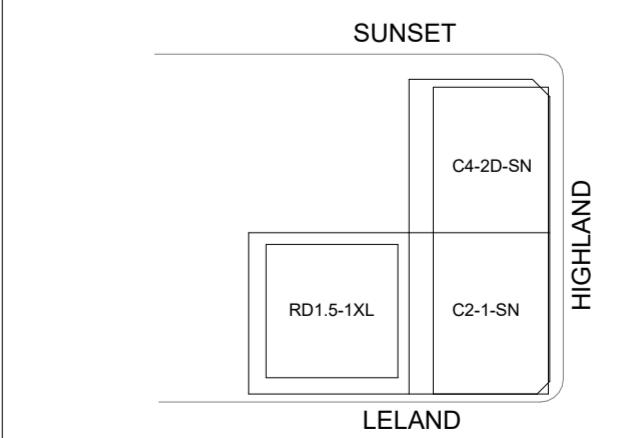
GENERAL NOTES

- 1-PARKING WILL BE FULLY ATTENDANT FOR THE WHOLE PROJECT.
2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

LADBS Stamp

NOT FOR
CONSTRUCTION

KEY PLAN



Project Name

6800

Project Number

005.1960.000

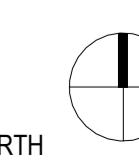
Description

FLOOR PLAN - LEVEL 02 APARTMENT B.

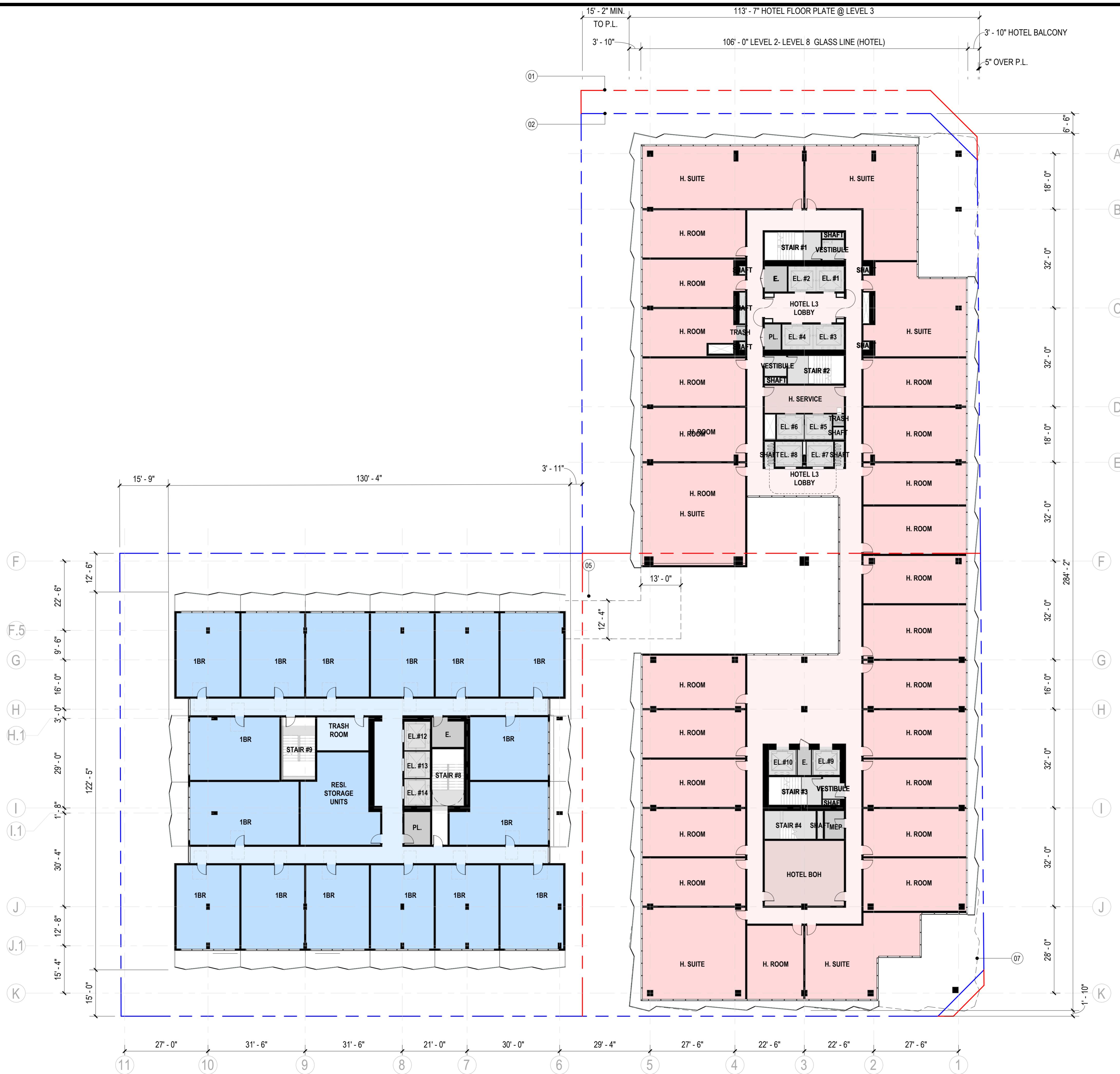
Scale

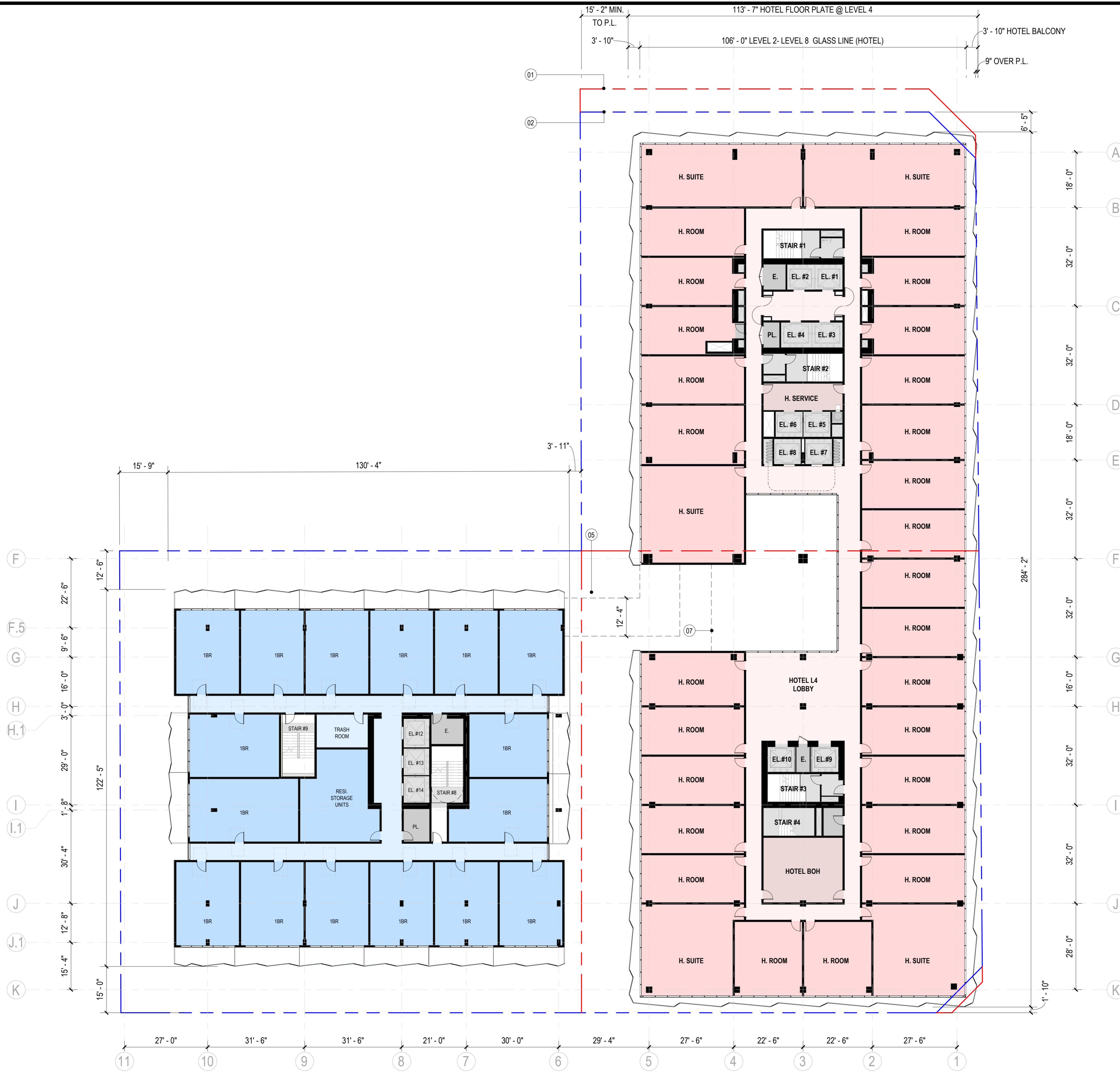
As indicated 0 4 8 16 32 FT

A2.101.2



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SHEET NOTES

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ax 213.327.3601

GENERAL NOTES

- 1- PARKING WILL BE FULLY ATTENDANT FOR THE WHOLE PROJECT.
2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

| LADBS Stamp

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KEY PLAN

Project Name

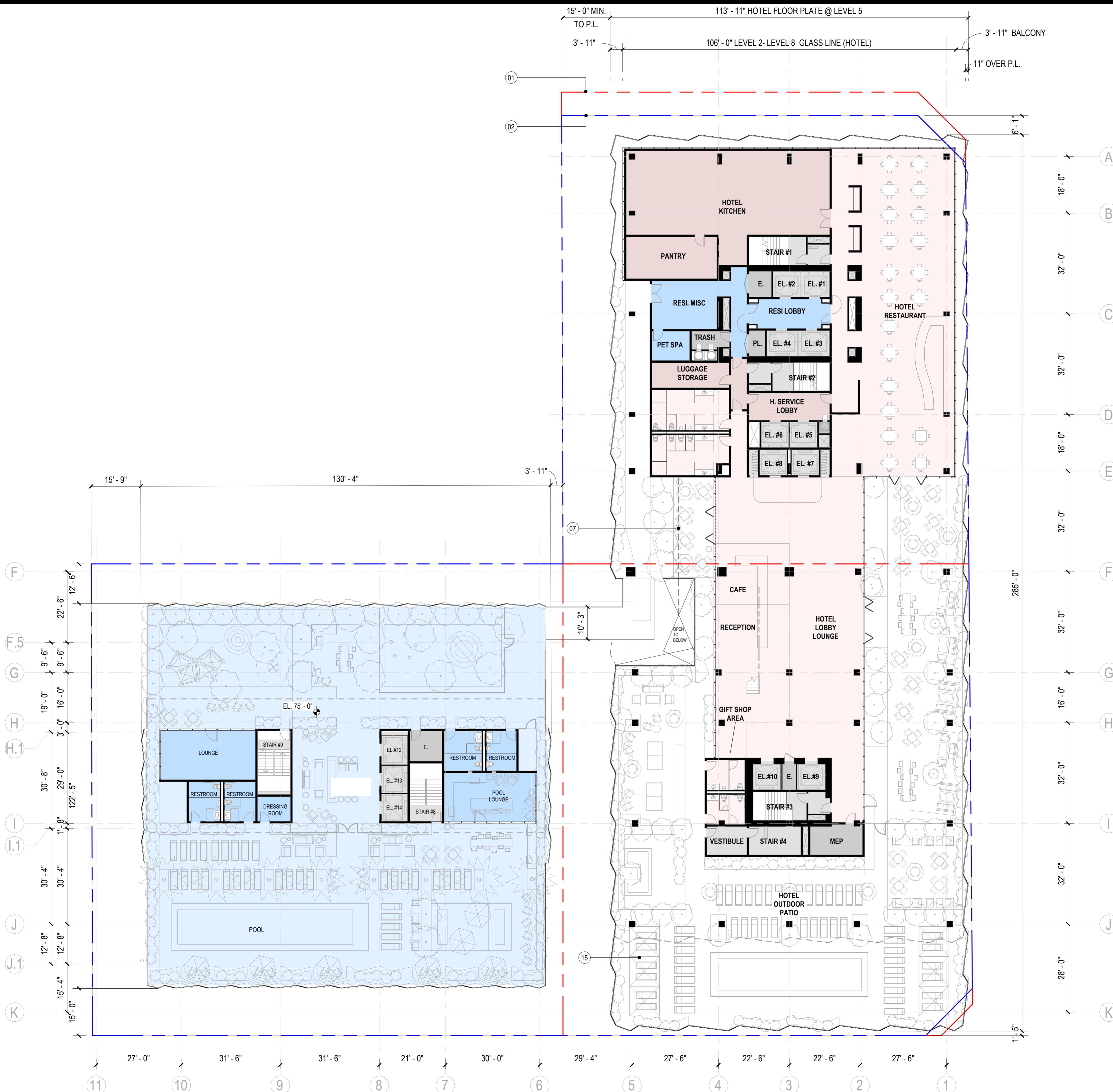
005 1960 000

Description

Scale

As indicated

A2.104



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GENERAL NOTES

- 1- PARKING WILL BE FULLY ATTENDANT FOR THE WHOLE PROJECT.
2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

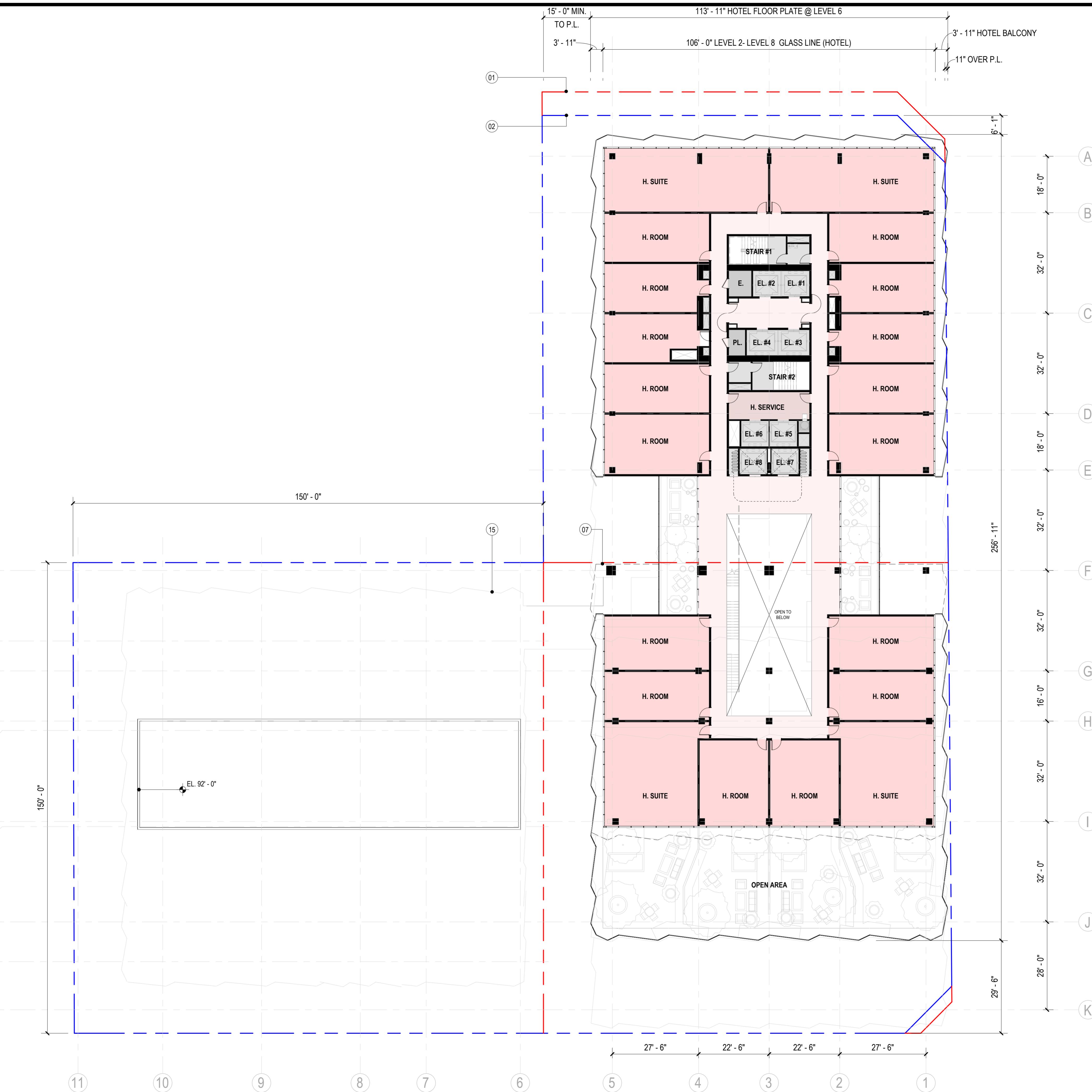
| LADBS Stamp

NOT FOR CONSTRUCTION

KEY PLAN

Project Name	6800
Project Number	005.1960.000
Description	FLOOR PLAN - LEVEL 05 HOTEL AMENITY / LEVEL 08 RESI. AMENITY
Scale	As indicated

A2.105



1 FLOOR PLAN - TOWER L06

SCALE: 1/16" = 1'-0"

SHEET NOTES

01 EXISTING PROPERTY LINE
 02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
 03 PARKING RAMP
 04 PROPOSED YARD / SETBACKS
 05 SKY BRIDGE
 07 LEVEL ABOVE
 08 LADWP VAULT ACCESS HATCH
 09 NOT USED
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 15 LEVEL BELOW

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1 04/17/2023	ENTITLEMENT SUBMITTAL
2 05/03/2023	ENTITLEMENT SUBMITTAL
3 05/19/2023	ENTITLEMENT SUBMITTAL
4 07/10/2023	ENTITLEMENT SUBMITTAL
5 09/06/2023	PZA REVIEW
9 07/31/2024	PZA REVIEW
10 09/05/2024	PLANNING REVIEW
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15 01/13/2026	PLANNING REVIEW

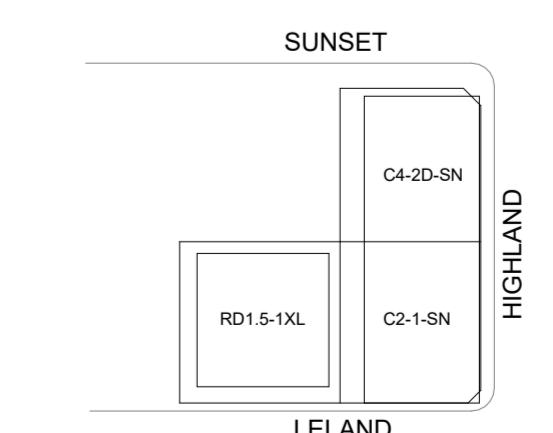
GENERAL NOTES

1- PARKING WILL BE FULLY ATTENDANT FOR THE WHOLE PROJECT.
 2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

LADBS Stamp

NOT FOR CONSTRUCTION

KEY PLAN



Project Name

6800

Project Number

005.1960.000

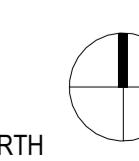
Description

FLOOR PLAN - LEVEL 06 HOTEL

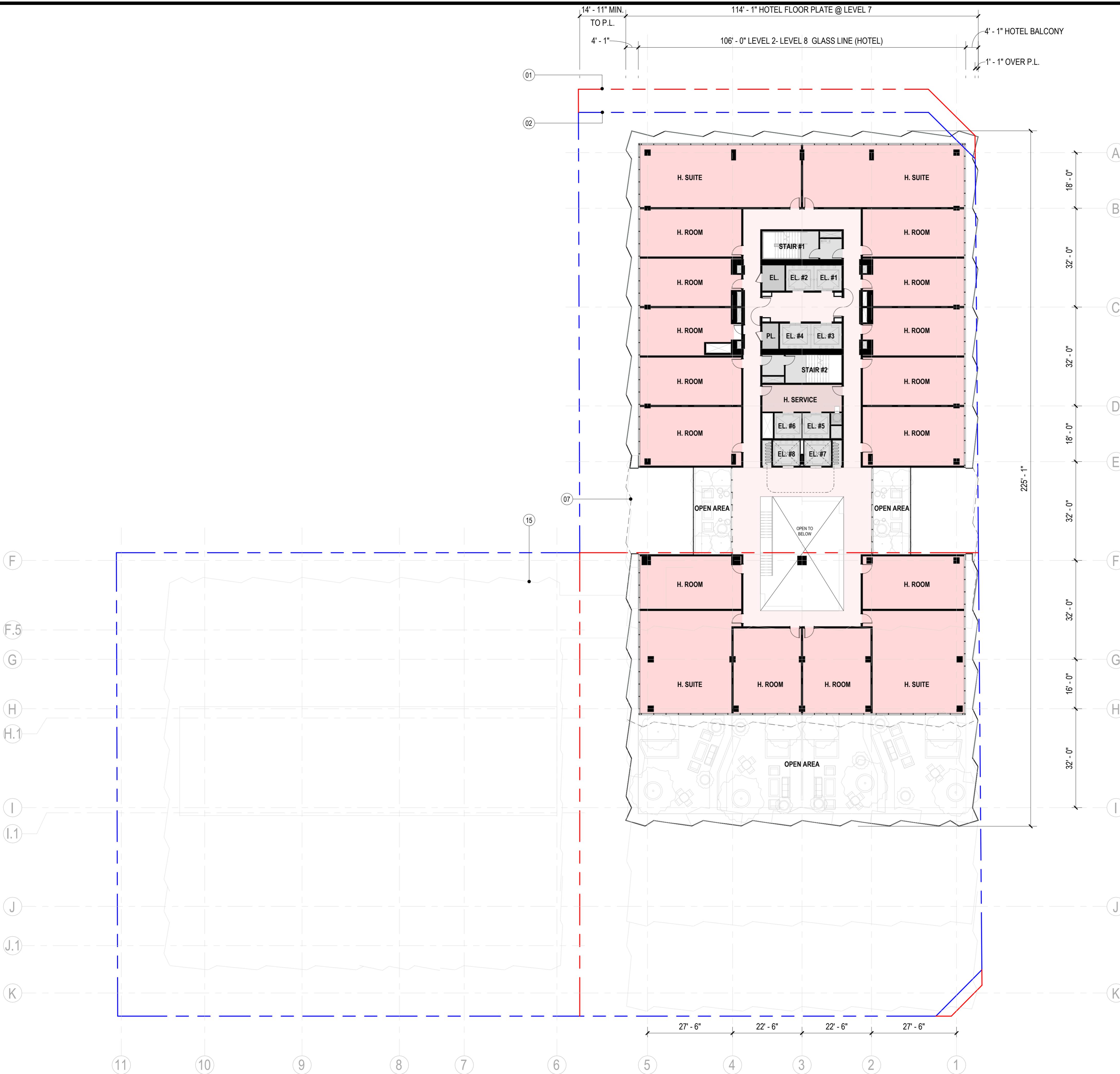
Scale

As indicated 0 4 8 16 32 FT

A2.106



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SHEET NOTES

01 EXISTING PROPERTY LINE
 02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
 03 PARKING RAMP
 04 PROPOSED YARD/SETBACKS
 05 SKY BRIDGE
 07 LEVEL ABOVE
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15	01/13/2026 PLANNING REVIEW

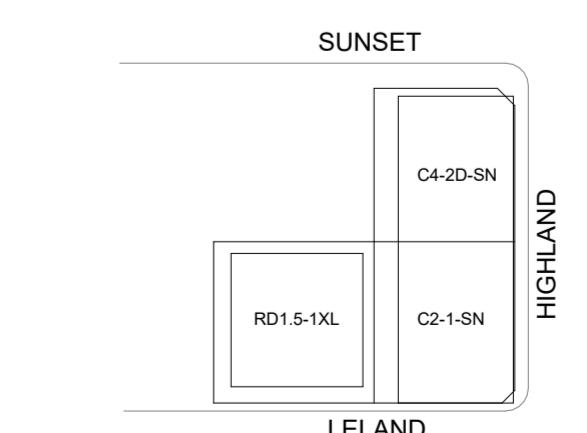
GENERAL NOTES

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 2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

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CONSTRUCTION

KEY PLAN



Project Name

6800

Project Number

005.1960.000

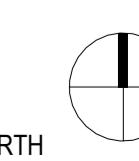
Description

FLOOR PLAN - LEVEL 07 HOTEL

Scale

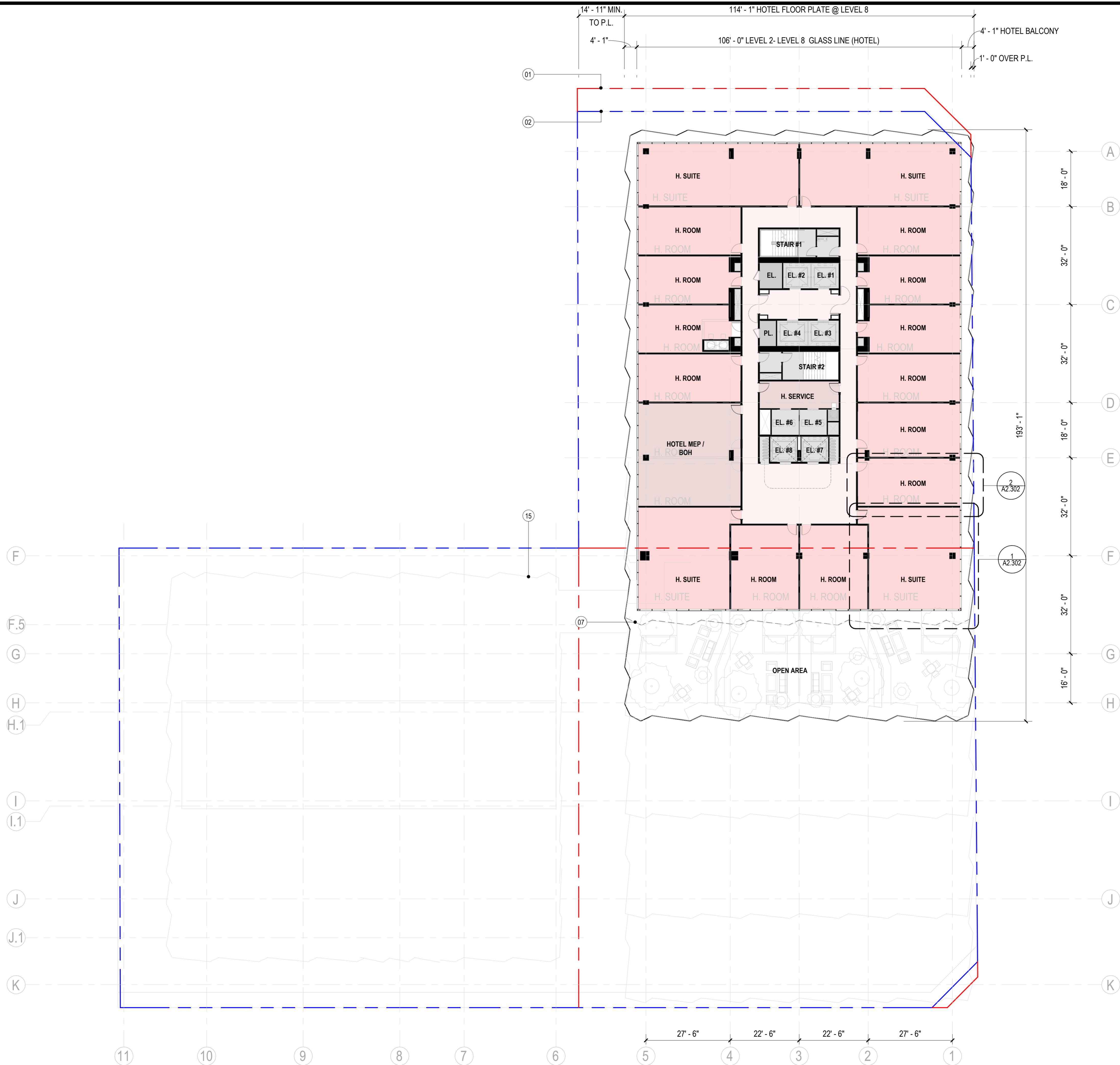
As indicated 0 4 8 16 32 FT

A2.107



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NORTH



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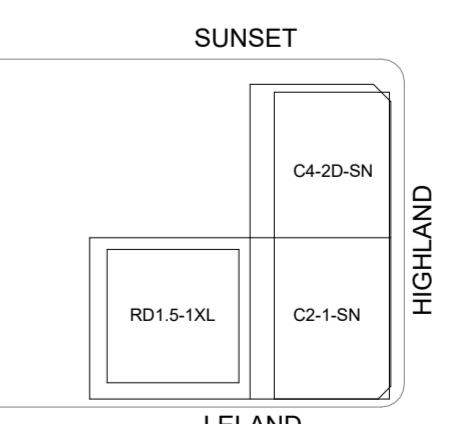
GENERAL NOTES

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2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

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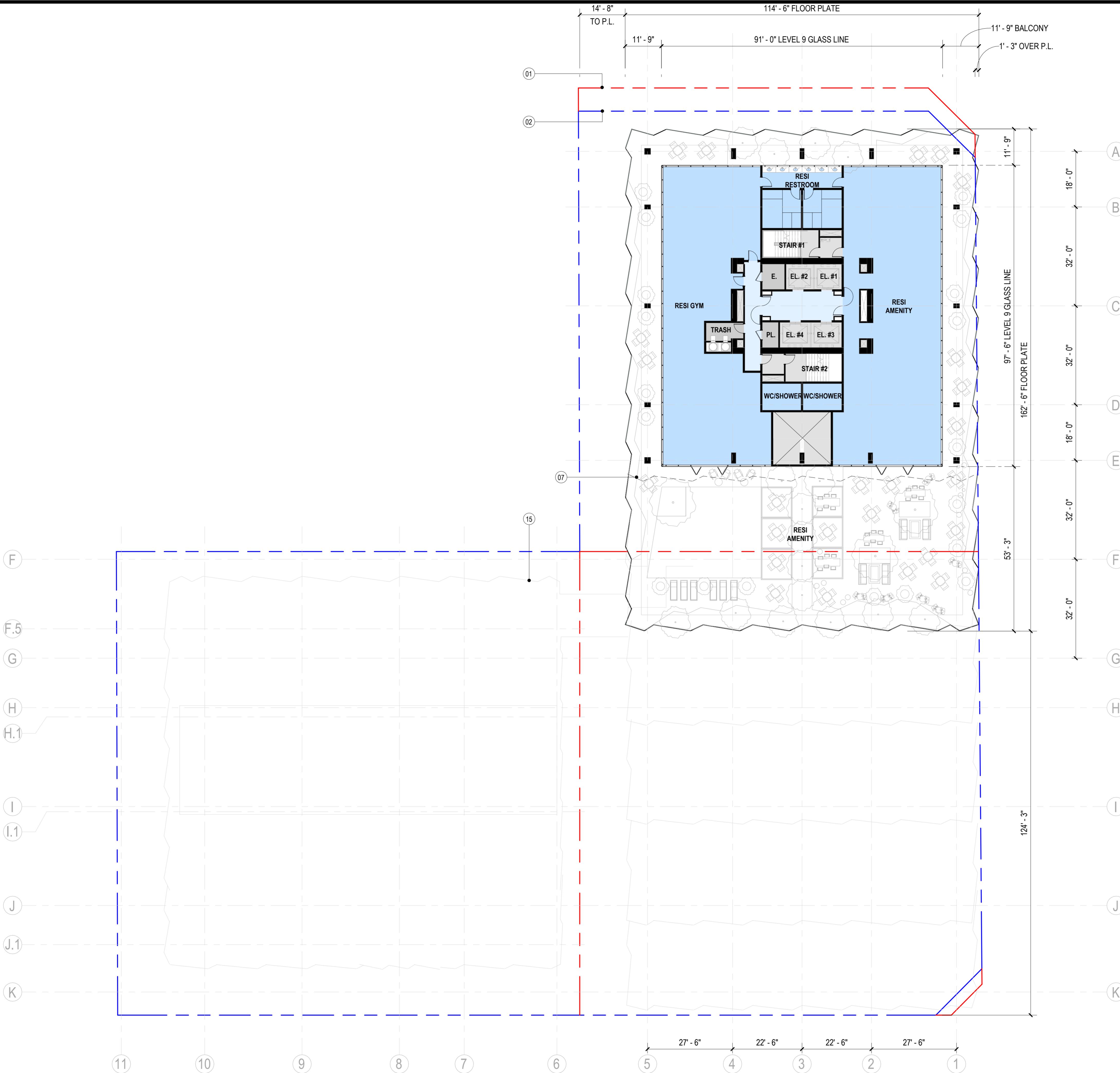
NOT FOR CONSTRUCTION

KEY PLAN

KEY PLAN		Project Name
		6800
		Project Number
		005.1960.000
		Description
		FLOOR PLAN - LEVEL 08 HOTEL
		Scale
		As indicated
		

A2.108

A compass rose with a vertical line pointing upwards labeled 'NORTH'.



1 FLOOR PLAN - TOWER L09

SCALE: 1/16" = 1'-0"

SHEET NOTES

- 01 EXISTING PROPERTY LINE
- 02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
- 03 PARKING RAMP
- 04 PROPOSED YARD/SETBACKS
- 05 SKY BRIDGE
- 07 LEVEL ABOVE
- 08 LADWP VAULT ACCESS HATCH
- 09 NOT USED
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- 15 LEVEL BELOW

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11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW
15 01/13/2026	PLANNING REVIEW

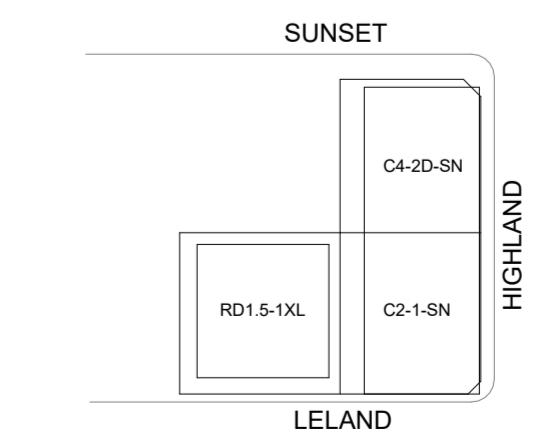
GENERAL NOTES

- 1-PARKING WILL BE FULLY ATTENDANT FOR THE WHOLE PROJECT.
- 2.FOR PARKING STRIPING DETAILS SEE PAGE A2.305

LADBS Stamp

NOT FOR
CONSTRUCTION

KEY PLAN



Project Name

6800

Project Number

005.1960.000

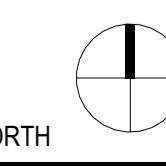
Description

FLOOR PLAN - LEVEL 09 RESI.
AMENITY

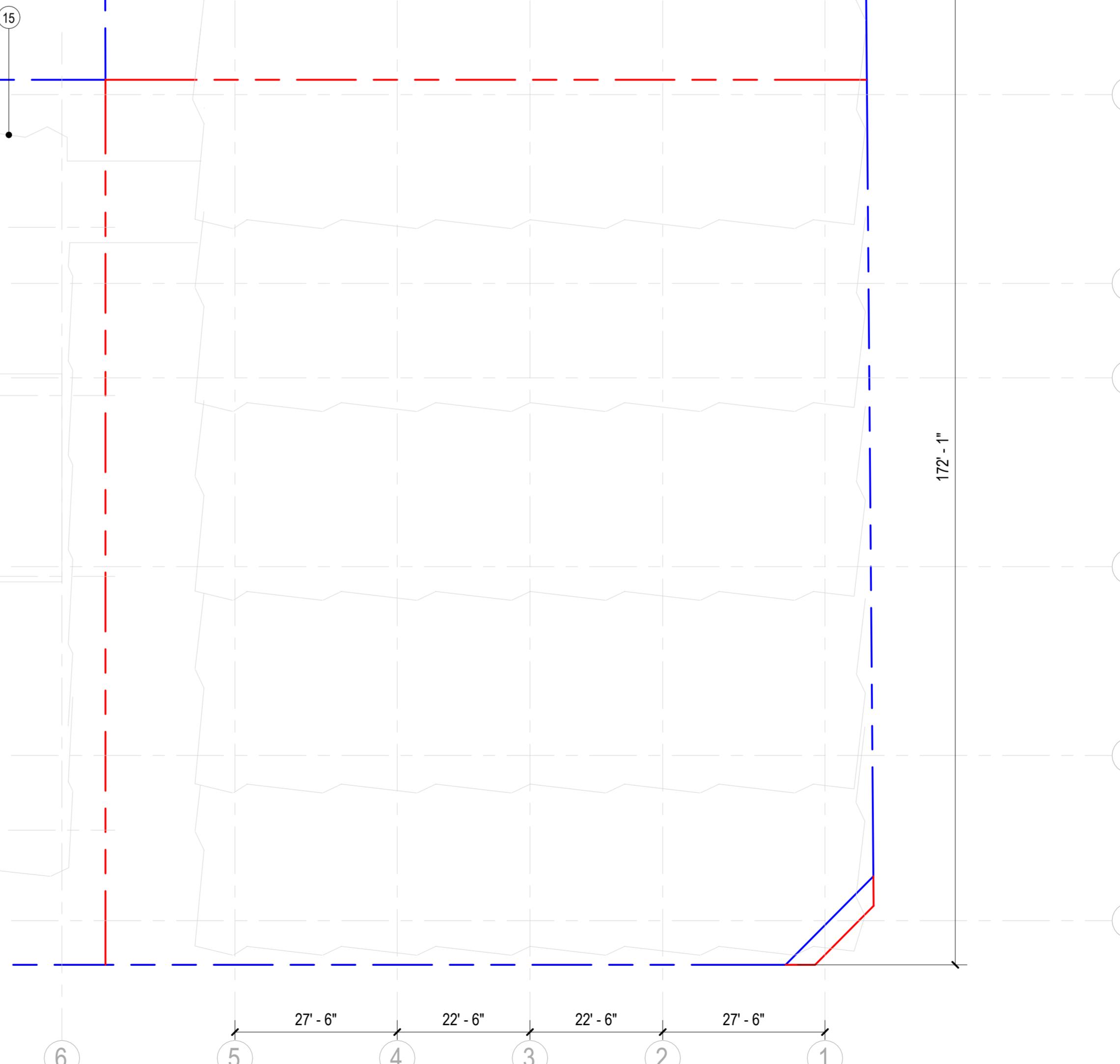
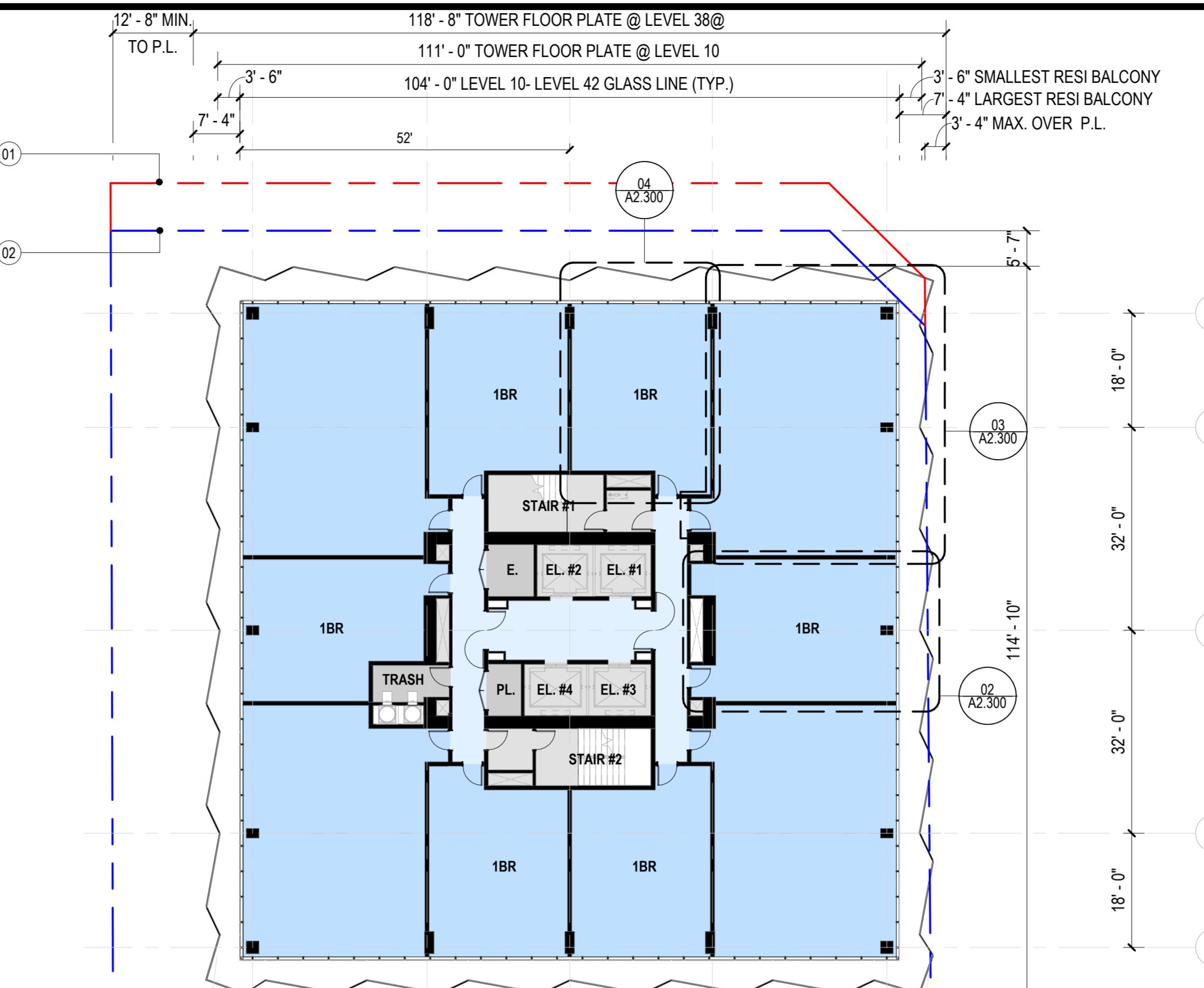
Scale

As indicated 0 4 8 16 32 FT

A2.109



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SHEET NOTES

- 01 EXISTING PROPERTY LINE
- 02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
- 03 PARKING RAMP
- 04 PROPOSED YARD/SETBACKS
- 05 SKY BRIDGE
- 07 LEVEL ABOVE
- 08 LADWP VAULT ACCESS HATCH
- 09 NOT USED
- 10 LADWP TRANSFORMER IN BASEMENT
- 11 5 FT EASEMENT FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES, RECORDED IN BOOK D3117, PAGE 3, ORRICAL RECORDS
- 12 5 FT EASEMENT FOR POLE LINES AND CONDUITS, RECORDED DECEMBER 8, 1964 AS INSTRUMENT NO. 3601, OFFICIAL RECORDS
- 15 LEVEL BELOW

GALAXY

6800

6800 Sunset
Los Angeles, CA 90028

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Seal / Signature

△ Date	Description
1 04/17/2023	ENTITLEMENT SUBMITTAL
2 05/03/2023	ENTITLEMENT SUBMITTAL
3 05/19/2023	ENTITLEMENT SUBMITTAL
4 06/08/2023	SUPPLEMENTAL INFORMATION
5 07/10/2023	ENTITLEMENT SUBMITTAL
6 09/06/2023	PZA REVIEW
7 07/31/2024	PZA REVIEW
8 10/05/2024	PLANNING REVIEW
9 11/09/2024	PZA/PLANNING REVIEW
10 10/09/2024	PZA/PLANNING REVIEW
11 01/13/2026	PLANNING REVIEW

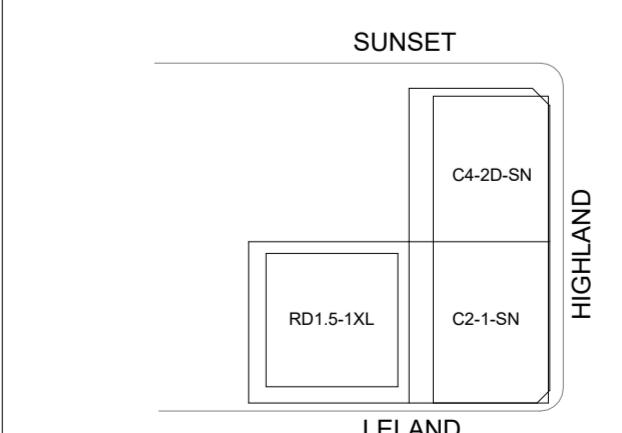
GENERAL NOTES

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- 2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

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Project Name

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Project Number

005.1960.000

Description

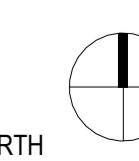
FLOOR PLAN - LEVEL 10-38 RESI.
TOWER

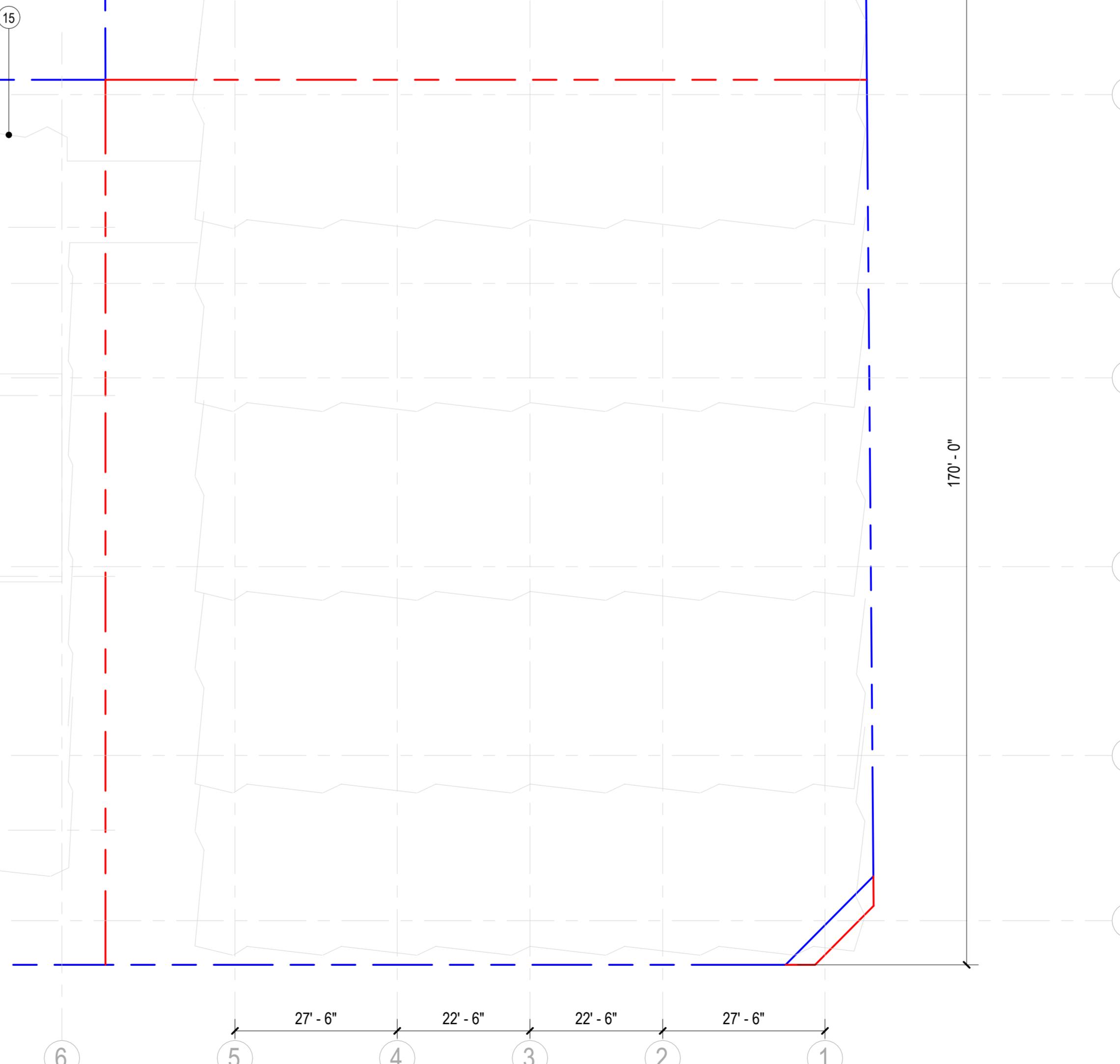
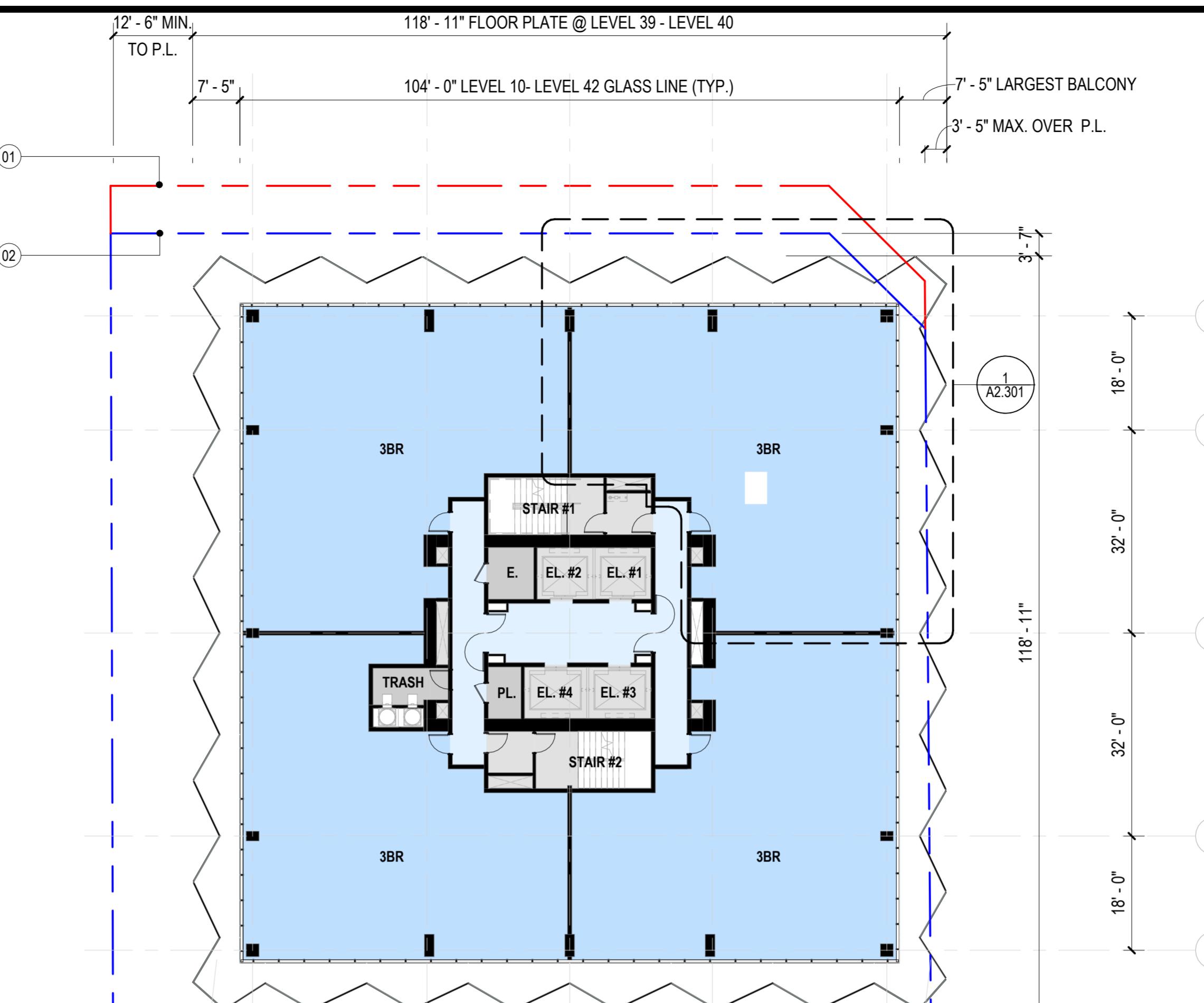
Scale

As indicated

0 4 8 16 32 FT

A2.110





SHEET NOTES

- 01 EXISTING PROPERTY LINE
- 02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
- 03 PARKING RAMP
- 04 PROPOSED YARD/SETBACKS
- 05 SKY BRIDGE
- 07 LEVEL ABOVE
- 08 LADWP VAULT ACCESS HATCH
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- 10 LADWP TRANSFORMER IN BASEMENT
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- 15 LEVEL BELOW

GALAXY

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Tel 213.327.3600
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11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW
15 01/13/2026	PLANNING REVIEW

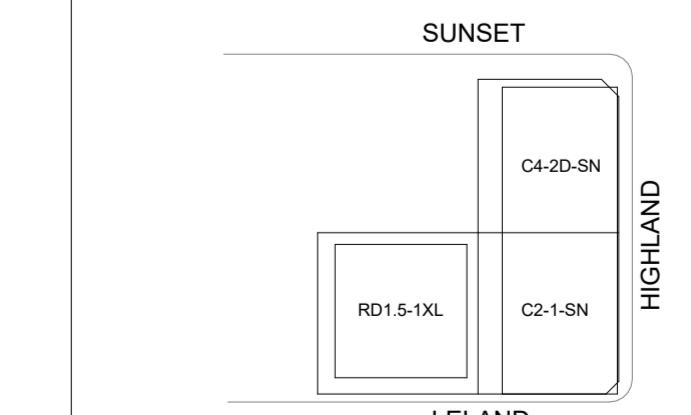
GENERAL NOTES

- 1-PARKING WILL BE FULLY ATTENDANT FOR THE WHOLE PROJECT.
- 2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

LADBS Stamp

**NOT FOR
CONSTRUCTION**

KEY PLAN



Project Name

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Project Number

005.1960.000

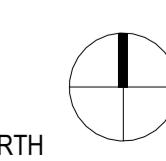
Description
FLOOR PLAN - LEVEL 39 - 40 RESI.
TOWER

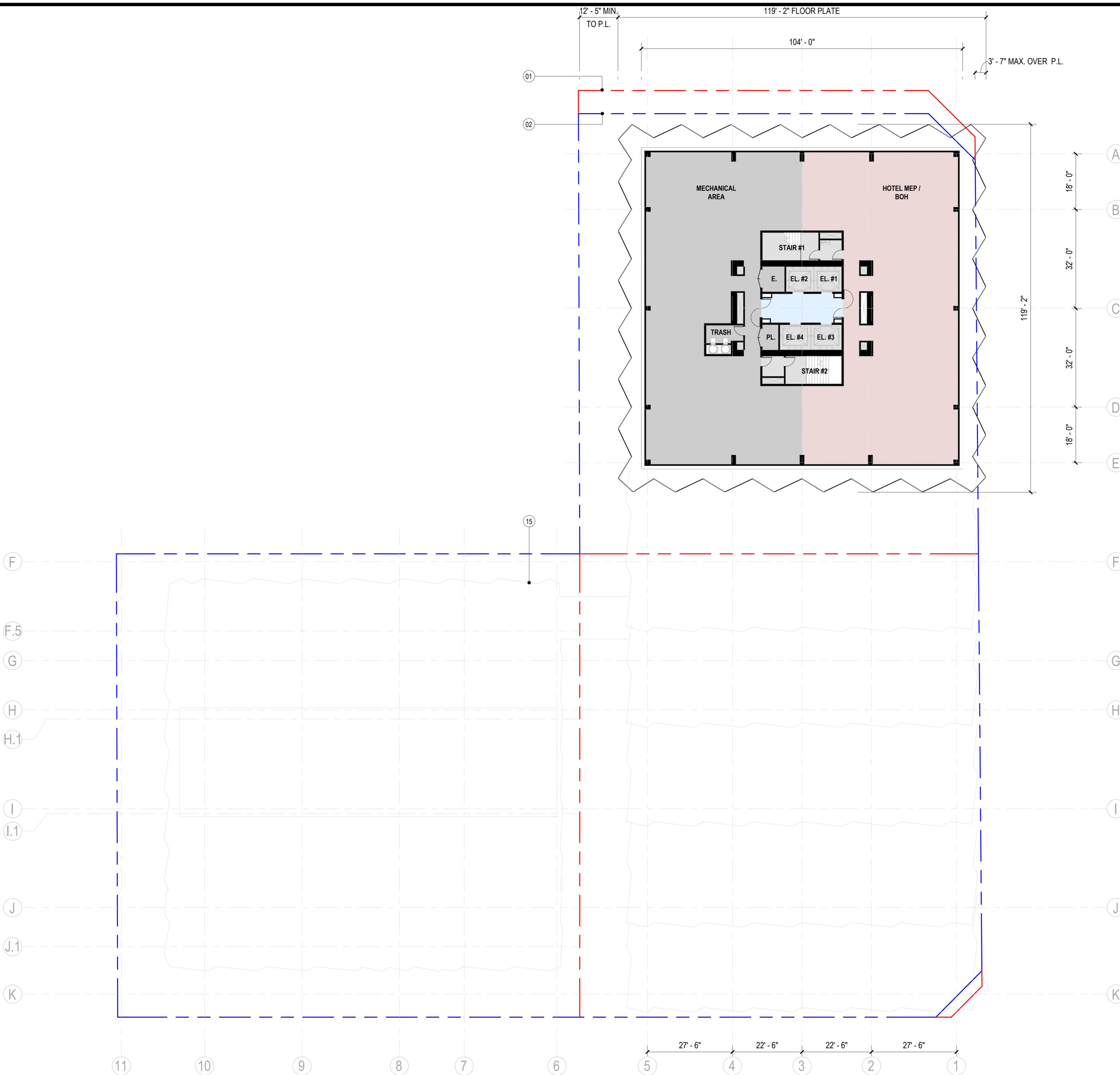
Scale

As indicated

0 4 8 16 32 FT

1 A.111





1 FLOOR PLAN - TOWER MECHANICAL L41

SCALE: 1/16" = 1'-0"

SHEET NOTES

- 01 EXISTING PROPERTY LINE
- 02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
- 03 PARKING RAMP
- 04 PROPOSED YARD / SETBACKS
- 05 SKY BRIDGE
- 07 LEVEL ABOVE
- 08 LADWP VAULT ACCESS HATCH
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- 15 LEVEL BELOW

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11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW
15 01/13/2026	PLANNING REVIEW

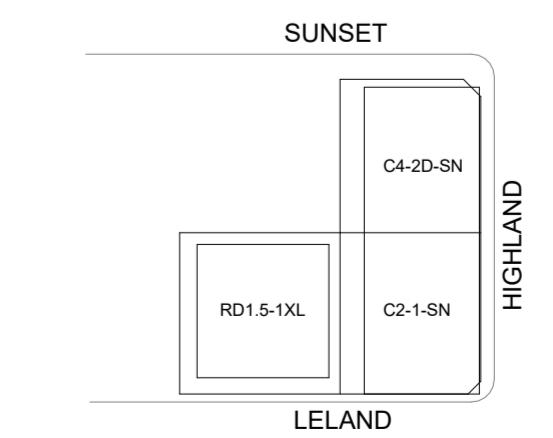
GENERAL NOTES

- 1-PARKING WILL BE FULLY ATTENDANT FOR THE WHOLE PROJECT.
2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

LADBS Stamp

NOT FOR
CONSTRUCTION

KEY PLAN



Project Name

6800

Project Number

005.1960.000

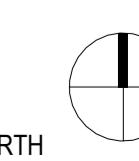
Description

FLOOR PLAN - LEVEL 41
MECHANICAL

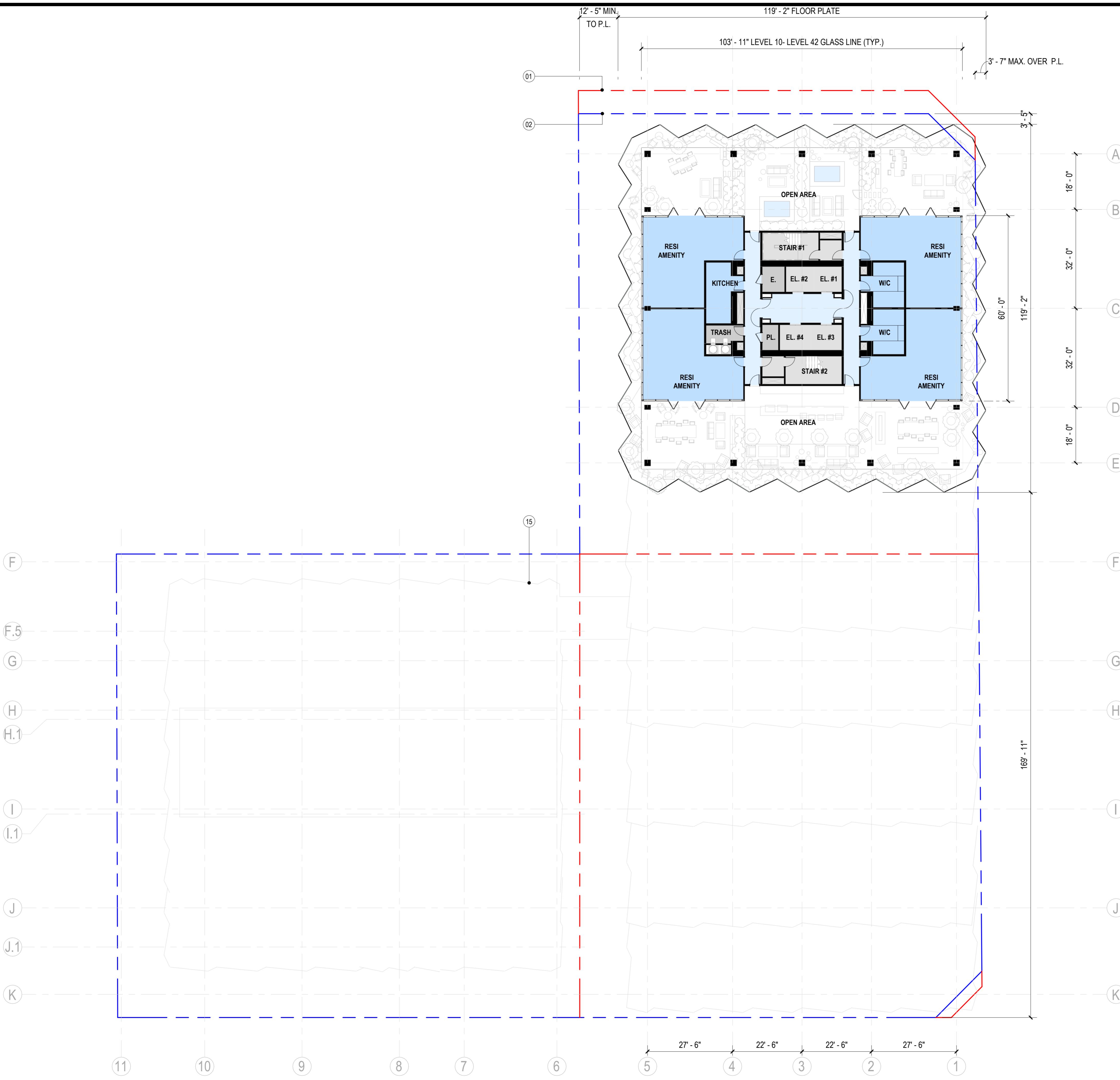
Scale

As indicated
0 4 8 16 32 FT

A2.112



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1 FLOOR PLAN - TOWER AMENITY L42

SCALE: 1/16" = 1'-0"

SHEET NOTES

- 01 EXISTING PROPERTY LINE
- 02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
- 03 PARKING RAMP
- 04 PROPOSED YARD/SETBACKS
- 05 SKY BRIDGE
- 07 LEVEL ABOVE
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- 15 LEVEL BELOW

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Fax 213.327.3601

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Date Description

- 1 04/17/2023 ENTITLEMENT SUBMITTAL
- 2 05/03/2023 ENTITLEMENT SUBMITTAL
- 3 05/19/2023 ENTITLEMENT SUBMITTAL
- 4 07/10/2023 ENTITLEMENT SUBMITTAL
- 5 09/06/2023 PZA REVIEW
- 9 07/31/2024 PZA REVIEW
- 10 09/05/2024 PLANNING REVIEW
- 11 09/20/2024 PZA/PLANNING REVIEW
- 12 10/09/2024 PZA/PLANNING REVIEW
- 15 01/13/2026 PLANNING REVIEW

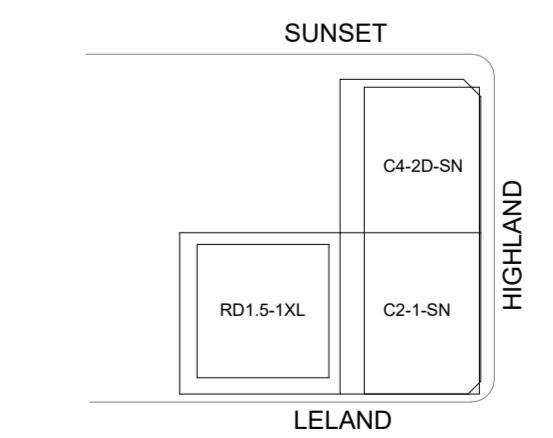
GENERAL NOTES

- 1-PARKING WILL BE FULLY ATTENDANT FOR THE WHOLE PROJECT.
- 2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

LADBS Stamp

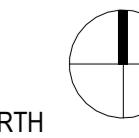
NOT FOR
CONSTRUCTION

KEY PLAN

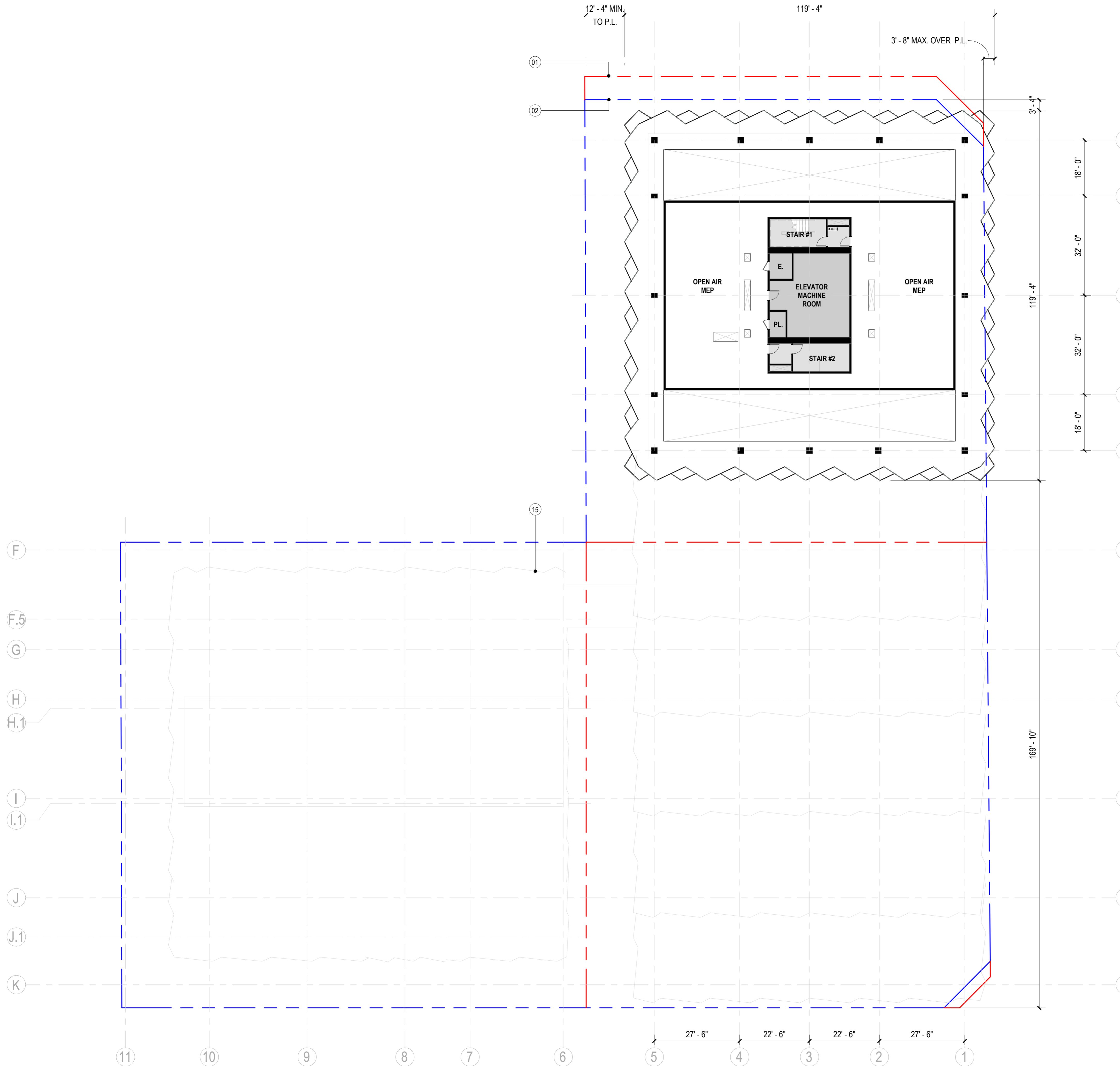


Scale As indicated 0 4 8 16 32 FT

A2.113



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1 FLOOR PLAN - MECHANICAL LEVEL

SCALE: 1/16" = 1'-0"

SHEET NOTES

01 EXISTING PROPERTY LINE
 02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
 03 PARKING RAMP
 04 PROPOSED YARD/SETBACKS
 05 SKY BRIDGE
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 15 LEVEL BELOW

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△ Date	Description
1 04/17/2023	ENTITLEMENT SUBMITTAL
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9 07/31/2024	PZA REVIEW
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11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW
15 01/13/2026	PLANNING REVIEW

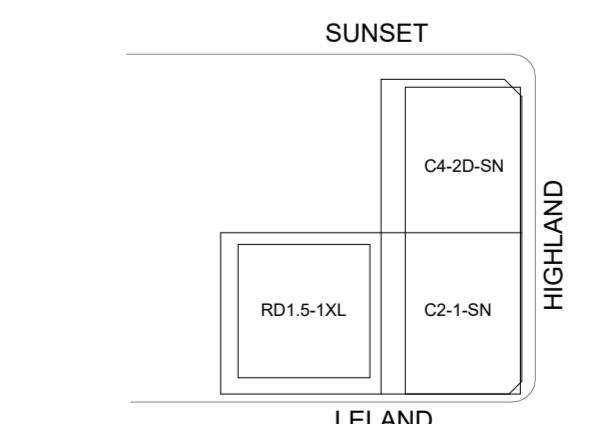
GENERAL NOTES

1-PARKING WILL BE FULLY ATTENDANT FOR THE WHOLE PROJECT.
 2. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

LADBS Stamp

NOT FOR
CONSTRUCTION

KEY PLAN



Project Name

6800

Project Number

005.1960.000

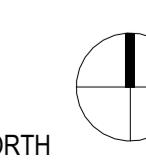
Description

FLOOR PLAN - MECHANICAL ROOF

Scale

As indicated
0 4 8 16 32 FT

A2.114



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Seal / Signature

△ Date	Description
06/08/2023	SUPPLEMENTAL INFORMATION
5 09/06/2023	PZA REVIEW
9 07/31/2024	PZA REVIEW
10 09/05/2024	PLANNING REVIEW
11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW

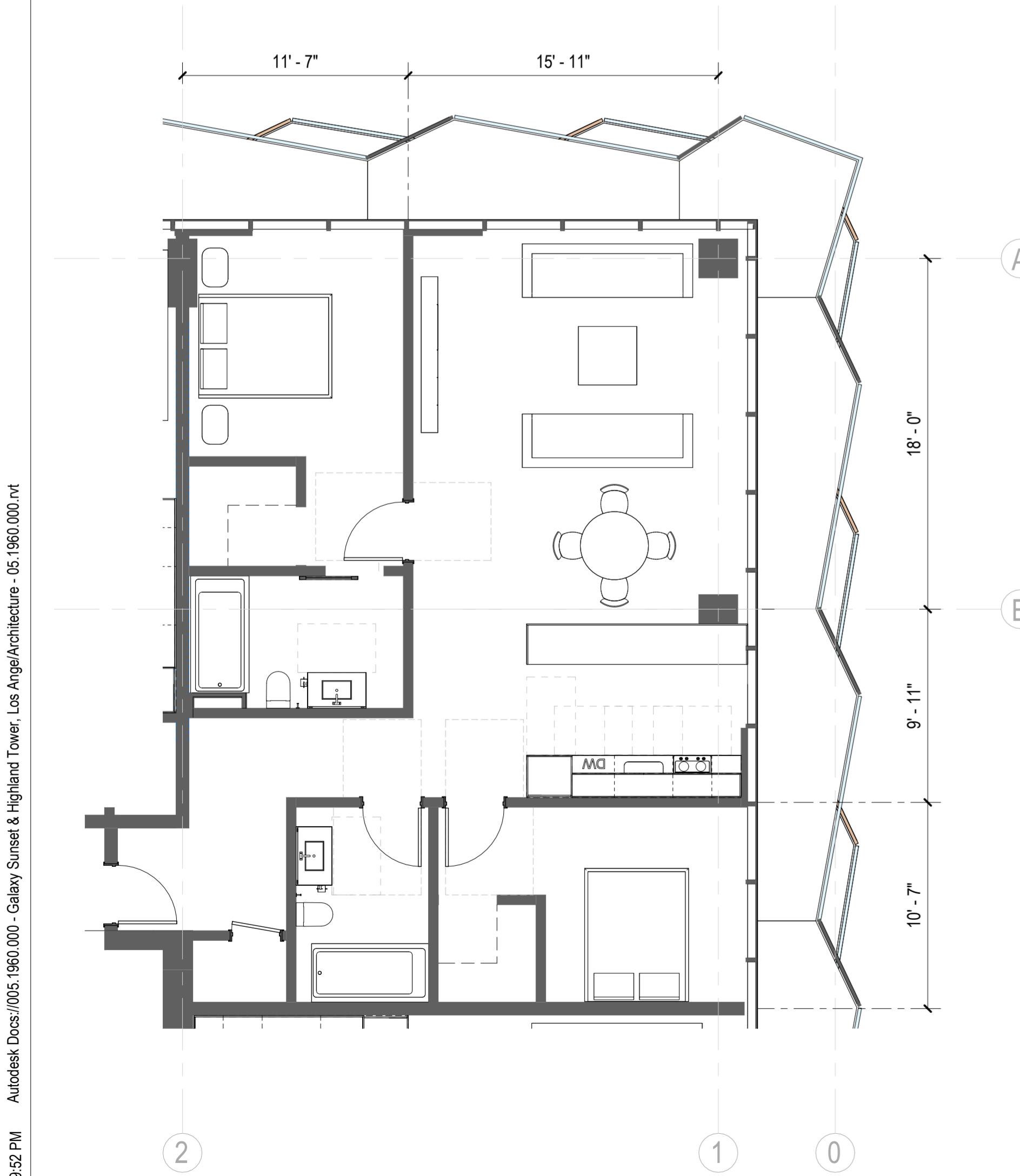
LADBS Stamp

NOT FOR
CONSTRUCTION

Project Name	6800
Project Number	005.1960.000
Description	ENLARGED PLANS - TYPICAL UNIT LAYOUT - RESI

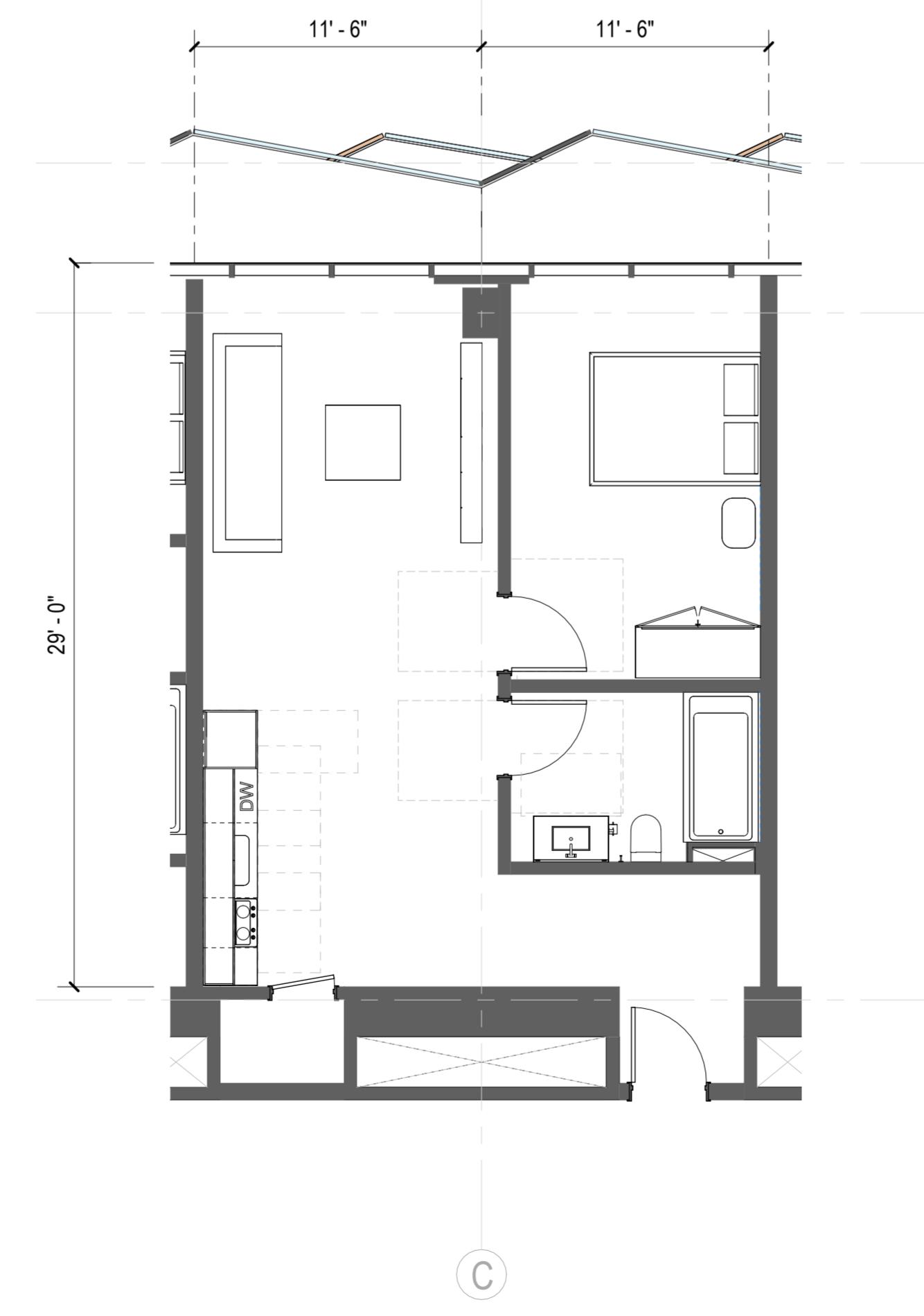
Scale
3/16" = 1'-0"

A2.300



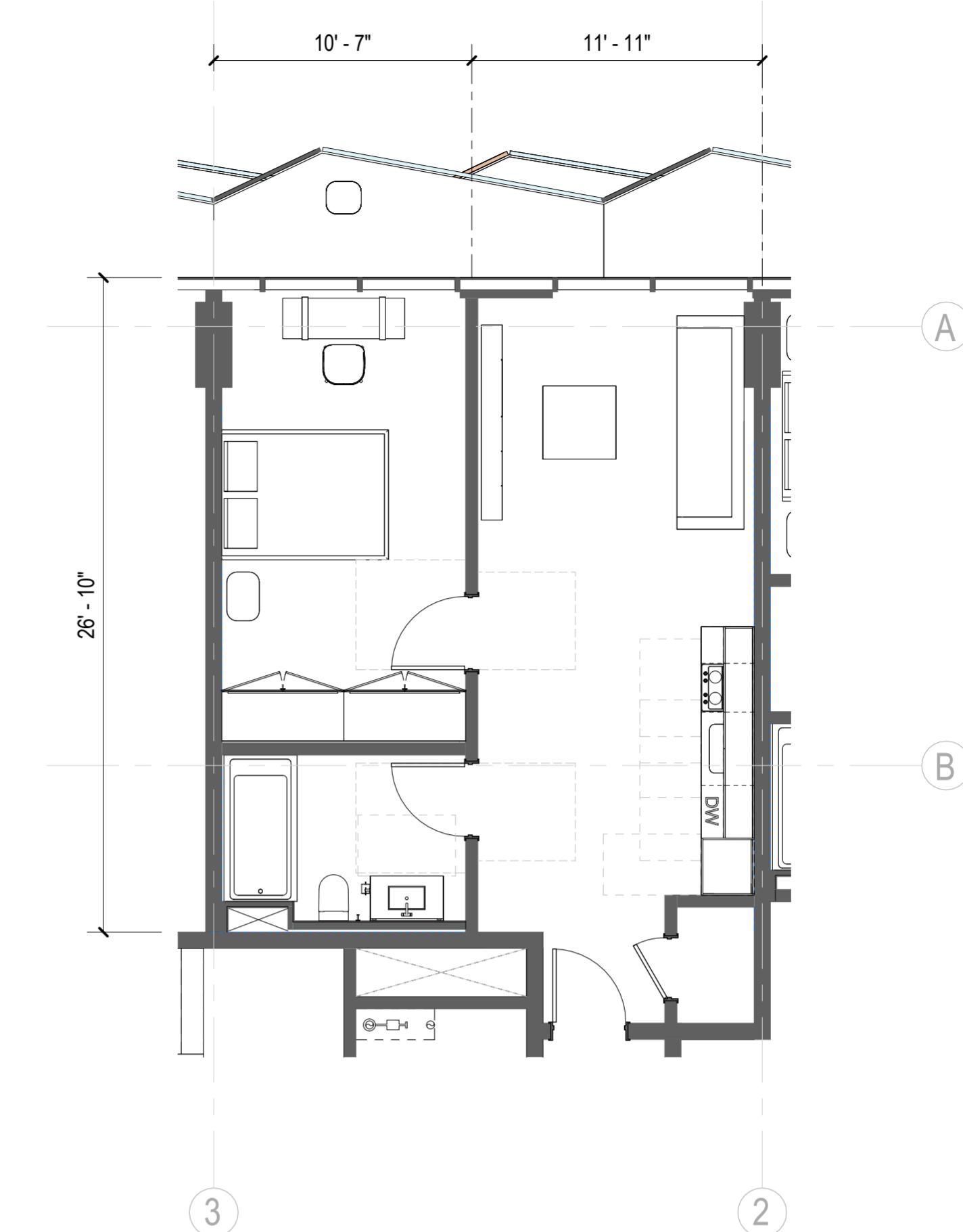
02 ENLARGED FLOOR PLAN - RESI. 1BR - TYPE B

SCALE: 3/16" = 1'-0"



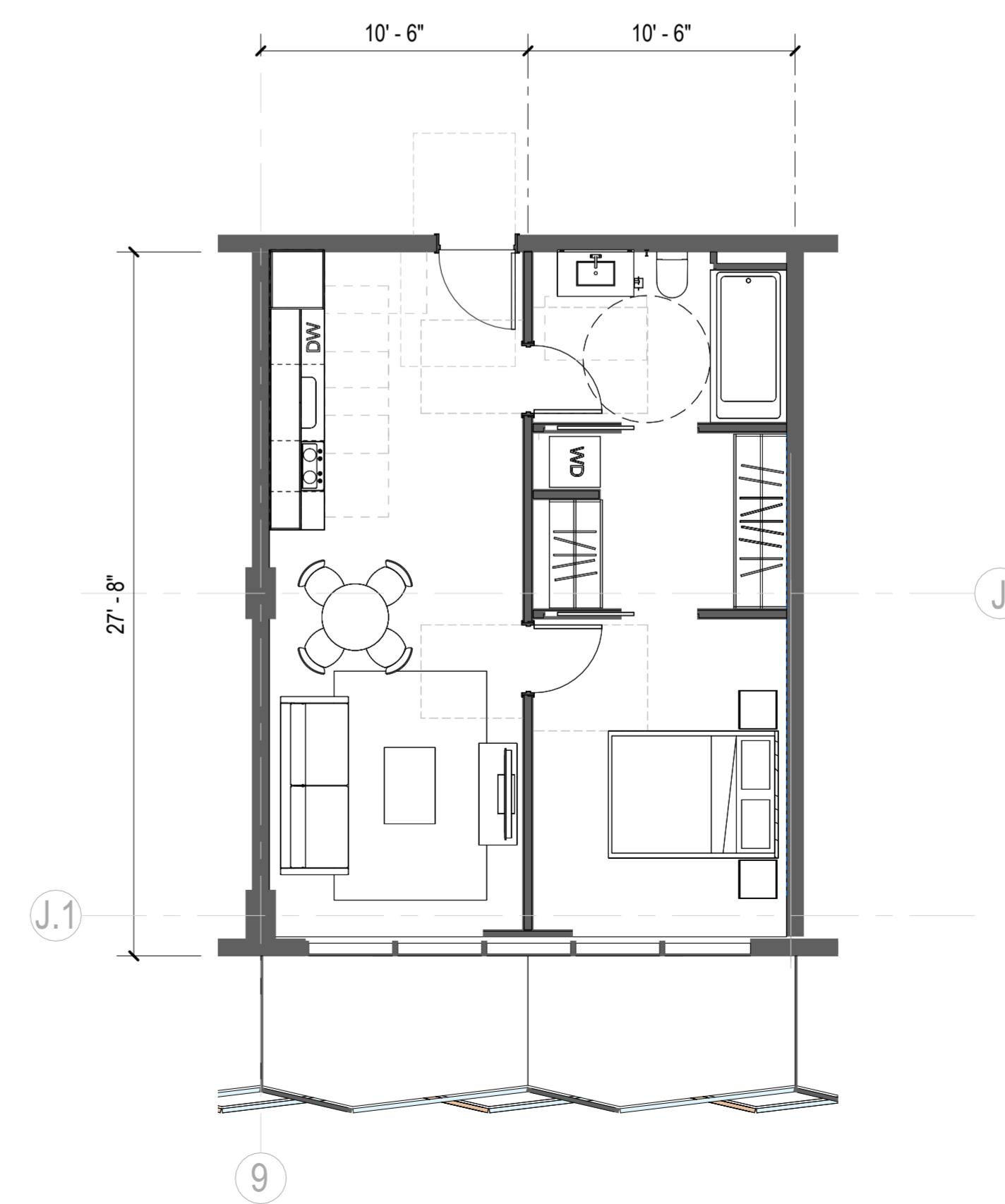
02 ENLARGED FLOOR PLAN - RESI. 1BR - TYPE B

SCALE: 3/16" = 1'-0"



04 ENLARGED FLOOR PLAN - RESI. 1BR - TYPE A

SCALE: 3/16" = 1'-0"



01 ENLARGED FLOOR PLAN - APARTMENT FOR SENIORS 1BR - TYPICAL

SCALE: 3/16" = 1'-0"

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△ Date	Description
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9 07/31/2024	PZA REVIEW
10 09/05/2024	PLANNING REVIEW
11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW

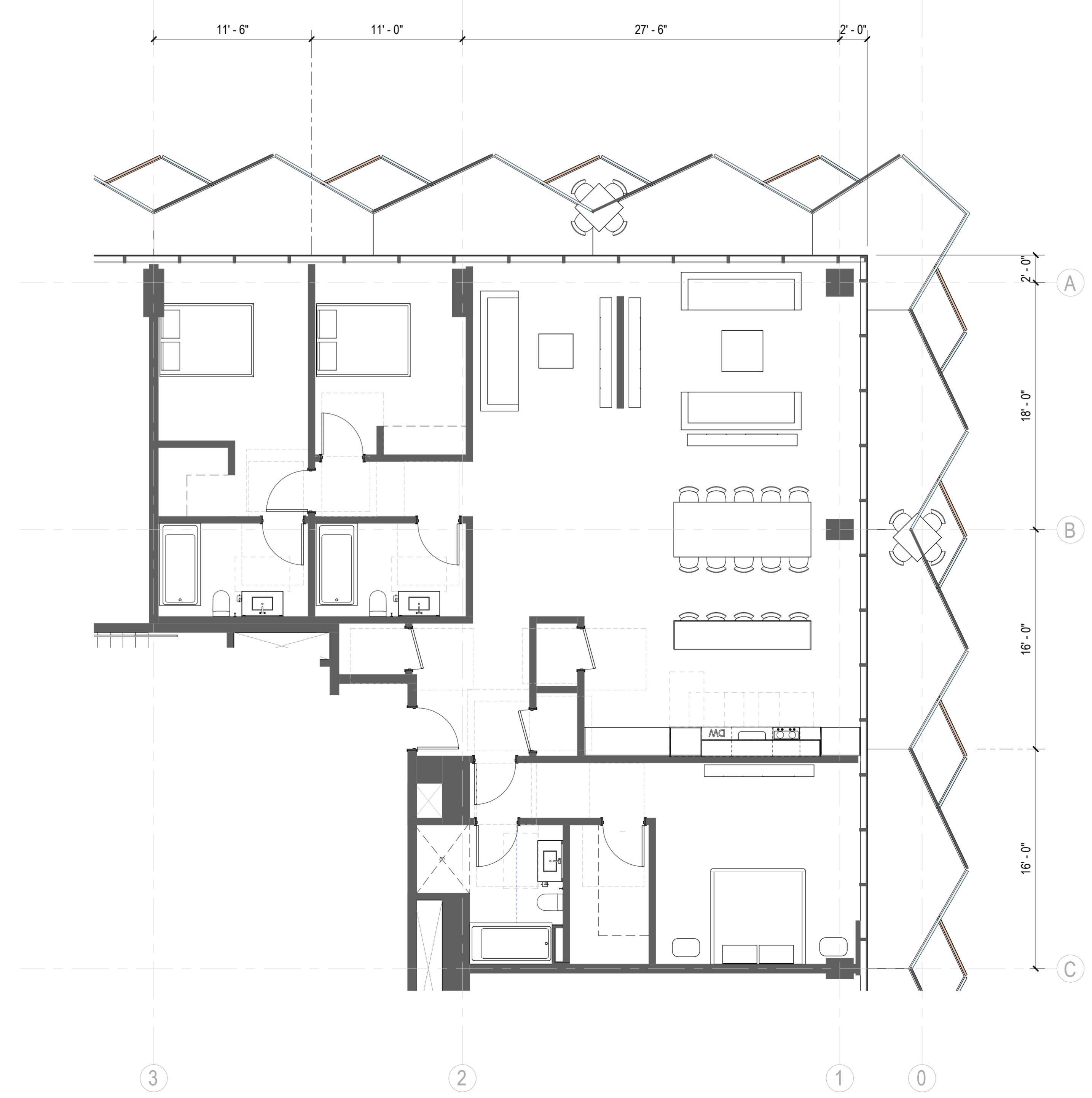
LADBS Stamp

NOT FOR CONSTRUCTION

Project Name	6800
Project Number	005.1960.000
Description	ENLARGED PLANS - TYPICAL UNIT LAYOUT - PESI

Scale

A2.301



6800

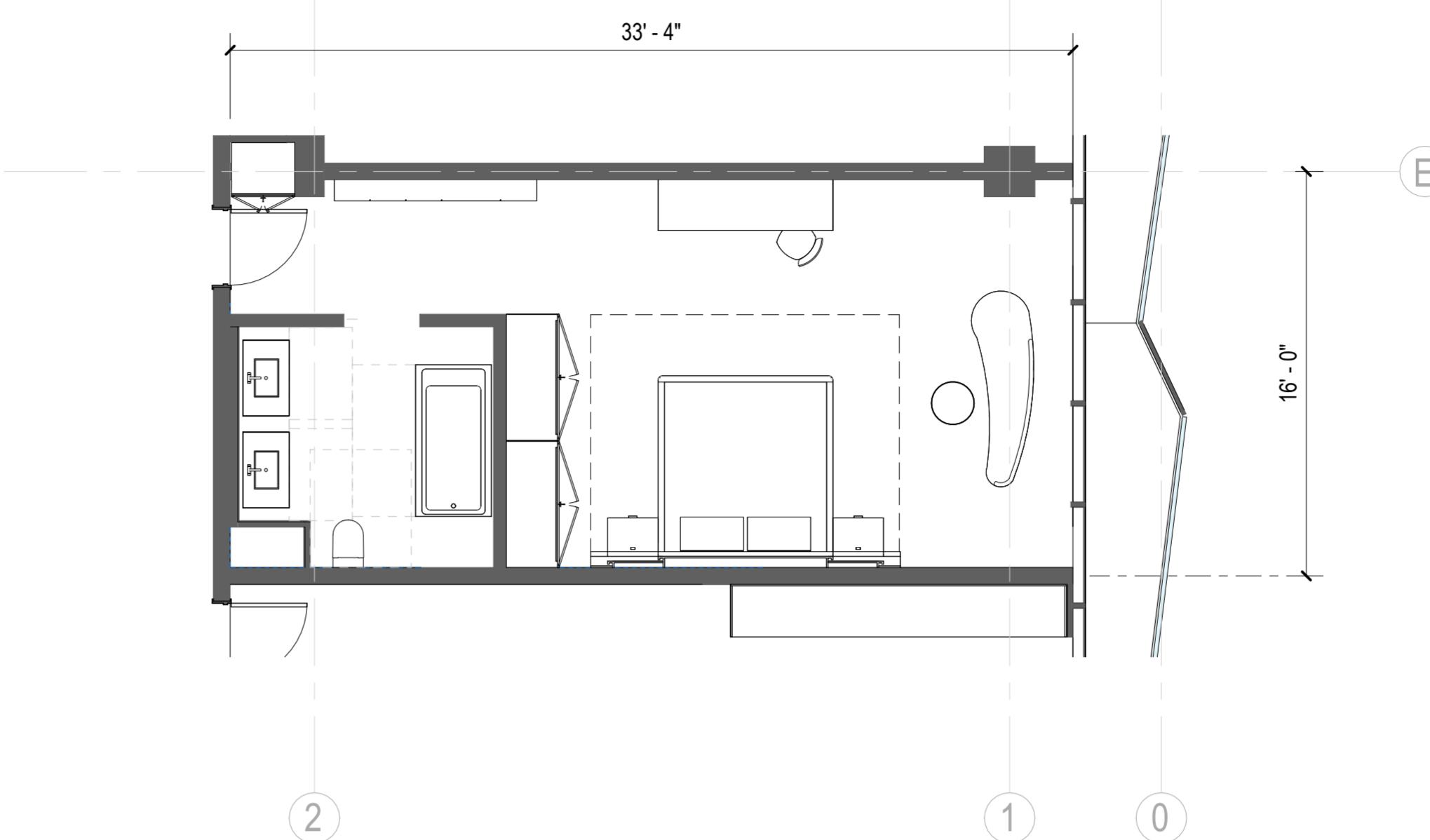
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Los Angeles, CA 90028

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United StatesTel 213.327.3600
Fax 213.327.3601

Seal / Signature

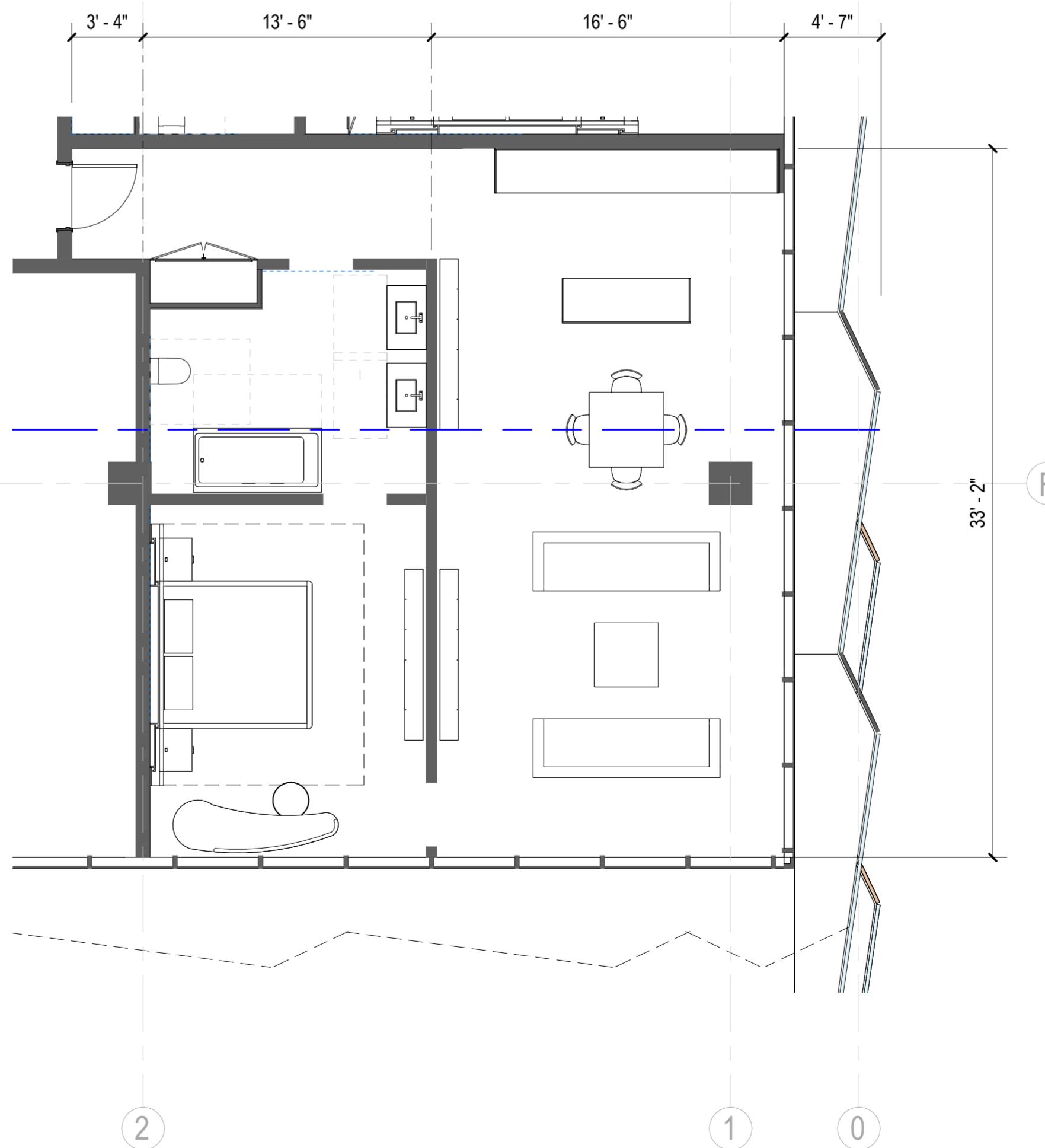
△ Date	Description
06/08/2023	SUPPLEMENTAL INFORMATION
5 09/06/2023	PZA REVIEW
9 07/31/2024	PZA REVIEW
10 09/05/2024	PLANNING REVIEW
11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW



2 ENLARGED FLOOR PLAN - HOTEL ROOM - TYPICAL

SCALE: 3/16" = 1'-0"

LADBS Stamp

NOT FOR
CONSTRUCTION

Project Name

6800

Project Number

005.1960.000

Description

ENLARGED PLANS - TYPICAL UNIT
LAYOUT - HOTEL

Scale

3/16" = 1'-0"

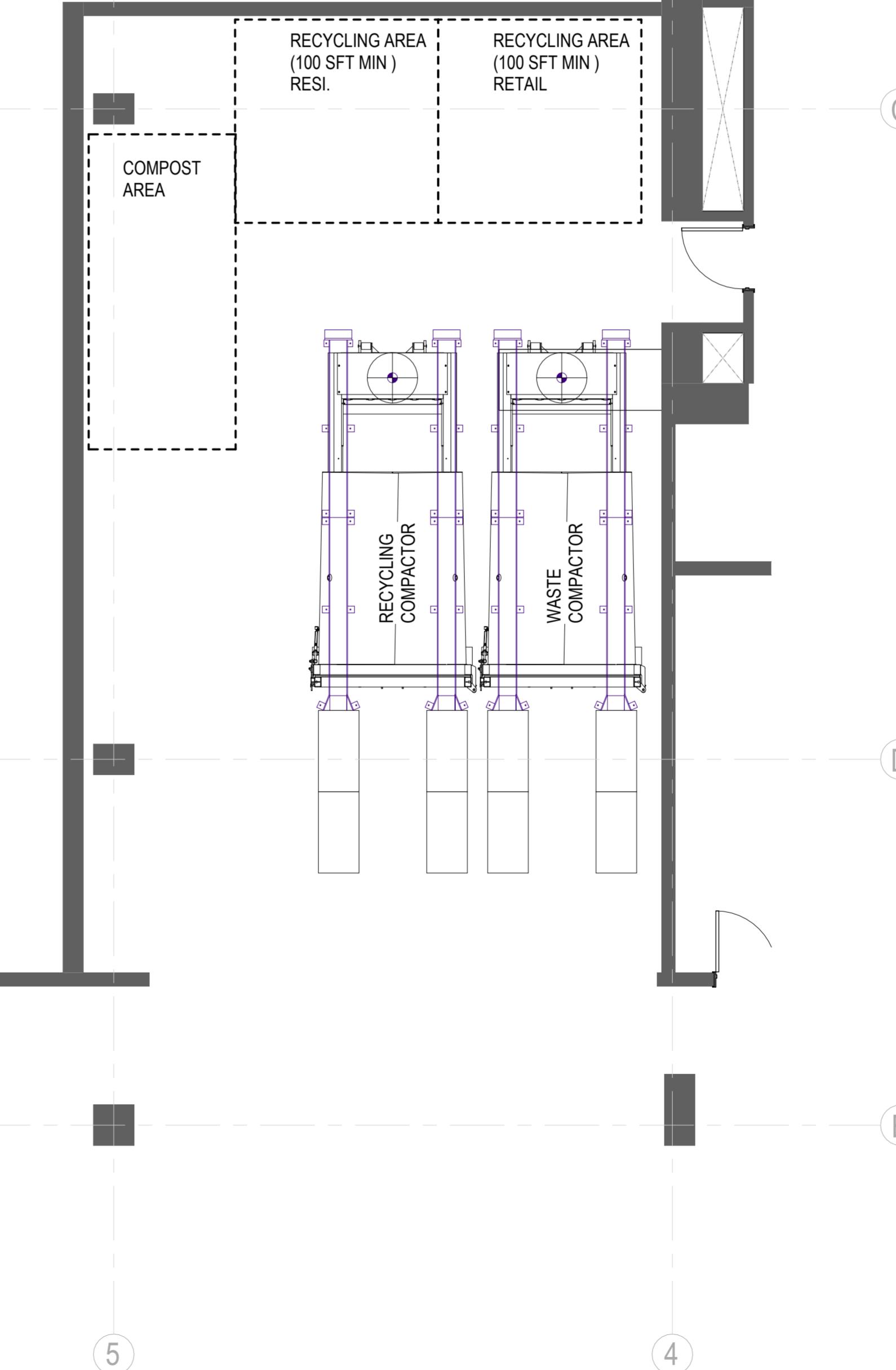
A2.302

1 ENLARGED FLOOR PLAN - HOTEL SUITE - TYPICAL

SCALE: 3/16" = 1'-0"

SHEET NOTES**GALAXY****6800**6800 Sunset
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Los Angeles, California 90071
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Fax 213.327.3601 Seal / Signature Date Description

5 09/06/2023 PZA REVIEW
 6 09/15/2023 PZA REVIEW
 7 09/21/2023 PZA REVIEW
 9 07/31/2024 PZA REVIEW
 10 09/05/2024 PLANNING REVIEW
 11 09/20/2024 PZA/PLANNING REVIEW
 12 10/09/2024 PZA/PLANNING REVIEW

 LADBS Stamp**GENERAL NOTES**

1 FLOOR PLAN - PARKING B02 - TRASH ROOM
SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

Project Name
6800

Project Number
005.1960.000

Description
ENLARGED PLANS - TRASH ROOM

Scale
3/16" = 1'-0"

A2.304

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△ Date Description

- 1 04/17/2023 ENTITLEMENT SUBMITTAL
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- 12 10/09/2024 PZA/PLANNING REVIEW

LADBS Stamp

NOT FOR
CONSTRUCTION

Project Name

6800

Project Number

005.1960.000

Description

EXTERIOR MATERIALS

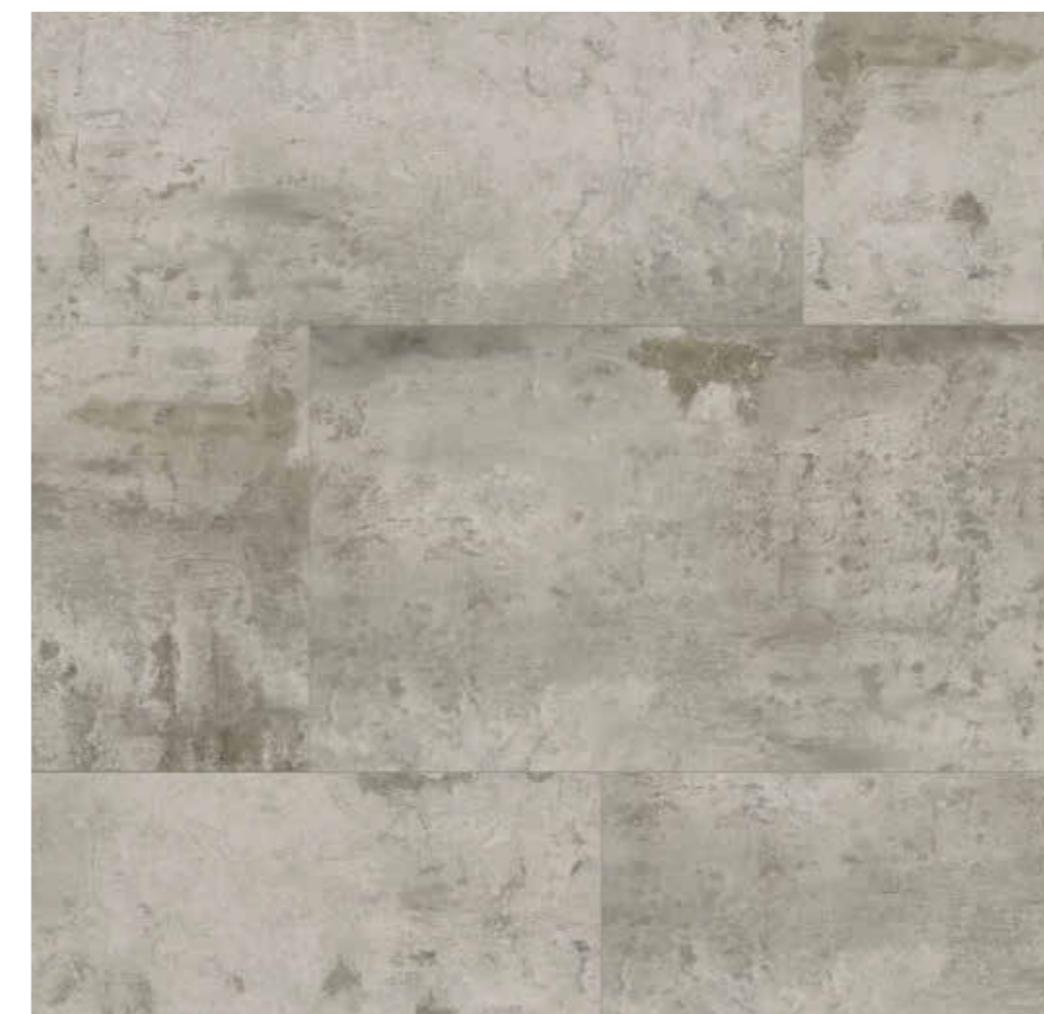
Scale

NOT TO SCALE

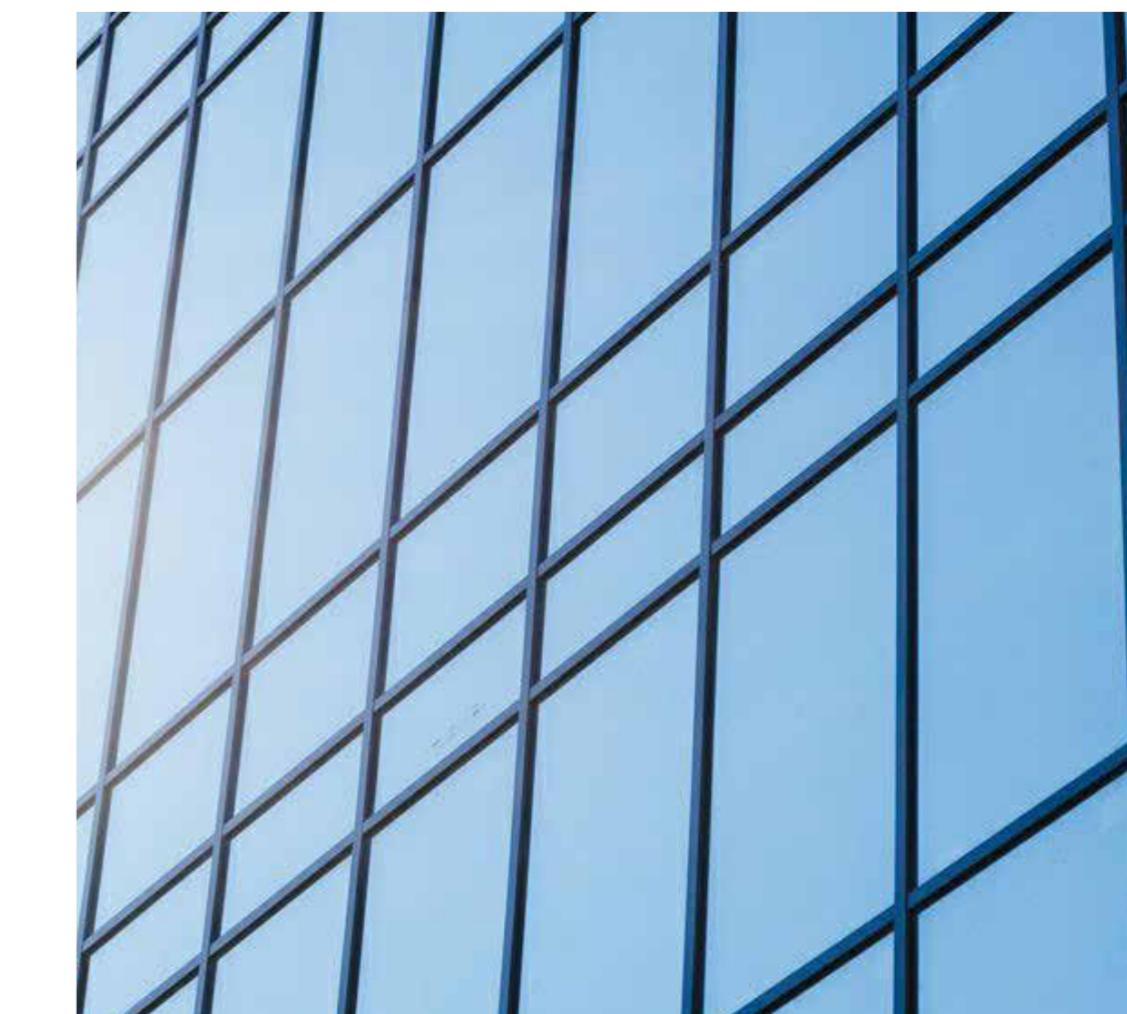
A3.00



LIVING WALL SYSTEM
LOCATION: APARTMENT BUILDING EAST
ELEVATION



EXPOSED ARCHITECTURAL CONCRETE
LOCATION: TYPICAL

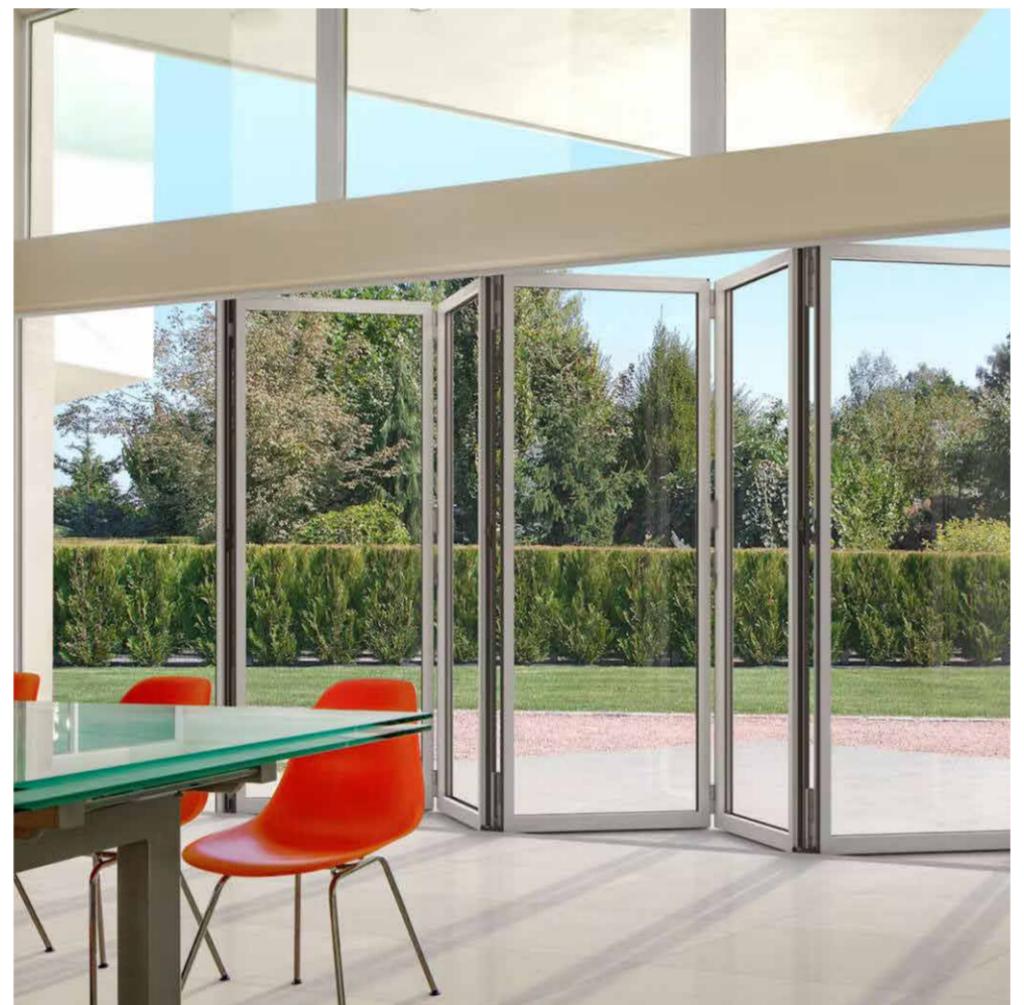


PREFINISHED ALUMINUM FRAME WITH OPERABLE
DOORS AND WINDOWS
LOCATION: ALL RESI. UNITS
FRAME COLOR: RGB(26,26,26)
GLASS: VISION GLASS, LOW-E COATING

09 GREEN WALL
SCALE: 1 1/2" = 1'-0"

06 EXPOSED CONCRETE
SCALE: 1 1/2" = 1'-0"

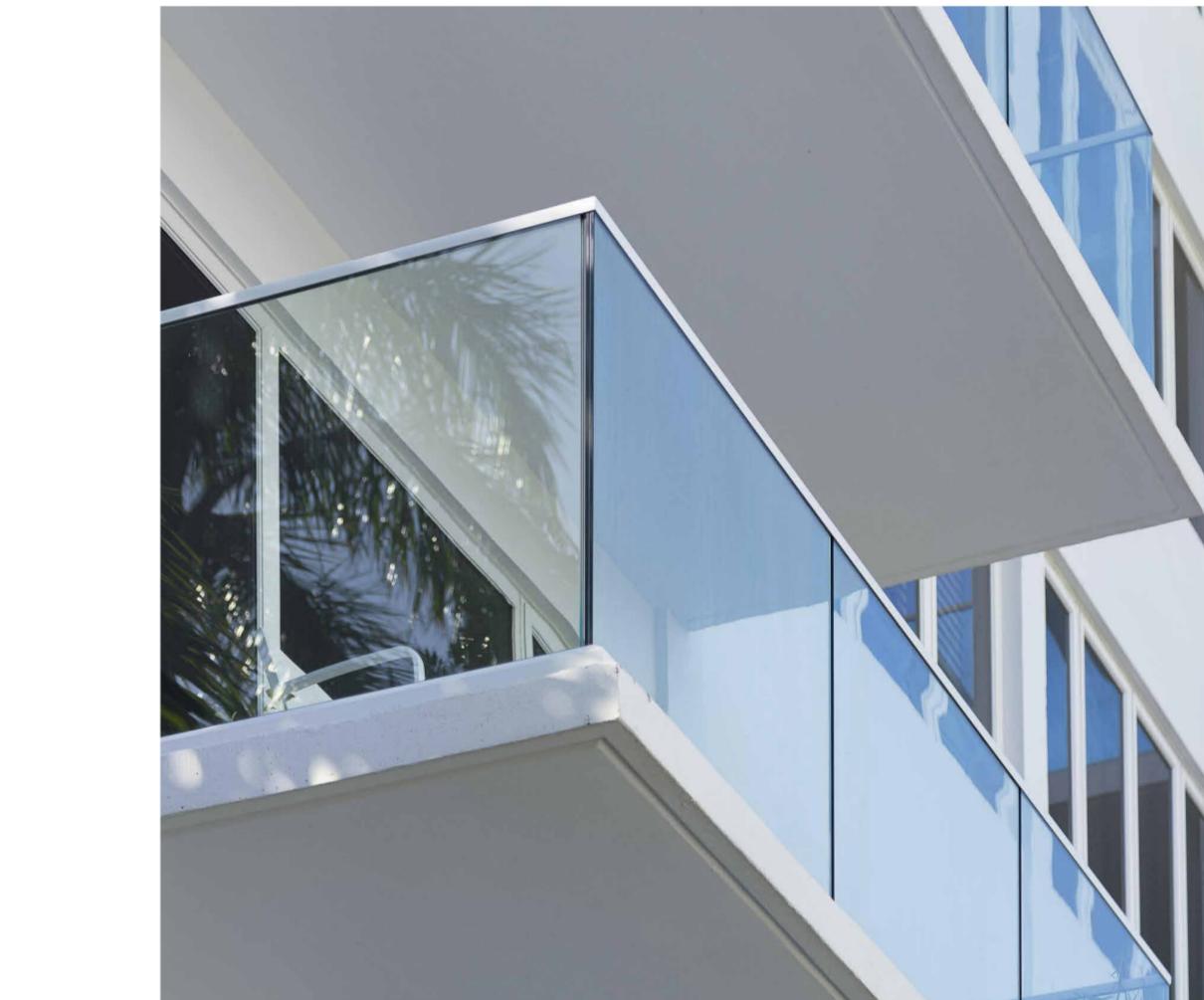
03 WINDOW WALL GLAZING SYSTEM
SCALE: 1 1/2" = 1'-0"



PREFINISHED ALUMINUM FRAME WITH OPERABLE
FOLDING DOORS
LOCATION: AMENITY LEVELS
FRAME COLOR: RGB(26,26,26)
GLASS: CLEAR



EXPOSED ARCHITECTURAL CONCRETE WITH A
FORMLINER
LOCATION: PARKING RAMPS WALLS

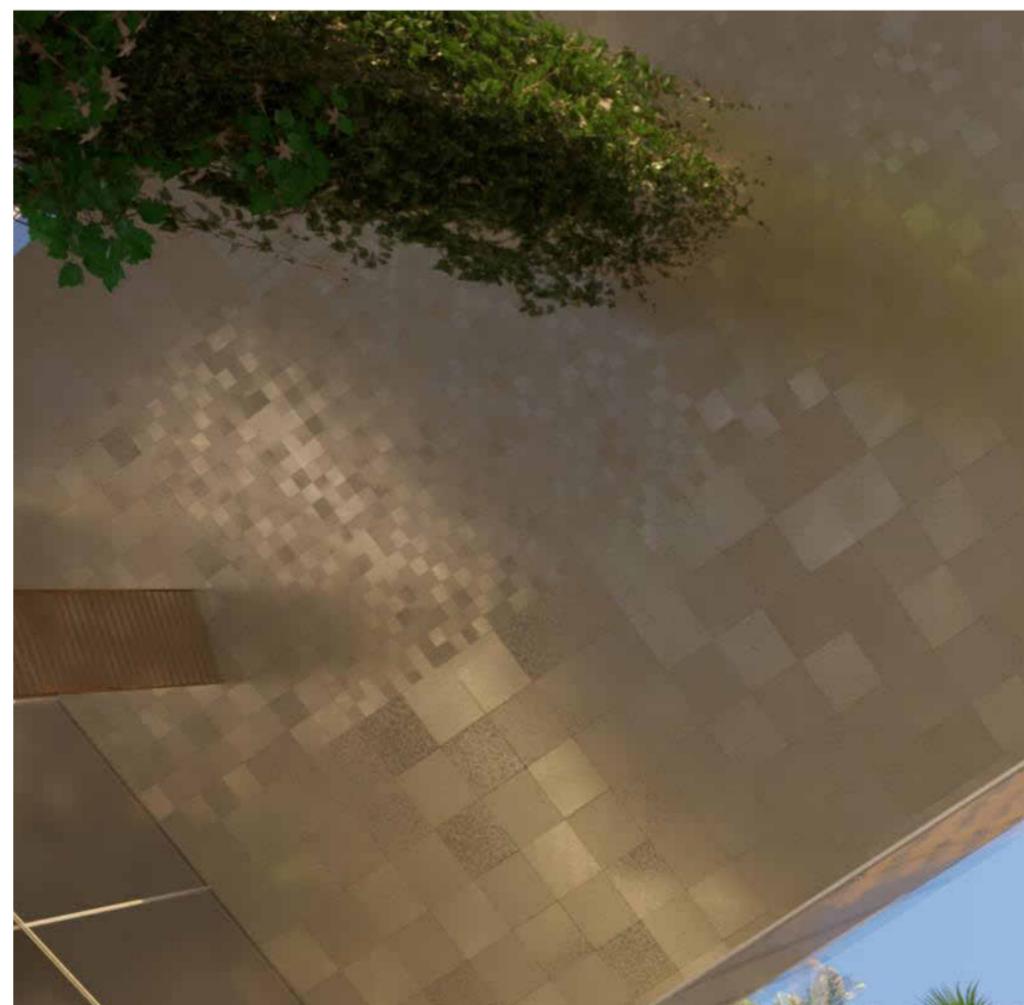


GLASS AND ALUMINUM GUARDRAIL SYSTEM
LOCATION: ALL BALCONIES AND AMENITY AREAS

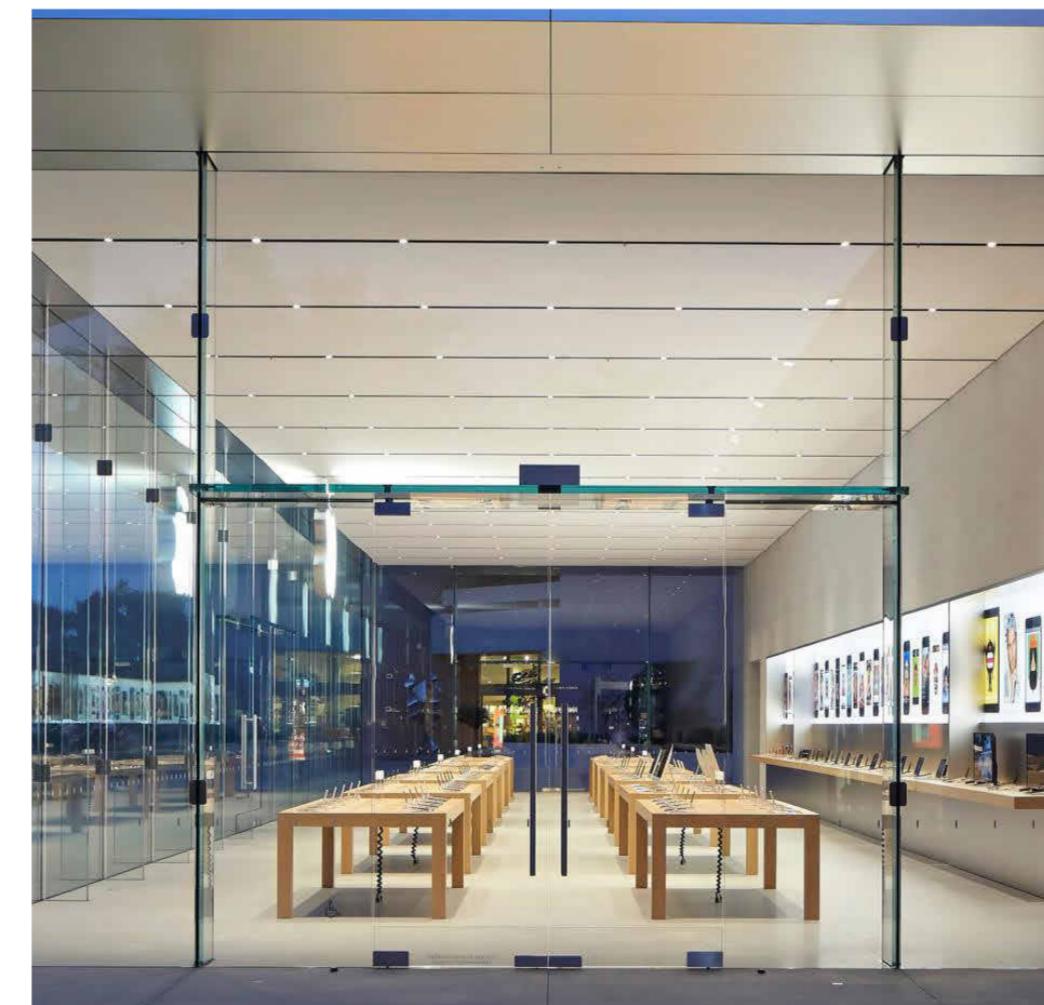
08 FOLDING GLASS DOOR
SCALE: 1 1/2" = 1'-0"

05 EXPOSED CONCRETE Copy 1
SCALE: 1 1/2" = 1'-0"

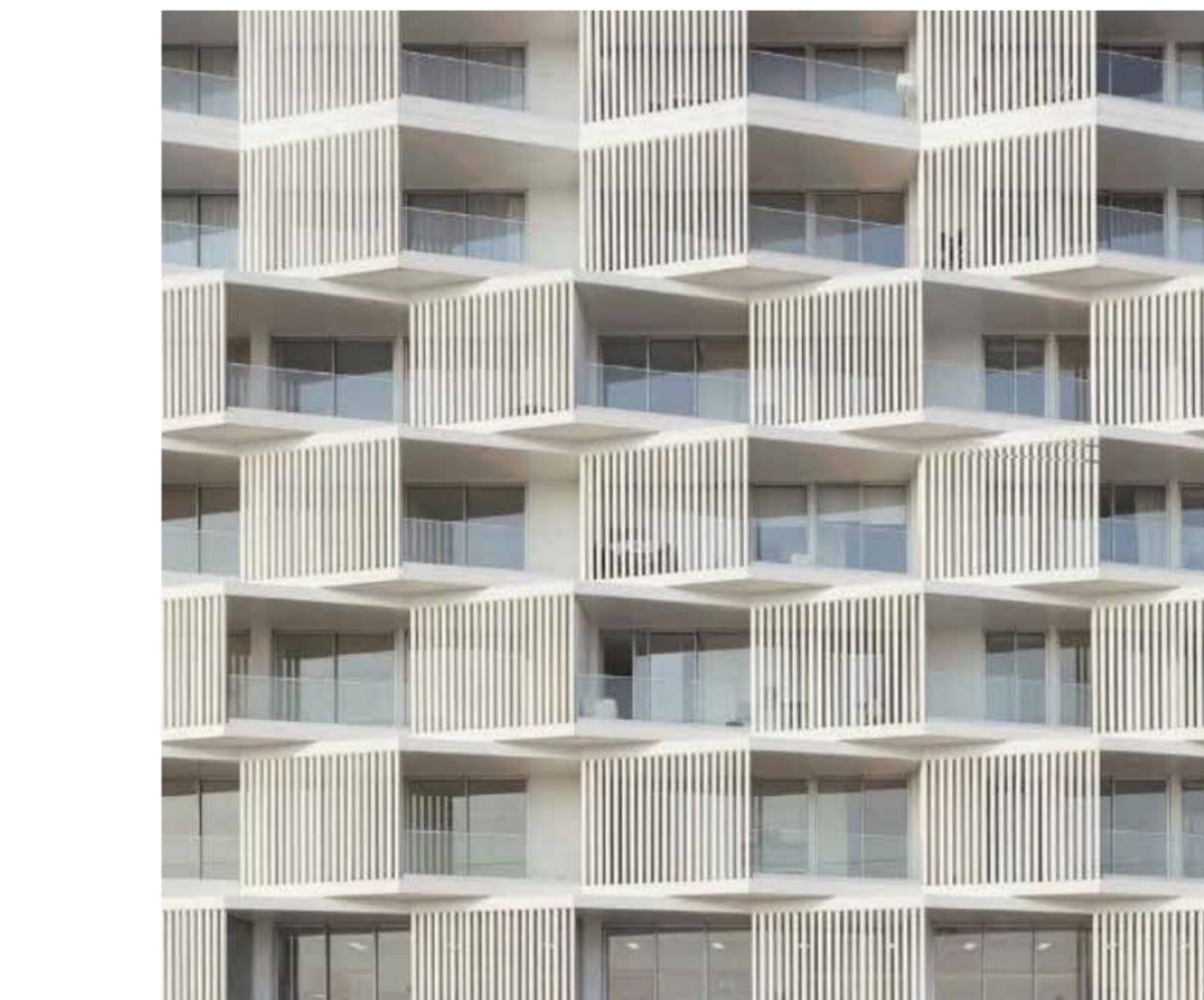
02 GLASS GUARDRAIL
SCALE: 1 1/2" = 1'-0"



CERAMIC TILE
LOCATION: APARTMENT B, EAST & WEST ELEVATION AND
AT ALL GROUND LEVEL SOFFITS
COLOR: YELLOW / GOLD



GLASS AND ALUMINUM STOREFRONT SYSTEM
LOCATION: RETAIL, F&B AND LOBBIES
COLOR: RGB(26,26,26)



DECORATIVE METAL SCREEN
LOCATION: TYPICAL
COLOR: RGB(208,170,121)

07 CERAMIC TILE
SCALE: 1 1/2" = 1'-0"

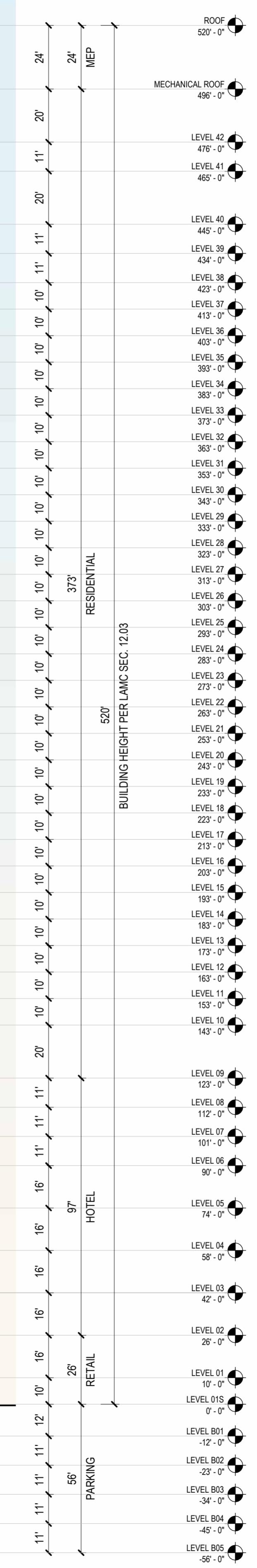
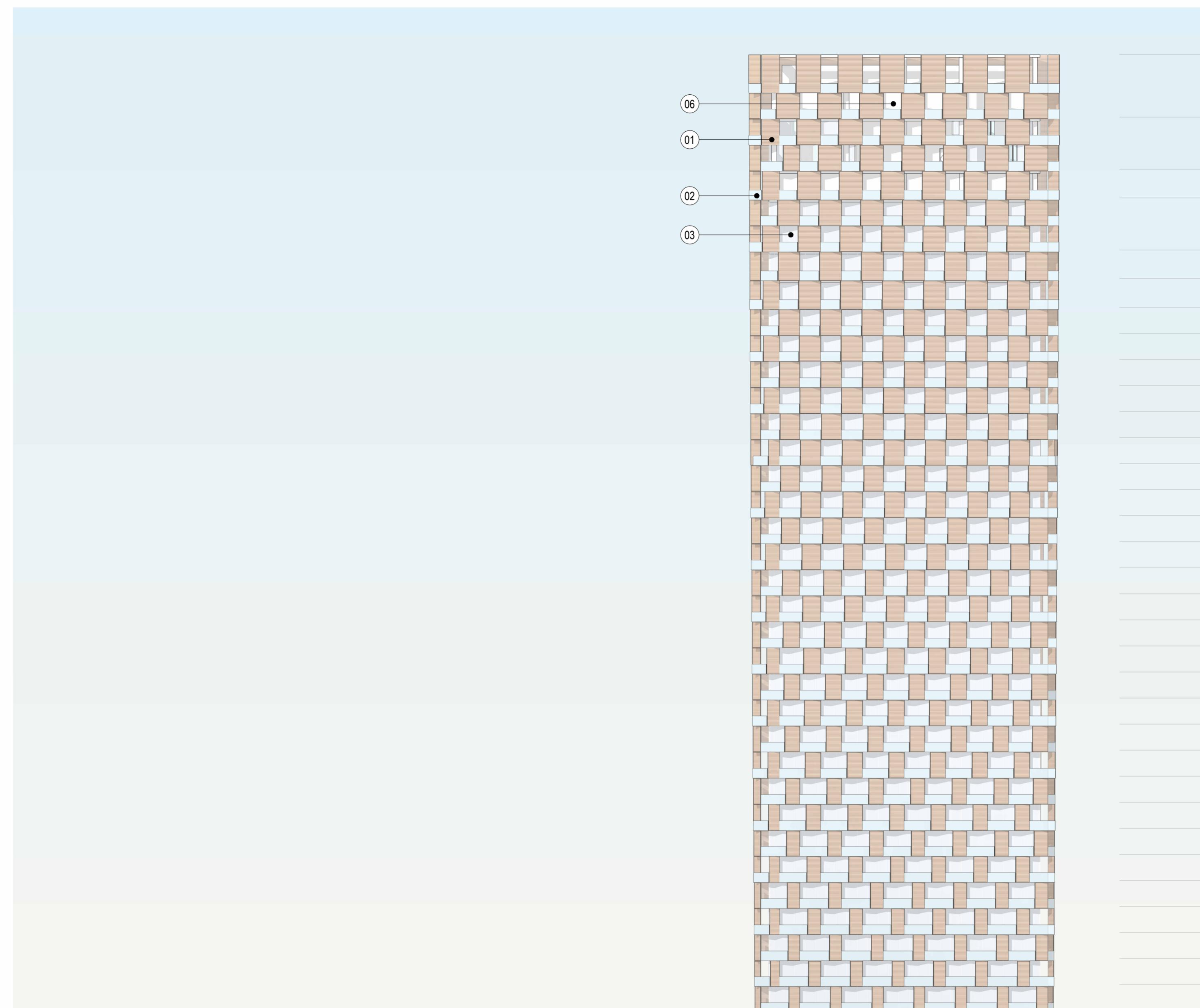
04 STOREFRONT GLASS SYSTEM
SCALE: 1 1/2" = 1'-0"

01 METAL BALCONY SCREEN
SCALE: 1 1/2" = 1'-0"



1 BUILDING ELEVATION - SOUTH

SCALE: 1" = 30'-0"



SHEET NOTES

- 01 METAL BALCONY SCREEN
- 02 GLASS GUARDRAIL
- 03 WINDOW WALL GLAZING SYSTEM
- 04 STOREFRONT GLASS SYSTEM
- 05 EXPOSED CONCRETE WITH FORMLINER
- 06 EXPOSED CONCRETE
- 07 SMALL SCALE TILE
- 08 FOLDING GLASS DOOR
- 09 GREEN WALL
- 10 METAL VENTING LOUVERS

GALAXY

6800

6800 Sunset
Los Angeles, CA 90028

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United StatesTel 213.327.3600
Fax 213.327.3601

Seal / Signature

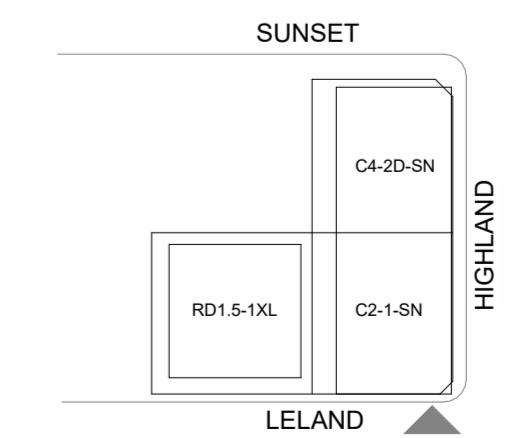
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2 05/03/2023	ENTITLEMENT SUBMITTAL
3 05/19/2023	ENTITLEMENT SUBMITTAL
4 07/10/2023	ENTITLEMENT SUBMITTAL
5 09/06/2023	PZA REVIEW
9 07/31/2024	PZA REVIEW
10 09/05/2024	PLANNING REVIEW
11 09/20/2024	PZA/PLANNING REVIEW
12 10/09/2024	PZA/PLANNING REVIEW

GENERAL NOTES

LADBS Stamp

NOT FOR
CONSTRUCTION

KEY PLAN



Project Name

6800

Project Number

005.1960.000

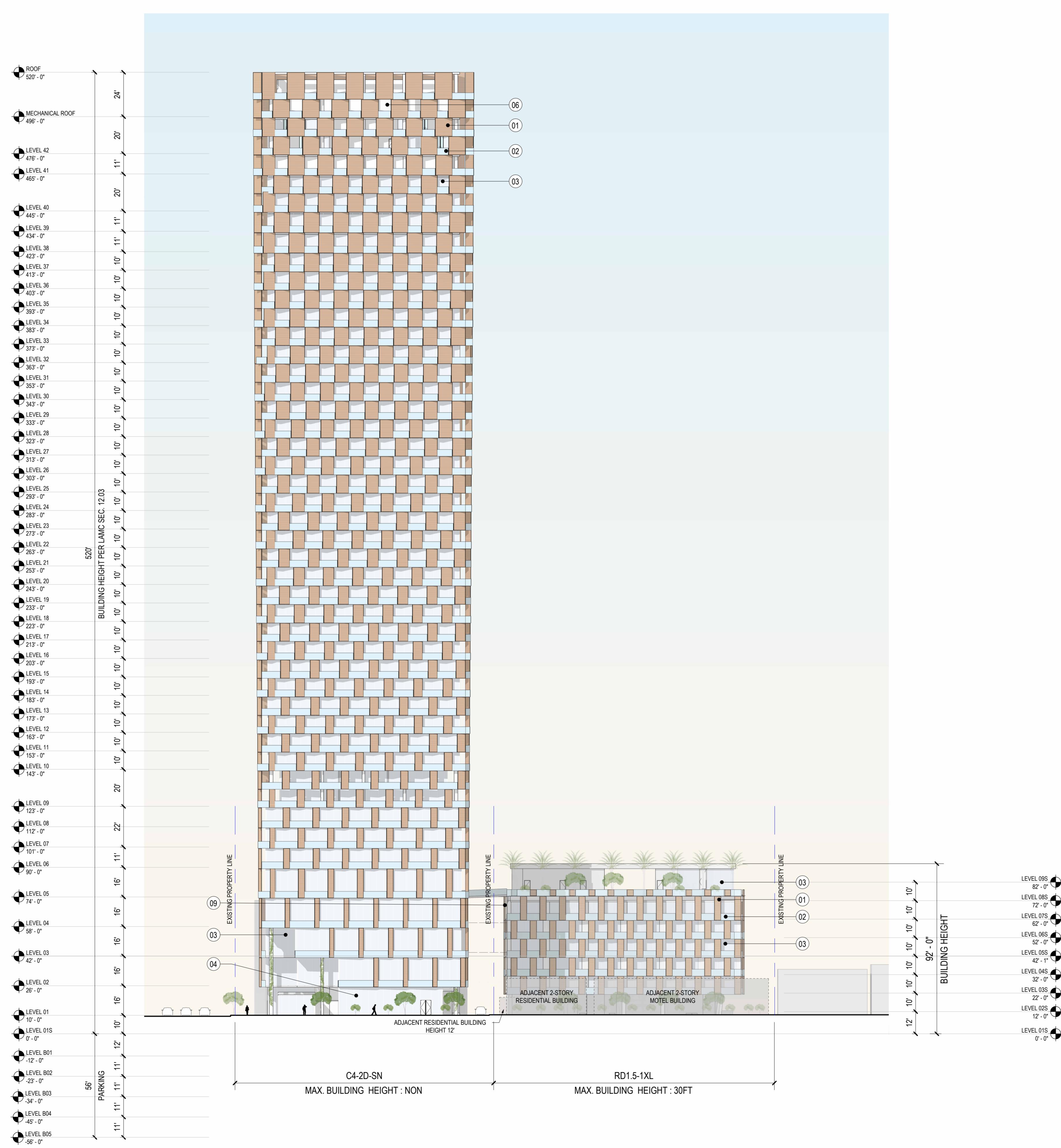
Description

BUILDING ELEVATION - SOUTH

Scale

1" = 30'-0"
0 7.5 15 30 60 FT

A3.03



1 BUILDING ELEVATION - NORTH

SCALE: 1" = 30'-0"

SHEET NOTES

- 01 METAL BALCONY SCREEN
- 02 GLASS GUARDRAIL
- 03 WINDOW WALL GLAZING SYSTEM
- 04 STOREFRONT GLASS SYSTEM
- 05 EXPOSED CONCRETE WITH FORMLINER
- 06 EXPOSED CONCRETE
- 07 SMALL SCALE TILE
- 08 FOLDING GLASS DOOR
- 09 GREEN WALL
- 10 METAL VENTING LOUVERS

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United States

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x 213.327.3601

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△	Date	Description
1	04/17/2023	ENTITLEMENT SUBMITTAL
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3	05/19/2023	ENTITLEMENT SUBMITTAL
4	07/10/2023	ENTITLEMENT SUBMITTAL
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11	09/20/2024	PZA/PLANNING REVIEW
12	10/09/2024	PZA/PLANNING REVIEW

GENERAL NOTES

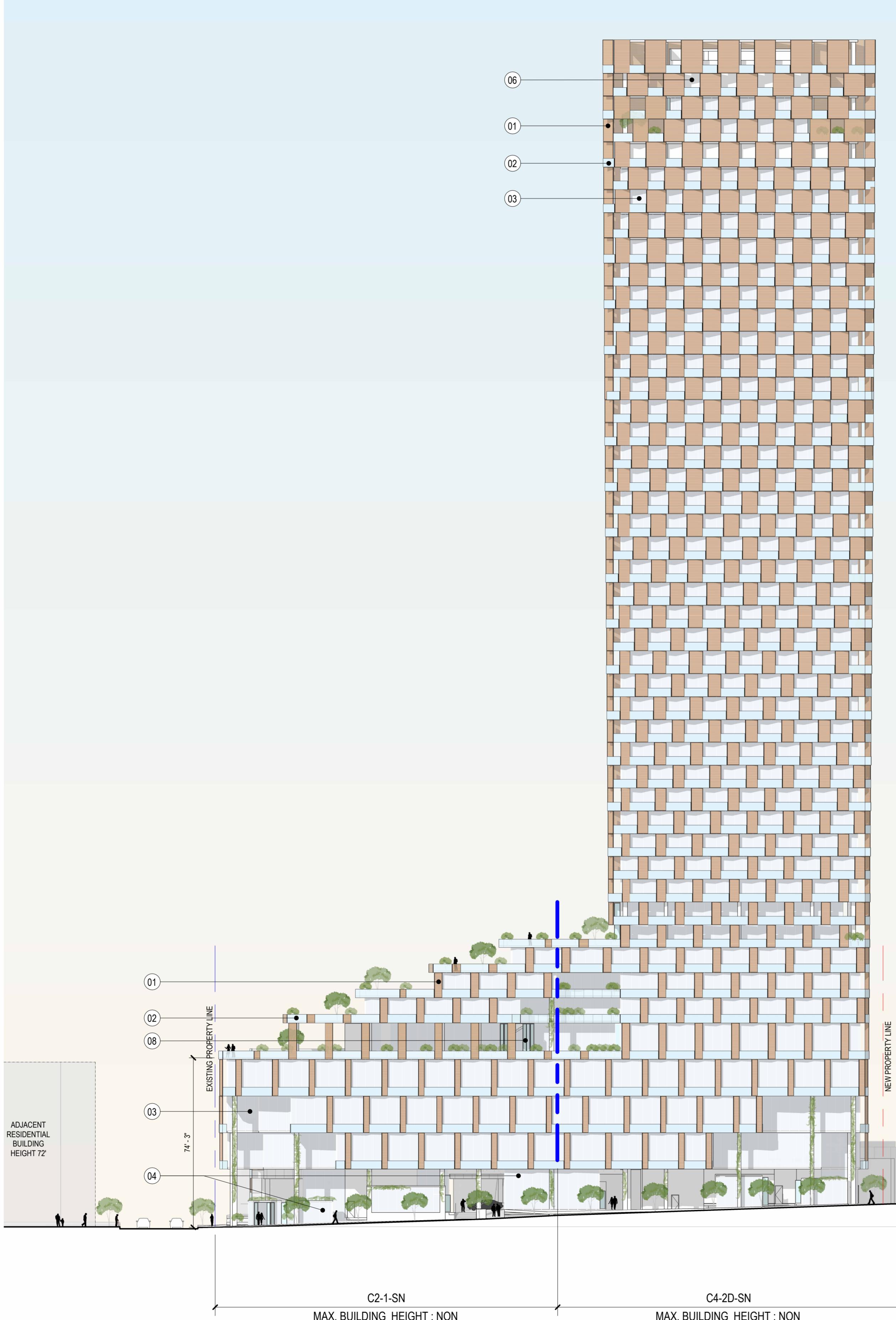
| LADBS Stamp

NOT FOR CONSTRUCTION

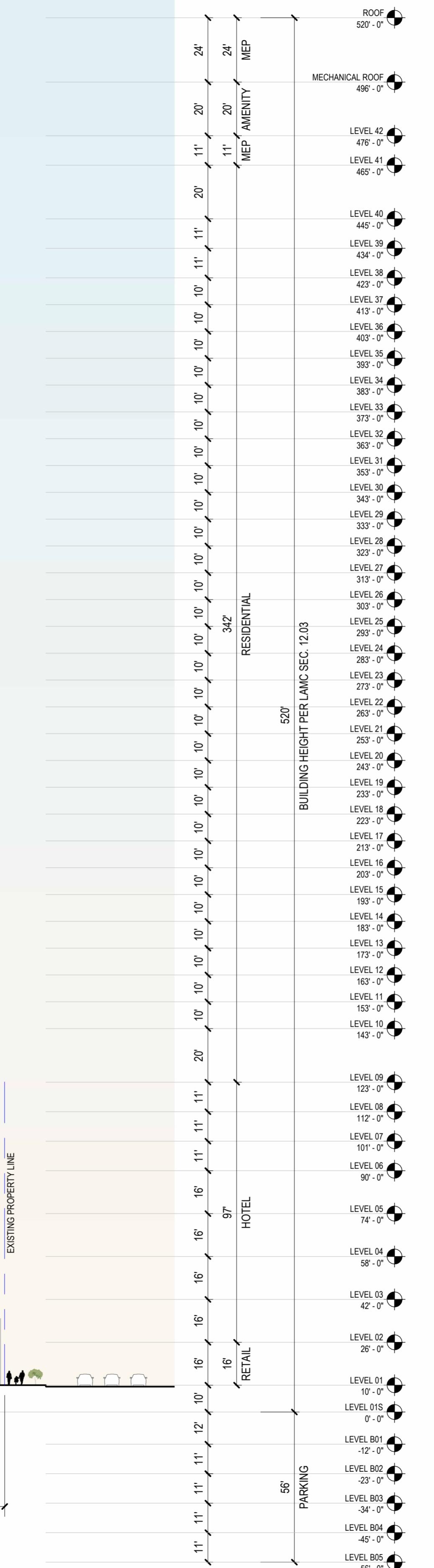
KEY PLAN

Project Name					
6800					
Project Number					
005.1960.000					
Description					
BUILDING ELEVATION - NORTH					
Scale					
1" = 30'-0"	 <p>A scale bar consisting of a horizontal line with tick marks at 0, 7.5, 15, 30, and 60 feet. The first tick mark is at 0, and the last tick mark is at 60 FT. The distance between the 0 and 7.5 marks is labeled '7.5', between 7.5 and 15 is '15', between 15 and 30 is '30', and between 30 and 60 is '60 FT'. The 'FT' is written vertically below the 60 mark.</p>				
A3.04					

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1 BUILDING ELEVATION - EAST
SCALE: 1" = 30'-0"



SHEET NOTES

- 01 METAL BALCONY SCREEN
- 02 GLASS GUARDRAIL
- 03 WINDOW WALL GLAZING SYSTEM
- 04 STOREFRONT GLASS SYSTEM
- 05 EXPOSED CONCRETE WITH FORMLINER
- 06 EXPOSED CONCRETE
- 07 SMALL SCALE TILE
- 08 FOLDING GLASS DOOR
- 09 GREEN WALL
- 10 METAL VENTING LOUVERS

GALAXY

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Los Angeles, CA 90028

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Tel 213.327.3600
Fax 213.327.3601

Seal / Signature

△ Date Description

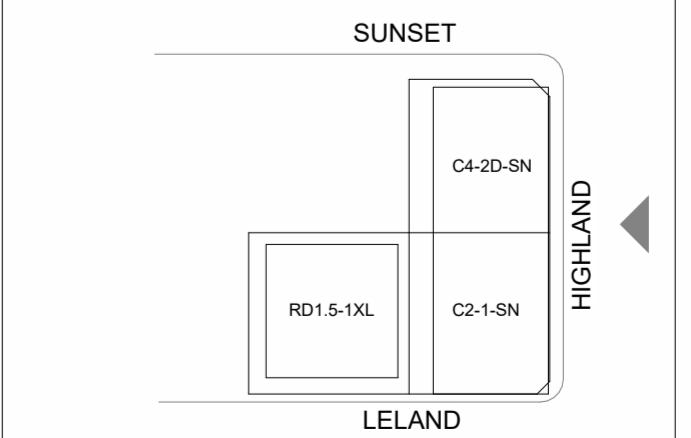
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- 2 05/03/2023 ENTITLEMENT SUBMITTAL
- 3 05/19/2023 ENTITLEMENT SUBMITTAL
- 4 07/10/2023 ENTITLEMENT SUBMITTAL
- 5 09/06/2023 PZA REVIEW
- 9 07/31/2024 PZA REVIEW
- 10 09/05/2024 PLANNING REVIEW
- 11 09/20/2024 PZA/PLANNING REVIEW
- 12 10/09/2024 PZA/PLANNING REVIEW

GENERAL NOTES

LADBS Stamp

NOT FOR
CONSTRUCTION

KEY PLAN



Project Name

6800

Project Number

005.1960.000

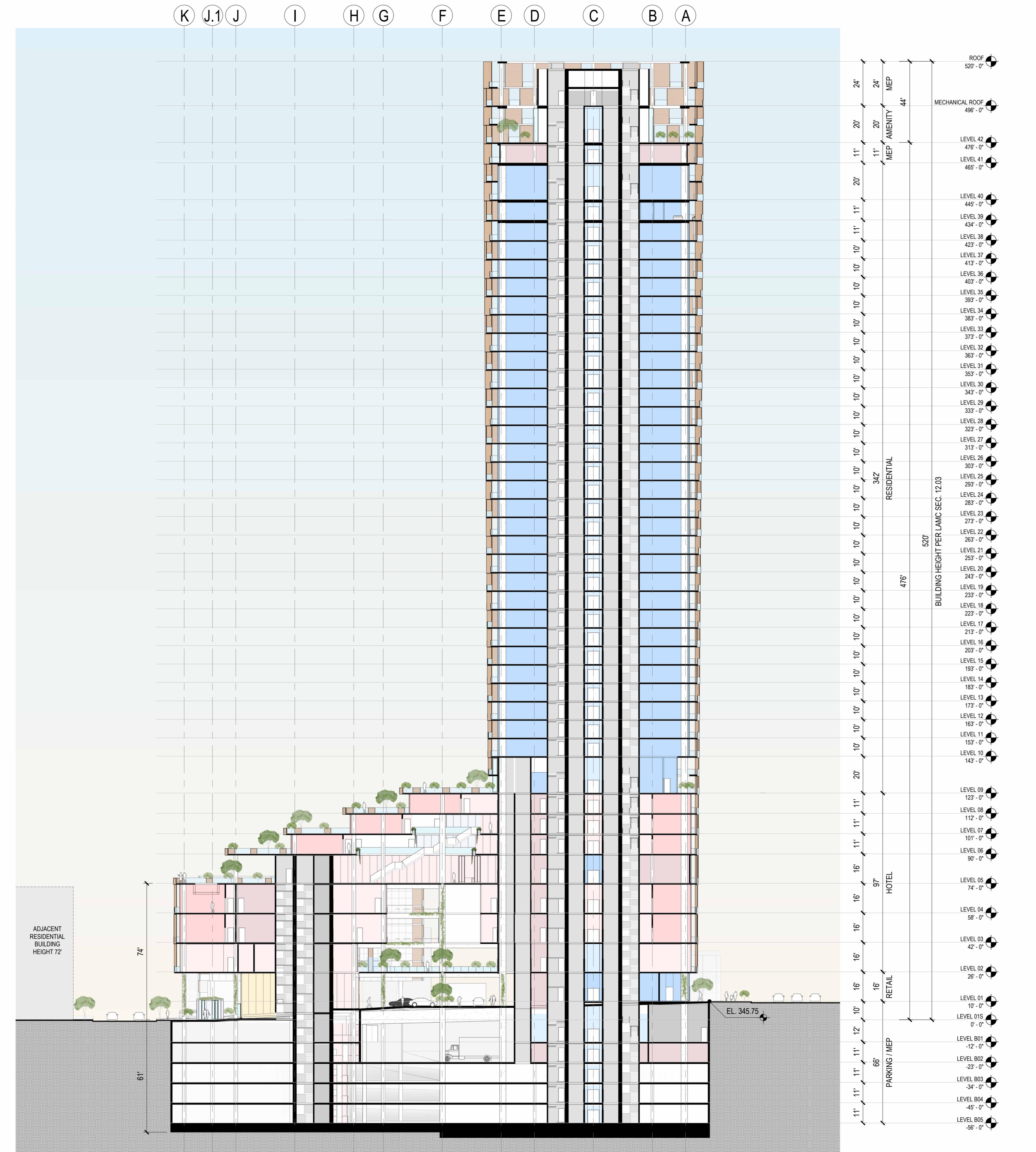
Description

BUILDING ELEVATION - EAST

Scale

1" = 30'-0"
0 7.5 15 30 60 FT

A3.05

**SHEET NOTES****GALAXY****6800**6800 Sunset
Los Angeles, CA 90028**Gensler**500 South Figueroa Street
Los Angeles, California 90071
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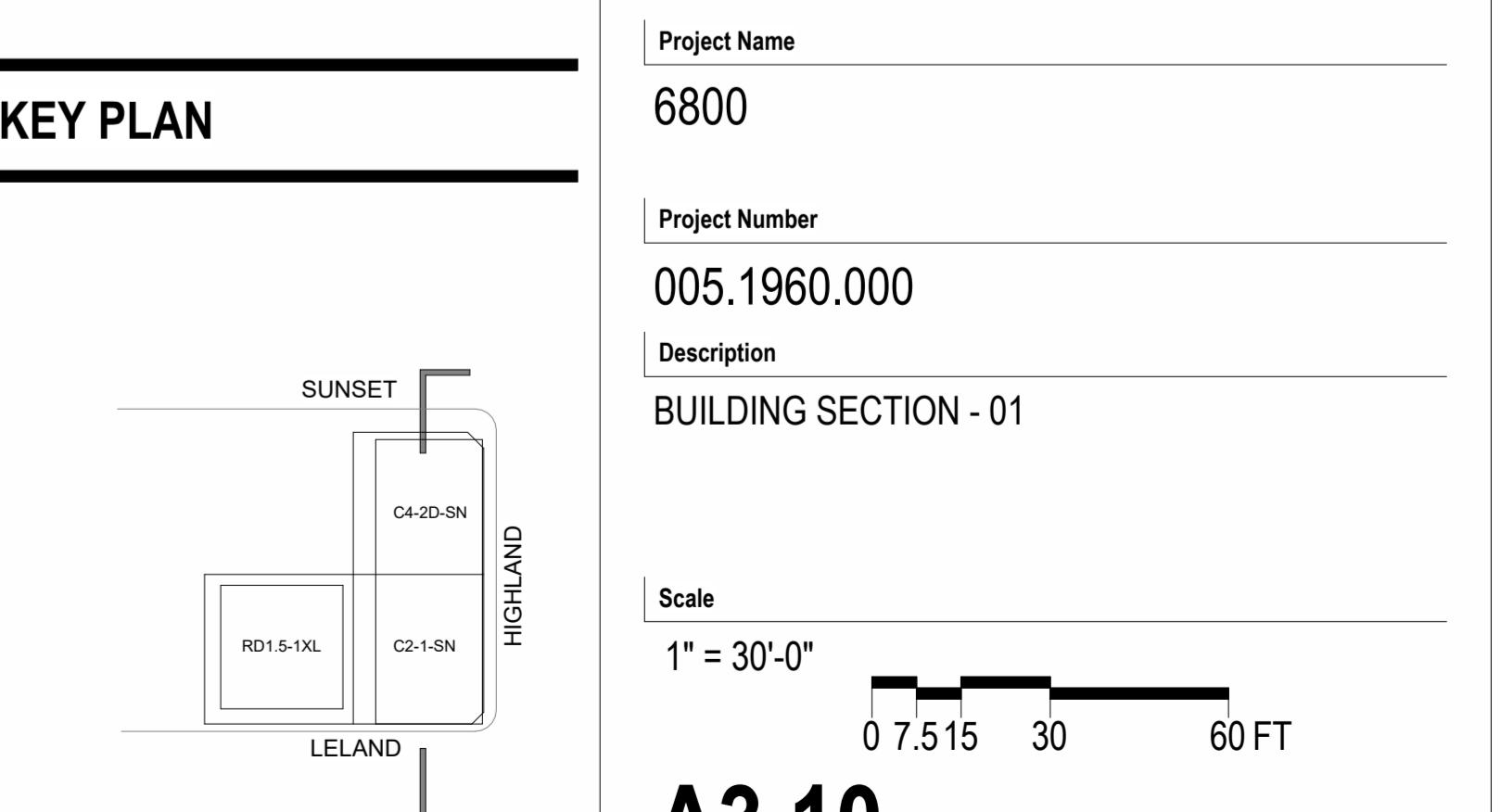
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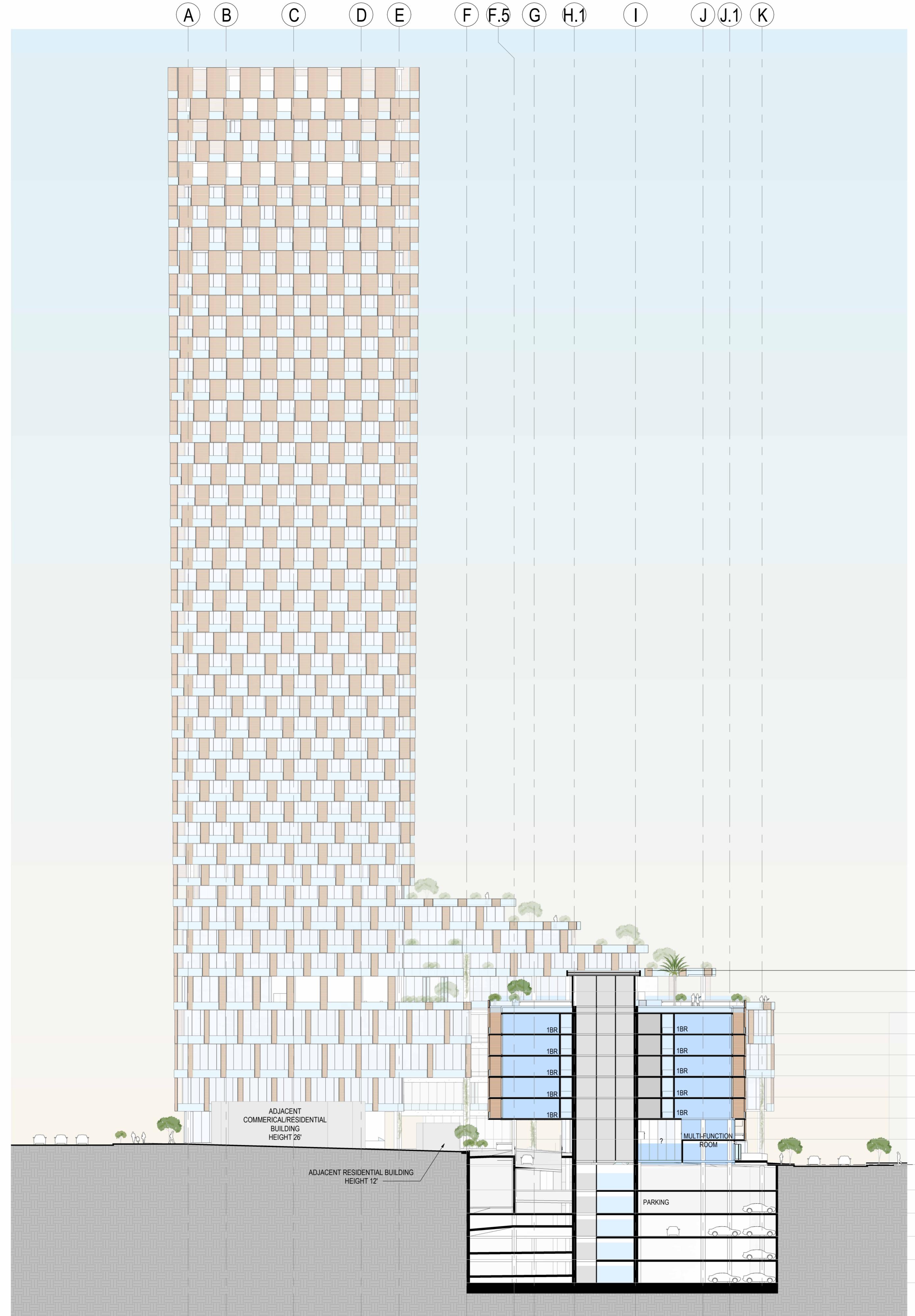
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- 05/03/2023 ENTITLEMENT SUBMITTAL
- 05/19/2023 ENTITLEMENT SUBMITTAL
- 07/10/2023 ENTITLEMENT SUBMITTAL
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- 07/31/2024 PZA REVIEW
- 10/09/2024 PLANNING REVIEW
- 11/09/2024 PZA/PLANNING REVIEW
- 12/10/2024 PZA/PLANNING REVIEW

LADBS Stamp

LEGENDS

HOTEL
HOTEL BOH
HOTEL FOH
RESIDENTIAL
RESIDENTIAL BOH
RETAIL
MEP
CIRCULATION
PARKING

NOT FOR CONSTRUCTION**KEY PLAN**



SHEET NOTES

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- 07/31/2024 PZA REVIEW
- 09/05/2024 PLANNING REVIEW
- 11/09/2024 PZA/PLANNING REVIEW
- 12/10/2024 PZA/PLANNING REVIEW

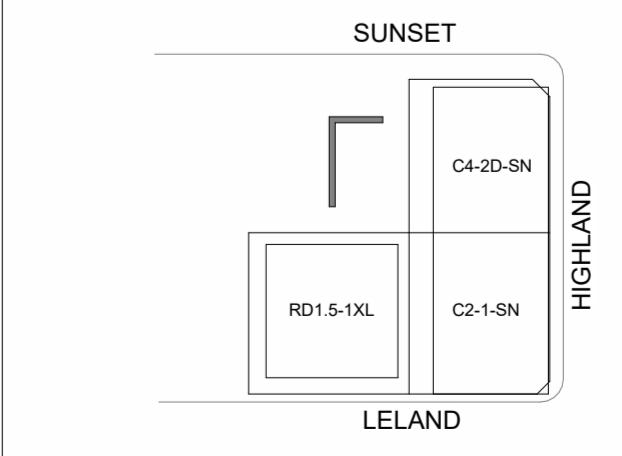
LEGENDS

- RESIDENTIAL
- RESIDENTIAL BOH
- MEP
- CIRCULATION
- PARKING

LADBS Stamp

**NOT FOR
CONSTRUCTION**

KEY PLAN



A3.11

1/26/2026 7:

1

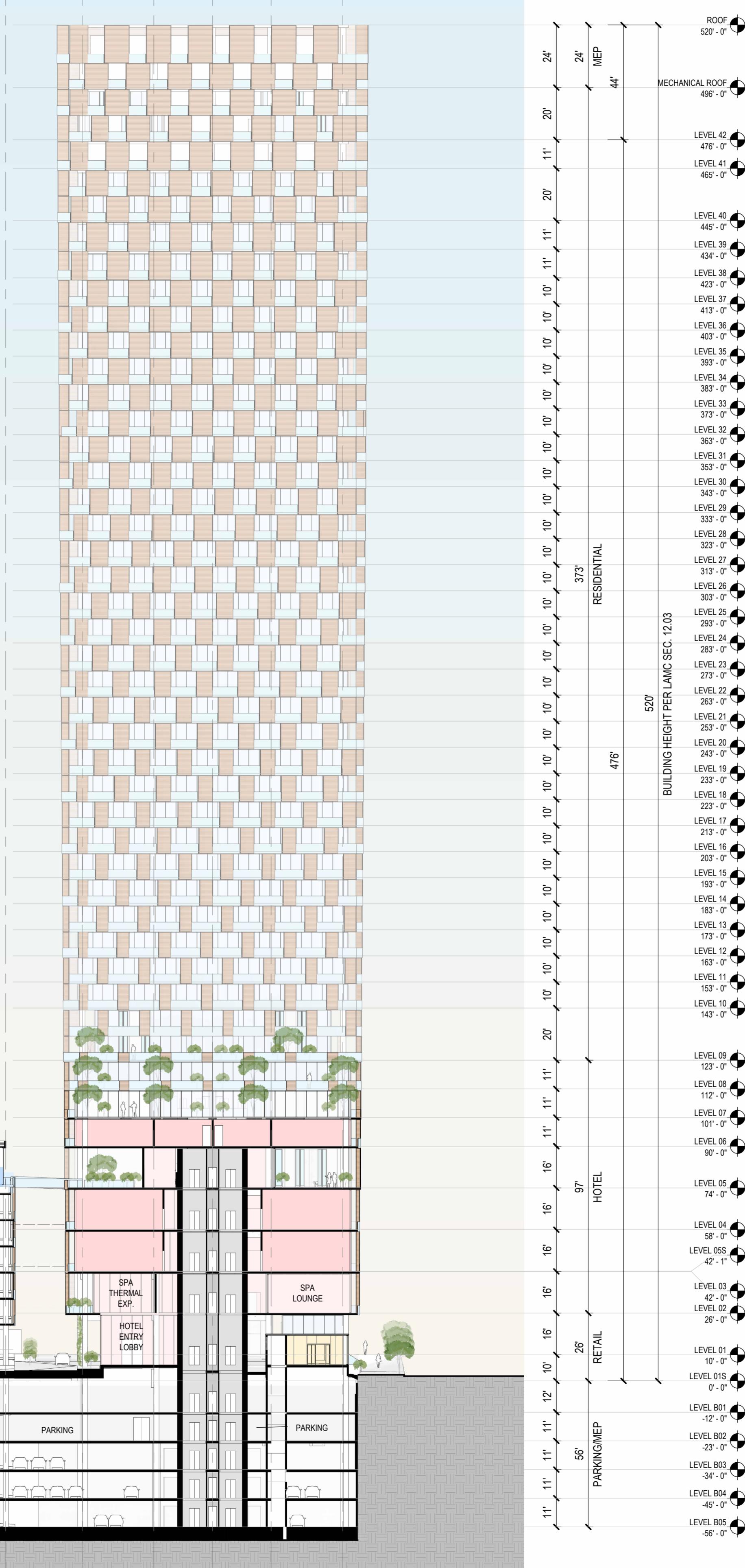
BUILDING SECTION - 03

SCALE: 1" = 30'-0"

SCALE: 1" = 30'-0"



11 10 9 8 7 6 5 4 3 2



SHEET NOTES

G A L A X Y

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LEGENDS

	HOTEL
	HOTEL BOH
	HOTEL FOH
	RESIDENTIAL
	RESIDENTIAL BOH
	RETAIL
	MEP
	CIRCULATION
	PARKING

LADBS Stamp

NOT FOR CONSTRUCTION

KEY PLAN

Project Name

Project Number

005.1960.000

Scale
1" = 30'-0"

A3.12

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- 9 07/31/2024 ENTITLEMENT SUBMITTAL
- 10 09/05/2024 PLANNING REVIEW
- 11 09/20/2024 PZA/PLANNING REVIEW



**NOT FOR
CONSTRUCTION**

Project Name
Sunset & Highland

Project Number
005.1960.000

Description
COMPOSITE PLAN

Scale
NTS

L0.10

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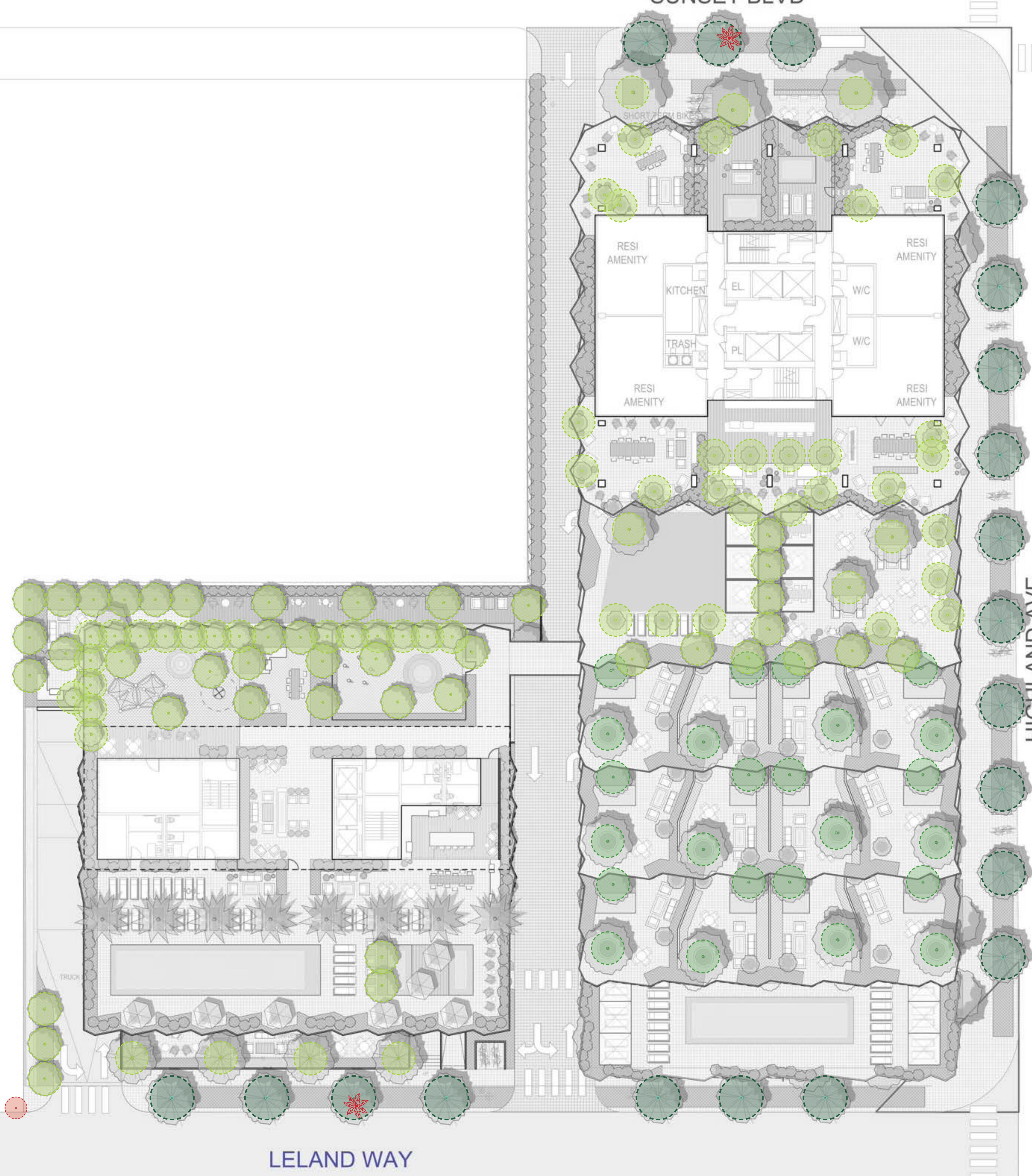
Tel 858.793.6970

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Date: Description
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9 07/31/2024 ENTITLEMENT SUBMITTAL
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SUNSET BLVD



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10 09/05/2024 PLANNING REVIEW
11 09/20/2024 PZA/PLANNING REVIEW



**NOT FOR
CONSTRUCTION**

Project Name
Sunset & Highland

Project Number
005.1960.000

Description
OPEN SPACE / PLANTING

Scale
1/16" = 1'-0"

L0.22

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SUNSET BLVD



- ① Residential Entrance
- ② Sunset and Highland Plaza
- ③ Biergarten
- ④ Cafe Seating
- ⑤ Residential Arrival Lounge
- ⑥ Alley Garden
- ⑦ Hotel Lobby
- ⑧ Water Feature
- ⑨ Outdoor Dining
- ⑩ Leland Plaza
- ⑪ Drop Off
- ⑫ Patio Overlook
- ⑬ Parkway
- ⑭ Shared Zone/Drop Off
- ⑮ Pedestrian Connection
- ⑯ Residents Garden
- ⑰ Residents Dining and Lounge

PLANT LIST - TREE SPECIES

BOTANIC NAME/COMMON NAME	SPACING
Umbellularia California/California Laurel	Per Plan
Quercus ilex/Holly Oak	Per Plan
Arbutus Marina/Strawberry Tree	Per Plan
Olea Europaea/ Swan Hill Olive	Per Plan
Prosopis x 'pheonix' / Hybrid mesquite	Per Plan
Acacia willardiana/ Palo Blanco	Per Plan
Chitalpa tashkentensis/ Chitalpa 'Pink Dawn'	Per Plan

Note - All onsite trees min 24" box.

All offsite trees min 36" box.

PLANT LIST - UNDERSTORY SPECIES

BOTANIC NAME/COMMON NAME	SPACING
Agave parryi/ Parry's Agave	5g
Leymus 'Canyon Prince'/ Canyon Prince	1g
Eriophyllum nevinii / Island Alum Root	5g
Muhlenbergia rigens/ Deer Grass	1g
Bouteloua gracilis/ Blue Grama Grass	1g
Chondropetalum tectorum/ Cape Rush	5g
Leucospermum 'S. Ribbons'/Pincushion	5g
Aloe 'Moonglow' / Moonglow Aloe	5g
Euphorbia Rrigida/ Silver Spurge	1g

NOT FOR
CONSTRUCTIONProject Name
Sunset & HighlandProject Number
005.1960.000Description
LEVEL 01 CONSTRUCTION PLAN (NORTH)Scale
1/16" = 1'-0"

L0.01

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- ① Spa Arrival Garden
- ② Seating Area
- ③ Water Feature
- ④ Private Spa
- ⑤ Spa Room Patio

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9 07/31/2024 ENTITLEMENT SUBMITTAL
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**NOT FOR
CONSTRUCTION**

Project Name
Sunset & Highland

Project Number
005.1960.000

Description
LEVEL 02 CONSTRUCTION PLAN

Scale
1/16" = 1'-0"

L0.02



6800 Sunset
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- ① Garden Alcove
- ② Hotel Room Private Patio
- ③ Hotel Room Private Spa
- ④ Atrium
- ⑤ Hanging Garden

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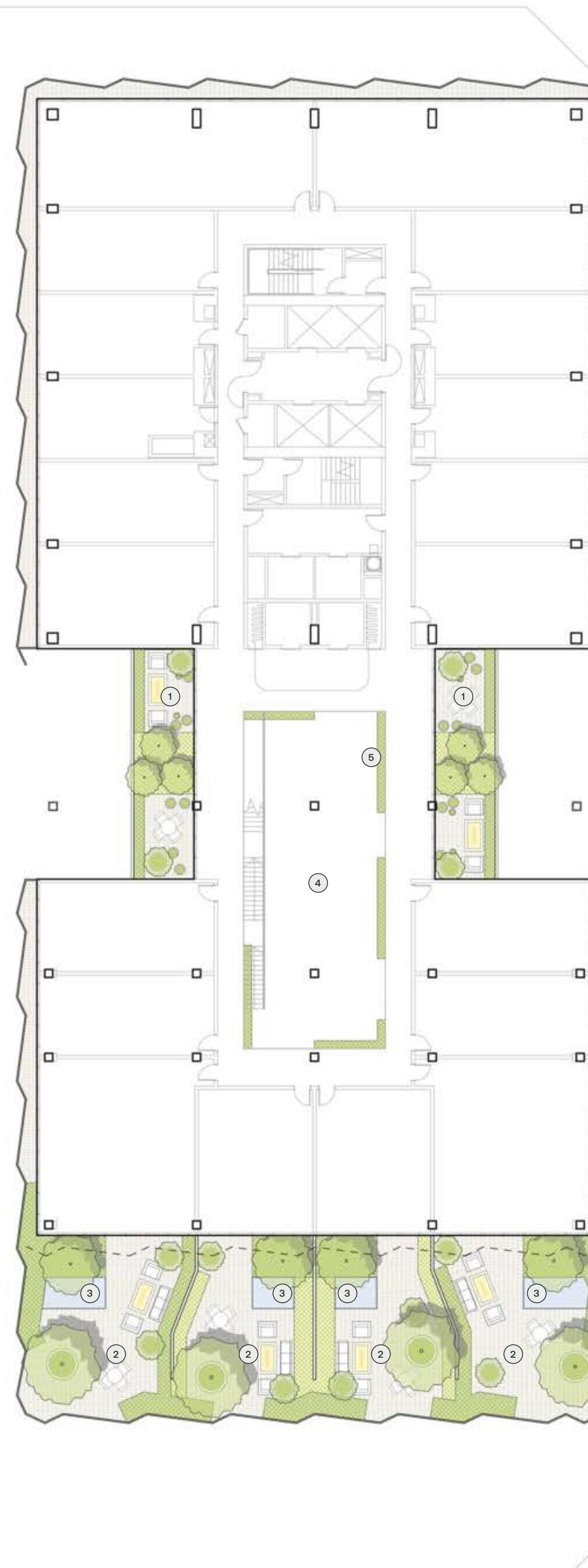
550 Lomas Santa Fe Drive
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Date Description
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2 05/03/2023 ENTITLEMENT SUBMITTAL
9 07/31/2024 ENTITLEMENT SUBMITTAL
10 09/05/2024 PLANNING REVIEW
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**NOT FOR
CONSTRUCTION**

Project Name
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Description
LEVEL 06 CONSTRUCTION PLAN

Scale
1/16" = 1'-0"

L0.06



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6800 Sunset
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- ① Garden Alcove
- ② Hotel Room Private Patio
- ③ Hotel Room Private Spa
- ④ Atrium
- ⑤ Hanging Garden

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9 07/31/2024 ENTITLEMENT SUBMITTAL
10 09/05/2024 PLANNING REVIEW
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**NOT FOR
CONSTRUCTION**

Project Name
Sunset & Highland

Project Number
005.1960.000

Description
LEVEL 07 CONSTRUCTION PLAN

Scale
1/16" = 1'-0"

L0.07

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① Hotel Room Private Patio
② Hotel Room Private Spa

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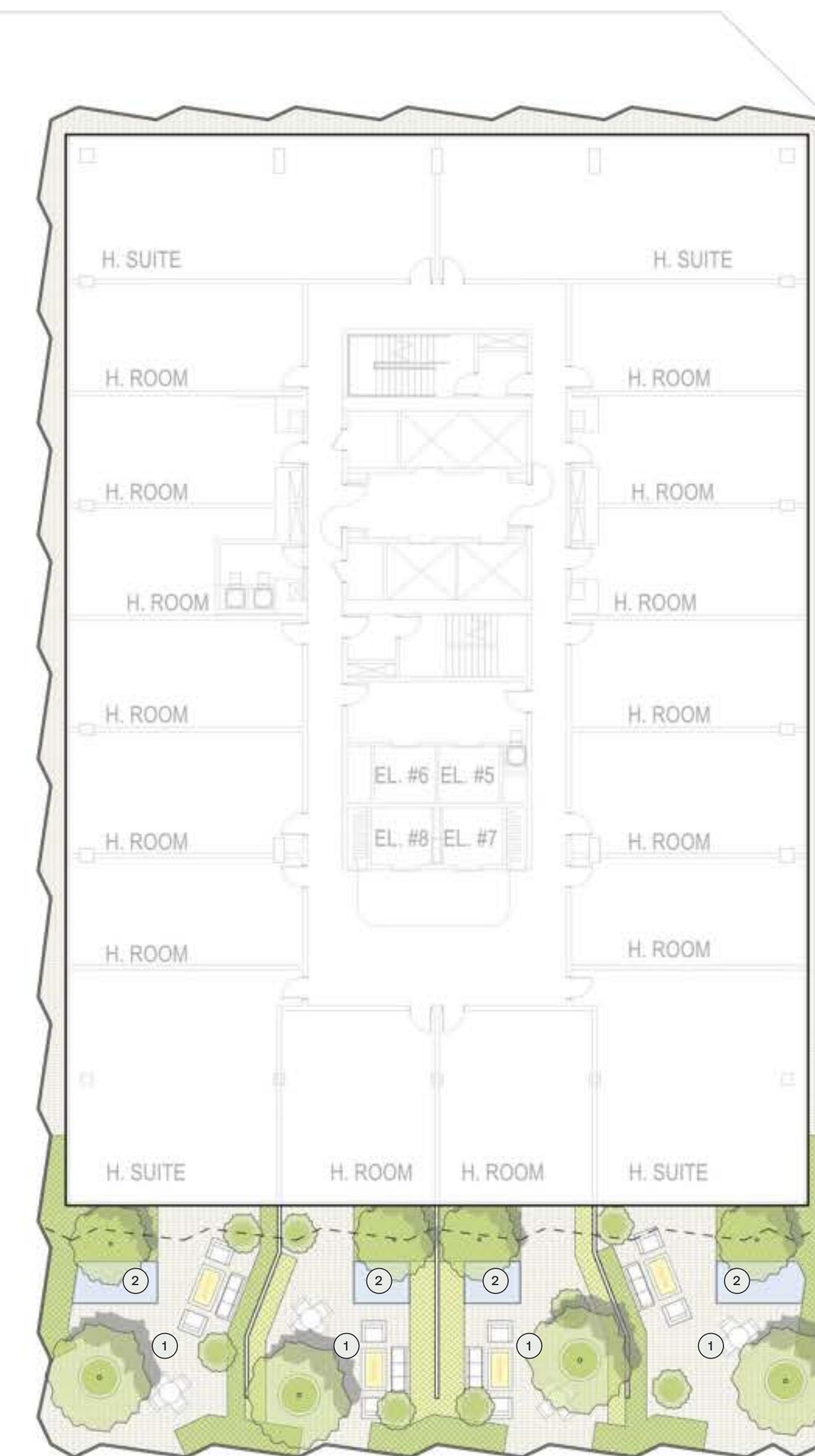
550 Lomas Santa Fe Drive
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Date Description
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9 07/31/2024 ENTITLEMENT SUBMITTAL
10 09/05/2024 PLANNING REVIEW
11 09/20/2024 PZA/PLANNING REVIEW



**NOT FOR
CONSTRUCTION**

Project Name
Sunset & Highland

Project Number
005.1960.000

Description
LEVEL 08 CONSTRUCTION PLAN

Scale
1/16" = 1'-0"

L0.08



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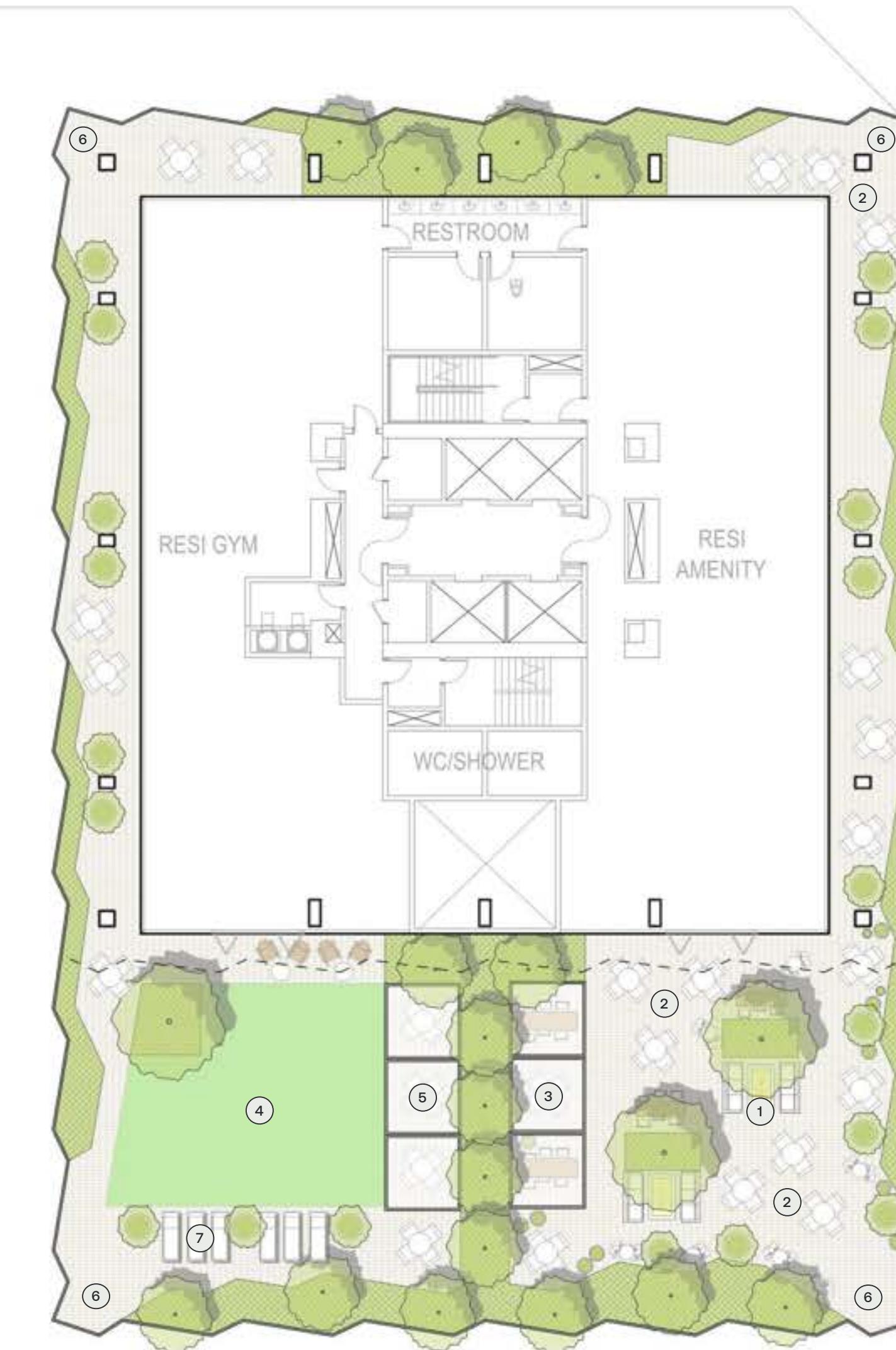
550 Lomas Santa Fe Drive
Solana Beach, California 92075

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Seal / Signature



Date Description
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2 05/03/2023 ENTITLEMENT SUBMITTAL
9 07/31/2024 ENTITLEMENT SUBMITTAL
10 09/05/2024 PLANNING REVIEW
11 09/20/2024 PZA/PLANNING REVIEW



**NOT FOR
CONSTRUCTION**

Project Name
Sunset & Highland

Project Number
005.1960.000

Description
LEVEL 09 CONSTRUCTION PLAN

Scale
1/16" = 1'-0"

L0.09



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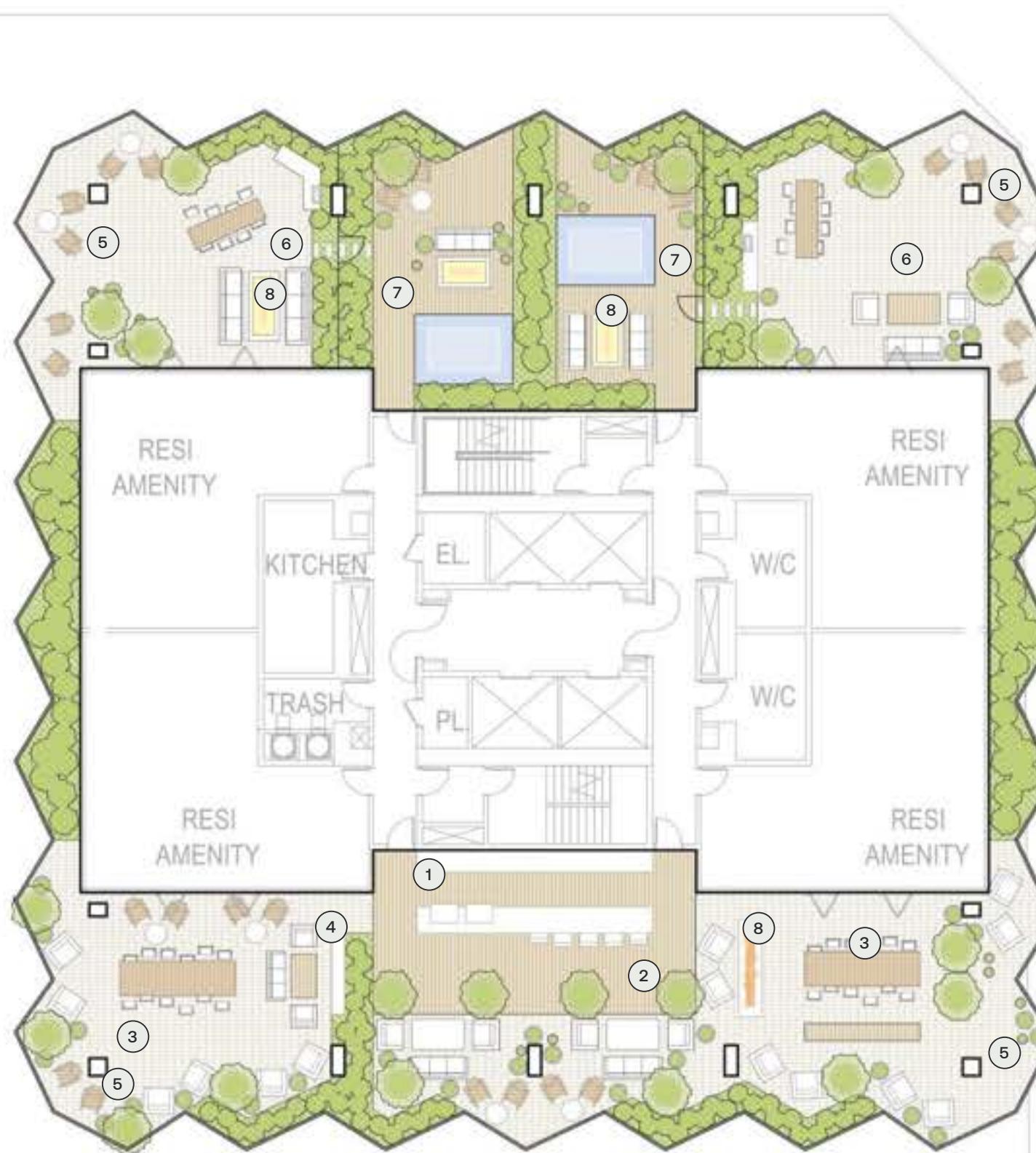
550 Lomas Santa Fe Drive
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Seal / Signature



Date Description
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2 05/03/2023 ENTITLEMENT SUBMITTAL
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**NOT FOR
CONSTRUCTION**

Project Name
Sunset & Highland

Project Number
005.1960.000

Description
LEVEL 42 CONSTRUCTION PLAN

Scale
1/16" = 1'-0"

L0.42



Exhibit B

Maps

Zoning Maps and Vicinity Map

Current Zone

ZIMAS INTRANET

Generalized Zoning

01/29/2026

City of Los Angeles
Department of City Planning



Address: 6810 W SUNSET BLVD

APN: 5548015036

PIN #: 147A185 95

Tract: SEAGER TRACT

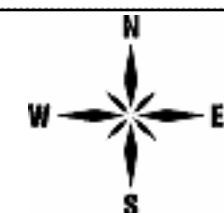
Block: None

Lot: FR 3

Arb: None

Zoning: C2-2D-SN-CPIO

General Plan: Regional Center Commercial



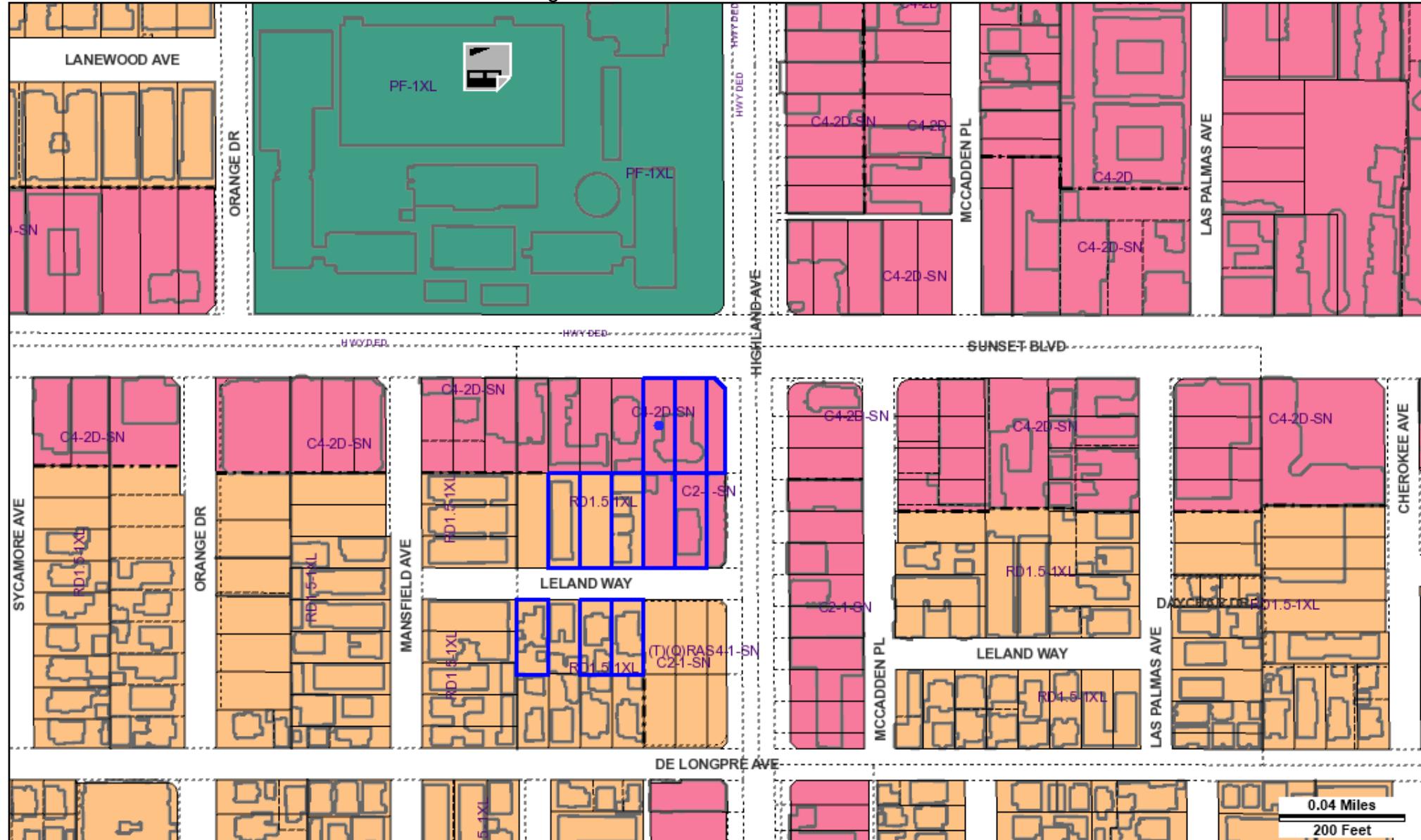
Former Zones at the time of filing

ZIMAS PUBLIC

Generalized Zoning

05/10/2023

City of Los Angeles
Department of City Planning



Address: 6814 W SUNSET BLVD

APN: 5548015036

PIN #: 147A185 95

Tract: SEAGER TRACT

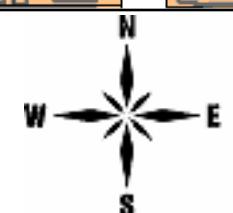
Block: None

Lot: 3

Arb: None

Zoning: C4-2D-SN

General Plan: Regional Center Commercial



0.04 Miles
200 Feet

VICINITY MAP

6800 SUNSET

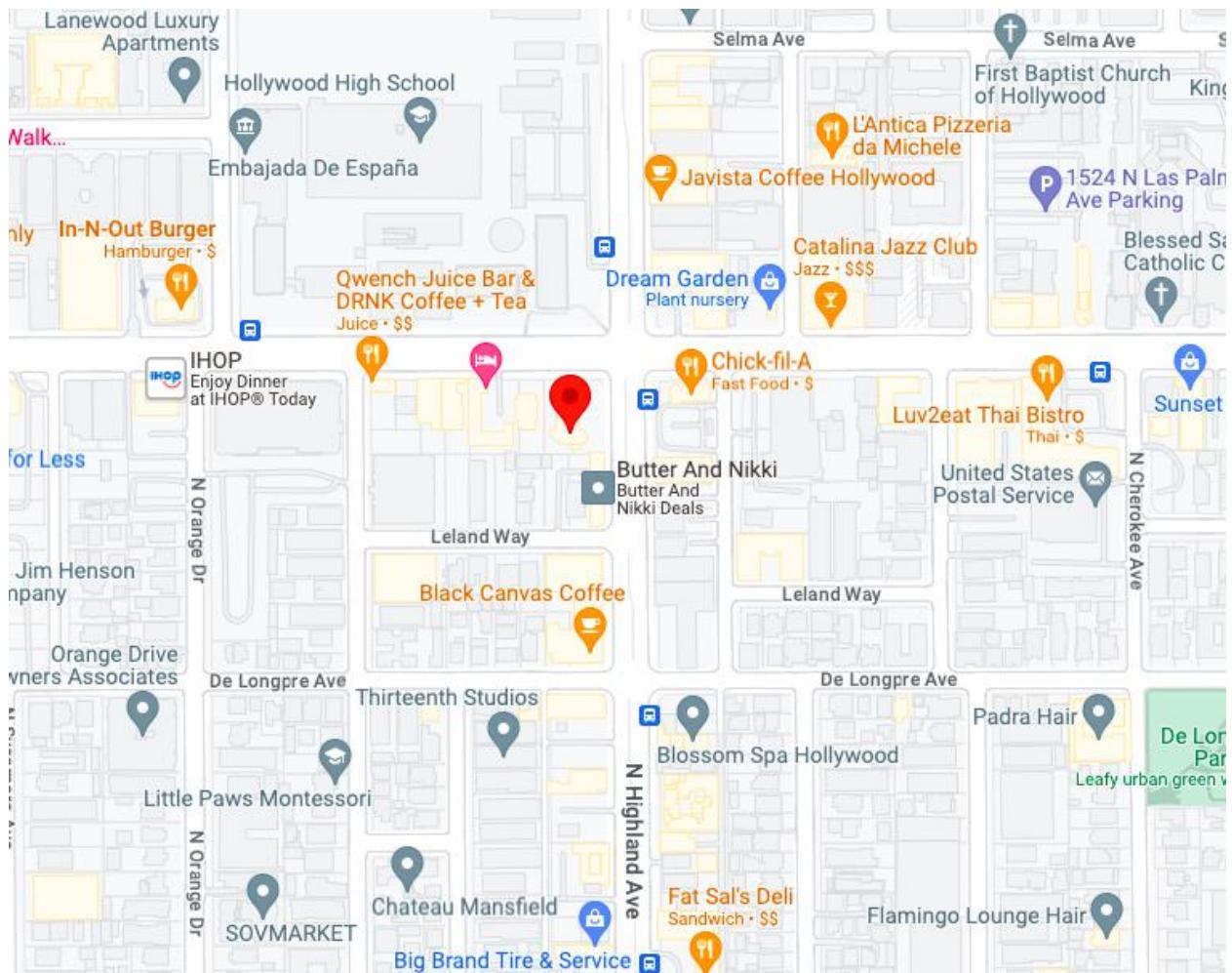


Exhibit C

Environmental

ENV-2023-6706-SE

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT
CAROLINE CHOE
VICE-PRESIDENT

PRISCILLA CHAVEZ
MARTINA DIAZ
SARAH JOHNSON
PHYLLIS KLEIN
BRIAN ROSENSTEIN
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KAREN BASS
MAYOR

VINCENT P. BERTONI, AICP
DIRECTOR
KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
SHANA M.M. BONSTIN
DEPUTY DIRECTOR
HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR
ARTHI L. VARMA, AICP
DEPUTY DIRECTOR
LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-6706-SE

On November 2025, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Statutorily Exempt under California Public Resources Code Section 21080.66.

A project qualifies for a Statutory Exemption if it is developed as a Housing Development Project as defined in Section 65905.5(b) of the California Government Code and meets the following eligibility criteria and procedural requirements:

Eligibility Criteria

- (a) The Project site is 20 acres or less.
- (b) The Project site is previously developed or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.
- (c) The Project is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.
- (d) The Project density is 15 dwelling units per acre (for City of Los Angeles) or more.
- (e) The Project satisfies the requirements in Gov. Code Section 65913.4(a)(6) (e.g., site, subject to specific criteria and exceptions, is not located within a coastal zone, farmland, wetlands, very high fire hazard severity zone unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5, earthquake fault zone, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, or conservation easement.)
- (f) The Project is not demolishing a designated historic resource.
- (g) For a project that was deemed complete pursuant to paragraph (5) of subdivision (h) of Section 65589.5 of the Government Code on or after January 1, 2025, no portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

Procedural Requirements

- (a) Tribal Notification/Consultation
- (b) Conditions for Tribal Resources
- (c) Condition for Phase I Environmental Site Assessment (ESA) and if necessary, mitigation.
- (d) Conditions added to housing within 500 feet of freeway.

Project Description

The project involves the removal of existing improvements, including 22 residential units and approximately 8,392 square-feet of commercial uses, and the new construction of a mixed-use development consisting of 384 residential units, including 80 units for Seniors, of which 52 would

be set aside for Very Low Income Senior Households and 26 for Moderate Income Senior households; a hotel with 115 guest rooms; and, approximately 23,000 square feet of commercial retail space, and associated below grade, and at loading areas with a total of 500 parking spaces.

The project is located on the north side of Leland Way, bounded by Sunset Boulevard to the north, Highland Avenue to the east, and private properties to the west. The western end of the property will be improved with an eight-story building housing 80 units of senior housing, including 78 affordable units (52 Very Low Income, 26 Moderate Income, and two Market-Rate). The 42-story tower will occupy the western end of the property from Sunset Boulevard, Highland Avenue, and Leland Way and will include one (1) story of retail uses (23,000 square feet), seven (7) stories of hotel use with 115 guest rooms (levels 2-8), and 33 stories of residential uses with 304 residential units (levels 9-33). Parking will be provided within five (5) subterranean levels beneath both structures. The total Project zoning code floor area is approximately 586,000 square feet, with a proposed Floor Area Ratio of 10.2:1.

As a qualifying Housing Development Project as defined in Section 65905.5(b) of the California Government Resource Code, the project qualifies for the Statutory CEQA Exemption pursuant to California Public Resource Code Section 21080.66 as described below:

SITE AND ENVIRONMENTAL CRITERIA

(a) Site is 20 acres or less.

The project site is approximately 1.4 acres pre-dedications per the Zone Information & Map Access System (ZIMAS).

(b) Site is previously developed with or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.

The site was previously developed with a mix of one- and two-story multi-family residential and commercial structures that include 22 residential units and approximately 8,392 square-feet of commercial uses. These structures were constructed between 1912-1995.

At least 75% of lots adjacent to the subject site are developed with the following urban uses: multi-family residential, commercial, and retail.

(c) Project is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.

The site is located in the Hollywood Community Plan with a General Plan Land Use Designation of Regional Center Commercial. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations.

The project is a Density Bonus Housing Development with one (1) on-menu incentive, three (3) off-menu incentives and one (1) waiver of development standards. Additionally, the project requires: 1) Redevelopment Plan Project Permit Compliance Review in accordance with the Hollywood Redevelopment Plan; 2) Vesting Conditional Use permits for a Mixed Commercial/Residential Development, and for a hotel in the C2 and C4 Zones within 500 feet of an 'R' Zone; 4) a Conditional Use to permit a 42.5 percent Density Bonus above the maximum permitted in exchange for an additional 17 percent of the units set aside for Very Low Income senior households; and, (5) Site Plan Review for a development which creates 50 or more dwelling units. The project meets the requirements

of the State and City density bonus law. Therefore, the project is consistent with the General Plan, and complies with the local zoning, including the Hollywood Redevelopment Plan.

(d) Density is 15 dwelling units/acre (for City of Los Angeles) or more.

The project proposes 304 market rate apartments and 80 senior housing units (including units set aside for affordable households), and the site is approximately 4.1 acres, making the proposed density approximately 93 dwelling units per acre.

(e) Not located within a Coastal Zone, farmland, wetlands (defined by USFW), VHFHSZ unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5 or DTSC pursuant to H&S Code 25356 – unless site has been cleared for residential use, earthquake fault zone, special flood hazard area, regulatory floodway, habitat conservation plan, habitat for protected special status species, conservation easement.

The project site is not located within a coastal zone, farmland, wetlands (as defined by USFW), very high fire hazard severity zone unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5, earthquake fault zone, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, or conservation easement.

(f) Not demolishing designated historic resource (designated before preliminary application).

The project site does not contain a structure listed on any national, state, or local historic register. Two (2) parcels from the original filing were identified on SurveyLA, the citywide Historic Resources Database of Los Angeles, as a potential individual resource. However, those parcels are not a part of the proposed project. Additionally, a historic resource assessment, prepared by Historic Resources Group dated July 2024, determined that none of structures on-site were eligible for listing as a historic resource and the project will not result in any impacts to a historical resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

(g) No portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

The project includes approximately 150,000 square-feet for hotel uses for 115 guest rooms. However, the project was deemed complete Government Code Section 65589.5(h)(5) before January 1, 2025. An application for the project consistent with Government Code Section 65941.1 was submitted and all application fees were paid on October 6, 2023. Additionally, following this submittal, the City did not issue a written determination indicating that the application was incomplete within 30 days, consistent with Government Code Section 65943. Therefore, the application was deemed complete pursuant to Government Code Section 65589.5(h)(5) before January 1, 2025.

PROCEDURAL CRITERIA

(a) Tribal Notification/Consultation

The City has met the tribal notification and consultation requirement as evidenced in the case file. This includes the City providing formal notification via certified mail to each California Native American Tribe that is traditionally and culturally affiliated with the project as an invitation to consult on the project, its location, and the project's potential effects on

tribal cultural resources. Additionally, this includes adhering to the requisite number of days for a tribe to request consultation and to accept the invitation to consult, and the City to initiate and close consultation.

(b) As a condition of approval, the applicant will be required to comply with the following tribal resource mitigation measures:

1. **Tribal Monitoring.** The project shall include tribal monitoring during all ground-disturbing activities, as follows:
 - a. The Gabrieleno Band of Mission Indians – Kizh Nation shall designate the monitor.
 - b. The tribal monitor shall comply with applicant's site access and workplace safety requirements.

The applicant shall compensate the tribal monitor at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project.

2. **Avoidance of Tribal Cultural Resources.** Tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of PRC Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.
3. **Treatment and Documentation.** All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with PRC Section 21083.9.
4. **CHRIS Search.** A California Historical Resources Information System (CHRIS) archaeological records search and a tribal cultural records search shall be completed for the project site.
5. **Sacred Lands Inventory.** A Sacred Lands Inventory request shall be submitted to the Native American Heritage Commission.
6. **Human Remains.** The project shall comply with Section 7050.5 of the Health and Safety Code and PRC Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe.
7. **Tribal Ecological Knowledge.** An application of tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific environmental context and conditions of the project.

(c) *As a condition of approval, the applicant will be required to submit a Phase 1 Environmental Site Assessment (ESA) to identify any potential exposures to hazardous conditions. If necessary, mitigated to current federal and state standards.*

A Phase 1 Environmental Site Assessment (ESA) for the project site, prepared by Partner Engineering and Science, Inc. dated November 5, 2025, was submitted into the public administrative record. The ESA did not identify any RECs during the course of the site assessment. The development of a preliminary endangerment assessment is not required.

The following conditions of approval as listed in PRC Sec. 21080.66 (AB 130) shall be imposed onto the project:

1. The local government shall, as a condition of approval for the development, require the development proponent to complete a phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code.
2. If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.
3. If a release of a hazardous substance is found to exist on the site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.
4. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.

(d) Freeway – Additional Conditions of Approval for Projects within 500 feet of a Freeway.

The subject site is not within 500 feet of a freeway and therefore, this condition does not apply.

Notice: Although not subject to a City condition of approval or enforcement, applicants who rely on the AB130 exemption should be aware they will be responsible for compliance with the State wage and labor standard requirements in Public Resources Code Section 21080.66(d).