



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

RE: 8150 Sunset Boulevard / CPC-2013-2551: Confirmation of Entitlement Requests

Nytzen, Michael <michaelnytzen@paulhastings.com>

Thu, May 5, 2016 at 9:04 AM

To: Luci Ibarra <Luciralia.Ibarra@lacity.org>, William Lamborn <william.lamborn@lacity.org>

Cc: "Haber, Jeffrey S." <jeffreyhaber@paulhastings.com>

Good morning. Attached are our revised findings for VTTM No. 72370. We will submit revised findings for the CPC case under separate cover.

Please let us know if you have any questions or need additional information.

Thanks,

Michael

From: Nytzen, Michael

Sent: Tuesday, April 26, 2016 6:43 PM

To: Luci Ibarra; William Lamborn

Cc: Haber, Jeffrey S.

Subject: 8150 Sunset Boulevard / CPC-2013-2551: Confirmation of Entitlement Requests

Luci and Will:

As requested, I am attaching a letter confirming the requested entitlements for the 8150 Sunset Boulevard project, along with a revised request page from the Master Land Use Permit application form.

Please let us know if you have any questions or would like to discuss.

Thanks,

Michael



E. Michael Nytzen | Senior Land Use Project Manager
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 **Findings - VTTM 72370 5.2016.docx**
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ATTACHMENT A
PROJECT NARRATIVE AND FINDINGS
VESTING TENTATIVE TRACT MAP NO. 72370

8150 Sunset Boulevard, Los Angeles

I. PROJECT PROPOSAL

A. Applicant and Property

AG SCH 8150 Sunset Boulevard Owner L.P. (the “**Applicant**”) is the owner of the property located at 8150 Sunset Boulevard, Los Angeles (APN 5554-007-014 and 5554-007-015), which is comprised of one legal lot (the “**Property**” or “**Project Site**”). The approximately 2.56-acre (111,339 square foot) Property is zoned C4-1D and is developed with approximately 80,000 square feet of commercial uses and 222 parking spaces.

B. Project Overview

The Project consists of the development of 249 residential units, of which 28 would be set aside for Very-Low Income Households, amenities for the residential units, approximately 65,000 square feet of community serving retail and commercial uses, and approximately 820 parking spaces (the “**Project**”).

One of the Project’s primary objectives is to provide a significant number of affordable housing units in a part of the City of Los Angeles (the “**City**”) that lacks quality affordable housing in close proximity to major transportation nodes and major employment centers. In addition, the Project would replace an outdated commercial use with a mixed-use development comprised of residential uses and community-serving retail and commercial uses that would be consistent with the needs of this area of the City.

C. Request

The Applicant requests the City’s approval of the following in connection with the development of the Project:

1. Vesting Tentative Tract Map (the “**VTTM**”) No. 72370 to subdivide the Property into 11 lots, including one master lot and 10 airspace lots, and for condominium purposes for up to 249 residential condominium units, pursuant to Section 17.15 of the Los Angeles Municipal Code (the “**LAMC**”),

In addition, the Applicant has submitted separate applications for the following entitlement requests related to the Project, under Case No. CPC-2013-2551-CUB-ZV-DB-SPR:

- Pursuant to LAMC Section 12.22-A,25(c), a 22 percent Density Bonus to provide 45 additional units, in lieu of the 35 percent Density Bonus, where 11 percent (28 units) of the total units will be set aside for Very Low Income Households, and the utilization of Parking Option 1 to allow one on-site parking space for each Residential Unit of zero to one bedrooms, two on-site parking spaces for each Residential Unit of two to three bedrooms, and two-and-one-half on-site parking spaces for each Residential Unit of four or more bedrooms. The applicant is requesting two Off-Menu Affordable Housing Incentives as follows:
 - Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu Incentive to allow the lot area including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05; and
 - Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu Incentive to allow a 3:1 Floor Area Ratio for a Housing Development Project located within 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC Section 12.22-A,25(f)(4)(ii);
- Site Plan Review for a development that creates 50 or more dwelling units pursuant to Section 16.05 of the LAMC;¹
- Conditional Use to permit the on-site sales, dispensing, and consumption of a full line of alcoholic beverages in four establishments, and the off-site sales of a full line of alcoholic beverages in connection with a full-service grocery store pursuant to Section 12.24-W,1 of the LAMC.

D. Existing Conditions

The Property is located at 8150 Sunset Boulevard, at the southwest corner of Sunset Boulevard and Crescent Heights Boulevard in the City. The Property is bounded by Havenhurst Drive to the west, Crescent Heights Boulevard to the east, Sunset Boulevard to the north, and multi-family residential dwelling units to the south, which are located in the City of West Hollywood.

¹ Site Plan Review is normally required for the addition of 50,000 square feet or more of non-residential floor area and/or the addition of 50 or more residential units. In the case of the Project, fewer than 50,000 square feet of additional non-residential uses are proposed. The proposed 249 residential units, which would otherwise trigger Site Plan Review, would only be added as a result of the Incentives requested pursuant to California Government Code §65915 and LAMC §12.22-A,25 for the provision of affordable housing. Pursuant to Government Code §65915(j), the granting of a concession or incentive shall not be interpreted, in and of itself, to require another discretionary approval, such as Site Plan Review. Therefore, Site Plan Review should not be required for the Project.

The Property's General Plan designation is Neighborhood Office Commercial. The Property is zoned C4-1D. The "D" Limitation restricts the Property's floor area ratio to 1:1. The Property is not subject to a maximum height limit.

The Property is currently developed with an approximately 80,000 square foot retail strip mall, which includes 11,646 square feet of fast food restaurants and a 20,172 square foot bank. The retail strip mall was built in 1988 and the building housing the bank was built in 1960 and subsequently expanded in 1963 and 1973. In addition, there are currently approximately 222 parking spaces. There is also a billboard located at the Property, that until recently was digital.

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property.

As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

E. Project Description

The Project proposes to demolish the existing uses and redevelop the Property with a mixed use development that would include 249 residential units, of which 28 would be set aside for Very-Low Income Households, amenities for the residents, approximately 65,000 square feet of community serving retail uses, and approximately 820 parking spaces. Building heights would range from one to three stories at the Sunset Boulevard retail frontage to 15 stories at Havenhurst Drive. Specifically, the Project would include one building element along Havenhurst Drive at 15 stories in height (or approximately 234 feet above grade as measured from the lowest point on the Project Site at the southwest corner of the property), one building element along Crescent Heights Boulevard at 11 stories (or approximately 174 feet above grade as measured from the southwest corner of the property), and one central building element between the east and west buildings at five stories (or approximately 110 feet above grade as measured from the southwest corner of the property). This design allows an approximately 150-foot-wide, open north-south-oriented view corridor between the taller east and west building elements that provides views southward across the Project Site from locations to the north and vice-versa. The Sunset Boulevard retail frontage would include a new retail structure varying in heights from one story to three stories, as well as a smaller, single-story retail structure within the interior plaza. Although building heights for the retail building fronting on Sunset Boulevard would be limited

to three stories, an architectural projection at the northwest corner of this building would extend up to a height of 7 stories (or approximately 80 feet) above the Sunset Boulevard elevation.

The Property is 111,339 square feet, which is the basis for the Project's floor area ratio ("FAR") calculation. The requested FAR would be 3:1, which is equivalent to approximately 334,000 square feet of floor area. Table 1, below, provides an overview of the Project's various components.

Table 1: Project Summary

Project Component	Residences	LAMC Floor Area
Residential Units	54 studio units 134 1 BR units 35 2 BR units 24 3 BR units 2 4 BR units	269,000 SF
Retail Use	N/A	11,937 SF
Restaurant	N/A	23,158 SF
Organic Grocery Store	N/A	24,811 SF
Walk-in Bank	N/A	5,094 SF
Total	249 units	334,000 SF

1. Residential Component

The Project would include a total of 249 units, as follows: 54 studio units, 134 one-bedroom units, 35 two-bedroom units, 24 three-bedroom units, and 2 four-bedroom units. 28 units would be set aside for Very Low Income Households. The total residential floor area, including all common areas, would be approximately 269,000 square feet.

The residential portion of the Project would include approximately 10,337 square feet of indoor amenities, which would include an approximately 1,037 square foot lobby, approximately 4,000 square feet of recreation rooms, approximately 2,700 square feet of fitness facilities, approximately 2,000 square feet of men's and women's changing facilities, an approximately 300 square foot business center, an approximately 300 square foot library, and outdoor swimming pools and roof decks.

2. Retail Component

The Project proposes the development of approximately 65,000 square feet of retail and commercial uses, including an approximately 24,811 square foot organic grocery store,

approximately 23,158 square feet of restaurant uses, approximately 11,937 square feet of traditional community serving retail uses, and an approximately 5,094 square foot walk-in bank.

The Project's retail component has been designed to enhance the pedestrian experience along Sunset Boulevard by locating vibrant retail uses along Sunset Boulevard, creating large open spaces to encourage pedestrian activity, and engaging pedestrians along Sunset Boulevard by creating transparent retail storefronts and view corridors that connect the Project's open spaces and retail uses to Sunset Boulevard and Crescent Heights. The retail component includes a one- to three-story building oriented towards Sunset Boulevard adjoining a large central plaza surrounded by retail space. The plaza, which would be open to the public, would include areas set aside for outdoor dining and other public gathering areas. Roof terraces on the building fronting on Sunset Boulevard would also be available for outdoor dining and occasional special events. Pedestrian access between the parking and commercial uses would be provided by escalators, elevators and stairs.

3. Recreation, Landscaping and Open Space

The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly development. The Project would include an approximately 27,000 square foot publicly accessible central plaza that would form the ground-level core for both the commercial and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging pedestrian activity throughout the Property. An additional approximately 11,400 square feet of open space would be provided on roof terraces at Levels 2 and 3 of the commercial building fronting Sunset Boulevard. In addition, the existing traffic island at the intersection of Sunset and Crescent Heights Boulevards would be reconfigured to adjoin the Property, providing approximately 9,100 square feet of additional street-level open space that would be functionally integrated with the Project through landscaping, outdoor dining, and other common elements and amenities, although it would remain public property.

The Project would also include approximately 22,100 square feet of private balcony space and terraces and approximately 19,050 square feet of common space on rooftop areas for use by Project residents.

The Project would include approximately 9,300 square feet of indoor amenities for the residents, including approximately 4,000 square feet of recreation rooms, approximately 2,700 square feet of fitness facilities, approximately 2,000 square feet of men's and women's changing facilities, an approximately 300 square foot business center, and an approximately 300 square foot library. In addition, the Project includes outdoor swimming pools and roof decks. The Project would be required to provide a minimum of 27,725 square feet of open space for the residential uses.² The

Project would provide approximately 47,850 square feet of open space facilities for the residents, including approximately 22,100 square feet of private balcony space and terraces, approximately 19,050 square feet of common space on rooftop areas, and approximately 6,700 square feet of recreation and fitness uses.

Landscaping would be provided along the perimeter of the Property, as well as within the central plaza, rooftop decks and along the various pedestrian walkways integrated throughout the Property.

4. Parking and Access

The Project proposes to provide parking within four subterranean and semi-subterranean levels. The Project would provide approximately 820 parking spaces.

Because the Project involves a Housing Development project that is eligible for a Density Bonus, the parking requirements for the residential uses are set forth in LAMC §12.22-A,25(d). Parking requirements for the commercial uses are set forth in LAMC §12.21-A,4.

LAMC §12.22-A,25(d)(1) provides that all residential units in the Housing Development Project (not just the restricted units), inclusive of handicapped and guest parking, shall be provided with one parking space for one and two bedroom units, two parking spaces for two and three bedroom units, and two and one-half parking spaces for four bedroom units. Based on this requirement, the Project's residential parking requirement is 311 parking spaces, as identified in Table 2, below. The Project would provide 326 parking spaces to serve the residential units, which exceeds the number of spaces required by the LAMC.

Table 2 – Residential Parking

Unit Type	Number of Units	Required Number of Parking Spaces
0 and 1 Bedrooms	188 units	188 parking spaces
2 and 3 Bedrooms	59 units	118 parking spaces
4 Bedrooms	2 Units	5 parking spaces
Total Required	249 Units	311 parking spaces
Total Provided		326 parking spaces

² The 27,725 square feet of required open space is calculated as follows: 18,800 sf for 188 studio and 1-bedroom units; 4,375 sf for 35 2-bedroom units; and 4,550 sf for 26 3- and 4-bedroom units.

The Code parking requirement for the commercial uses is 311 parking spaces, as identified in Table 3, below. The Project would provide 494 parking spaces to serve the commercial uses, which exceeds the number of spaces required by the LAMC.

Table 3 – Commercial Parking

Use	Square Footage	Required Parking per LAMC
Restaurant	23,158 square feet	232
Grocery Store	24,811 square feet	99
Retail	11,937 square feet	48
Walk-in Bank	5,094 square feet	10
Sub-Total		389
Bicycle Parking Reduction Pursuant to LAMC §12.21-A,4 (20% Reduction)		-78
Total Required	65,000 square feet	311
Total Provided		494

The Project includes a significant number of both short-term and long-term bicycle parking spaces to encourage and facilitate bicycle use by Project employees, visitors and residents, and thereby reducing the need to use an automobile to travel to and from the Project. Over 600 short-and long-term bicycle parking spaces would be provided within the enclosed parking garage and outside at Level 1 (the plaza level).

Access to the commercial parking levels would be provided by ramps off of Crescent Heights Boulevard, and retail valet parking service would be provided via a valet drop-off/pick-up area located on Level B01. Parking would be by valet during peak hours and self-parking, with attendant assistance, during off-peak hours. Resident parking levels would be accessed via dedicated residential access driveways off of Havenhurst Drive. In addition, the residential parking areas would also be able to be accessed from Crescent Heights Boulevard. Residential parking would be provided by valet during all hours from the residential parking valet areas located on Levels 1 and B02.

5. Affordable Housing

The Applicant is committed to providing on-site affordable housing. Therefore, the Project would provide 11 percent of the total 249 units, or 28 units, as on-site affordable units set aside

for Very Low Income Households (the “**Restricted Units**”). The 28 Restricted Units would include 6 studio units, 18 one-bedroom units, 3 two-bedroom units, and 1 three-bedroom unit. The Restricted Units would be comparable to the market rate units, including total square footage, bedroom size, and number of bathrooms. In addition, the Restricted Units would be interspersed among the market-rate units within the Project.

a. **Density Bonus**

A Housing Development Project that provides a minimum of 11 percent of units reserved for Very Low Income Households is entitled to a Density Bonus of 35 percent (California Government Code §65915 *et seq.* (i.e., SB 1818) and LAMC §12.22-A,25(c)(1)), as shown in Table 4, below. As identified in Table 5, below, the Project is eligible for a 35 percent Density Bonus because 11 percent (28 units) of the total 249 units at the Project would be set aside for Very Low Income Households.

The adopted 1988 Hollywood Community Plan allows a residential density range of up to 80 dwelling units per acre for residential land uses in the Community Plan area, but it also provides for the granting of density bonuses. The Community Plan specifically states:

Additional low and moderate-income housing is needed in all parts of this Community. Density bonuses for provision of such housing through Government Code 65915 may be granted in the Low-Medium I or less restrictive residential categories. (Hollywood Community Plan, p. HO-3)

The Community Plan’s High residential density category is less restrictive than the Low-Medium I residential category, and corresponds to the R4 zone. The Property’s C4 zone permits residential uses consistent with the requirements of the R4 zone, which allow one unit for each 400 square feet of lot area. Although the Community Plan does not expressly state that its residential density limit applies to land designated for commercial uses, if the limit does apply, then it would provide for 204 units on the 2.56 acre Property.³ The Property’s density limit under the C4 Zone of one unit for each 400 square feet of lot area would allow up to 278 units. The Project is requesting a 22 percent Density Bonus to provide 45 additional units, for a total of 249 units, even though it is eligible for a 35 percent Density Bonus because 11 percent (28 units) of the total units would be set aside for Very Low Income Households. Thus, with the requested Density Bonus, the Project would be consistent with the residential density limit provisions contained in the Community Plan.

In connection with the Density Bonus, the Project is requesting the utilization of Parking Option 1 to allow one on-site parking space for each Residential Unit of zero to one bedrooms, two on-

³ The Community Plan density limit is actually based on “gross acre”, which includes one-half of abutting streets. The gross acreage of the Property is approximately 2.85 acres, which would permit 228 units.

site parking spaces for each Residential Unit of two to three bedrooms, and two-and-one-half on-site parking spaces for each Residential Unit of four or more bedrooms.

Table 4: Permitted Density Bonus Calculation⁴

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

Table 5: Project Density Bonus Calculation

Total Number of Units Provided	249
Percentage of Very Low Income Units Required to Qualify for 35% Density Bonus	11%
Number of Very Low Income Units Provided	28 (11%)

b. Affordable Housing Incentives

Pursuant to California Government Code Section 65915(d)(2)(B) and LAMC Section 12.22.A.25(e)(1), a housing development project that qualifies for a density bonus shall be granted two development Incentives for providing at least 10 percent of the Project’s base density for Very Low Income Households. Additional Affordable Housing Incentives may be granted at the discretion of the City. The Project is providing 11 percent (28 units) Very Low Income units and is requesting two Incentives, as follows: (1) an off-menu Incentive to allow the lot area including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05; and (2) an off menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in the on-menu Incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A,25(f)(4)(ii). Floor area ratio is explicitly defined in Government Code Section 65915(o)(1) as a development

⁴ LAMC §12.22-A,25(c)(1)

standard that may be waived or modified in connection with a project that qualifies for a density bonus.

The Applicant is requesting an off-menu Incentive to permit the area of land required to be dedicated for street purposes to be included as lot area for purposes of calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05. Because the Applicant has requested approval of a Vesting Tentative Tract Map, the Zoning Code would ordinarily require the permitted floor area to be calculated based on the post-dedication area of the Property rather than on the pre-dedication area if no subdivision of the Property is involved. This would result in a reduction of floor area from that which would otherwise be allowed, which would adversely affect the provision of affordable housing.

In addition, LAMC §12.22-A,25(f)(4)(ii) provides that an Applicant can request, in lieu of the otherwise applicable floor area ratio, a floor area ratio not to exceed 3:1, provided that the parcel is in a commercial zone in Height District 1 (including 1VL, 1L and 1XL), and fronts on a Major Highway as identified in the City's General Plan, and

- a. the Housing Development Project includes the number of Restricted Affordable Units sufficient to qualify for a 35 percent Density Bonus, and
- b. 50 percent or more of the commercially zoned parcel is located in or within 1,500 feet of a Transit Stop/Major Employment Center.

The Property is zoned C4, which is a commercial zone and is in Height District 1. The Property fronts Sunset Boulevard and Crescent Heights Boulevard, both of which are a Major Highway as identified by the City's General Plan.

Eleven percent of the Housing Development Project would be set aside for Very Low Income Households, which qualifies for a 35 percent Density Bonus.

Fifty percent of the commercially zoned parcel is located within approximately 1,560 feet of a Transit Stop at the intersection of Fairfax Avenue and Sunset Boulevard (Metro Rapid Route 780). The distance between this Transit Stop and 50 percent of the area of the Property is only 60 feet (or four percent) further than allowed by the on-menu Incentive. LAMC §12.22-A,25(g)(3) permits an applicant to request an off-menu Incentive. Therefore, the Applicant is requesting an off-menu Incentive for the City to grant the same Incentive of the 3:1 floor area ratio as the on-menu Incentive identified in §12.22-A,25(f)(4)(ii) of the LAMC because all other requirements are met by the Project and fifty percent of the commercially zoned portion of the Property is located only approximately 60 feet (or four percent) further than the 1,500 foot

requirement from the nearest Transit Stop, which satisfies the City's intent to locate affordable housing projects near Transit Stops.

The intent of the on-menu Incentive is to ensure that a property is accessible without a passenger vehicle. The Project Site is located in a portion of the City that is served by a significant amount of public transportation. In addition to the Metro Rapid Line 780 stop, Metro also operates the following public transportation stops near the Property:

- The Metro Local and Limited Line 2/302 (24-hour service) stop is located at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which is adjacent to the Property. Line 2/302, which has an annual ridership of more than 6 million passengers,⁵ also has stops at the intersection of Fairfax Avenue and Sunset Boulevard, providing a convenient transfer point to and from Metro Lines 217 and 780.
- The Metro Local and Limited Line 218 stop is located at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which is adjacent to the Property.
- The Metro Local and Limited Line 217 (24-hour service) stop is located at the intersection of Fairfax Avenue and Sunset Boulevard, at the same location as the Metro Rapid Line 780 stop.

Together, these lines had a combined annual ridership of more than 12 million passengers.⁶ Metro Lines 2/302, 217, and 780 all offer peak hour headways of 15 minutes or less, consistent with the definition of a Major Bus Route in the LAMC and the City's adopted Affordable Housing Incentives Guidelines. The LAMC further provides that areas proximate to Major Bus Routes are appropriate locations for mixed-use developments. The intersection of Sunset Boulevard and Fairfax Avenue serves as a transit node that provides interconnectivity to transit throughout the area and the City.

F. Previous Cases, Affidavits, Permits, Etc.

Previous and relevant zoning-related actions affecting the Property include:

- Ordinance No. 164,714 imposing a "D" Development Limitation on the Property, limiting the total floor area of all buildings on the Property to no more than one times the buildable area of the lot;

⁵ 2012 annual estimated ridership, <http://isotp.metro.net/MetroRidership/IndexSys.aspx>

⁶ Ibid.

- Case No. ZA 2007-3626(CUB) approving a conditional use permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having operating hours of 7 a.m. to midnight daily;
- Case No. ZA 2001-5784(CUB)(CU) approving a conditional use permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having operating hours of 7 a.m. to midnight daily;
- Case No. ZA 93-0211(ZV) approving a variance to permit the construction, use, and maintenance of a dry cleaning business, as not permitted in the C4 Zone;
- Case No. ZA 92-1141(CUZ)(CCR)(ZV)(PAD) approving: 1) a conditional use permit to allow: a) the continued use and maintenance of a drive-through fast food restaurant; b) the continued use and maintenance of an existing commercial corner development with four restaurants operating between 11 p.m. and 7 a.m.; and 2) a variance to permit 222 parking spaces in lieu of the 376 spaces required by the LAMC;
- Case No. ZA 88-0939(E) approving a conditional use exemption to permit the sale of alcoholic beverages for on-site consumption within a 78-seat restaurant; and
- Case No. ZA 83-398(CUB) approving a conditional use permit authorizing the sale and dispensing of alcoholic beverages for on-site consumption within a proposed 120 seat restaurant.

G. Requested Approvals

1. Vesting Tentative Tract Map

The Applicant is requesting approval of VTTM No. 72370 pursuant to LAMC §17.15 in order to subdivide the Property to create one master lot and 10 airspace lots, and for condominium purposes for up to 249 residential condominium units. The VTTM would include one master lot, 6 lots for the residential components (including parking) and 4 lots for the commercial components (including parking).

II.

DRAFT FINDINGS

In order to approve the request as outlined above in Section I.B and discussed in detail in Section I.G, the Advisory Agency must make the following findings to approve Vesting Tentative Tract Map No. 72370:

1. The proposed map will be/is consistent with applicable general and specific plans;

The proposed map would be consistent with the purposes, intent and provisions of the General Plan, including the Hollywood Community Plan.

The Property is located within the adopted Hollywood Community Plan area and is currently classified within the “Neighborhood Office Commercial” land use designation, corresponding to the C4 zone. The Property is within the C4 zone and is not within a specific plan area.

The Project has been designed to comply with the City’s vision of Hollywood. Specifically, the Hollywood Community Plan:

...is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the Community to meet existing and anticipated needs and conditions; balance growth and stability; reflect economic potentials and limits, land development and other trends; and protect investment to the extent reasonable and feasible.

The proposed map would be consistent with several important objectives and policies contained within the Hollywood Community Plan, as follows:

- *To further the development of Hollywood as a major center of population, employment, retail services, and entertainment;*
- *To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice;*
- *To promote economic well-being and public convenience through allocating and distributing commercial lands for retail and service facilities in quantities and patterns based on accepted planning principles and standards;*
- *Parking areas should be located between commercial and residential uses on the commercially-zoned properties where appropriate to provide a buffer, and shall be*

separated from residential uses by means of at least a solid masonry wall and landscaped setback;

- *The Plan encourages the retention of neighborhood convenience clusters offering retail and service establishments oriented to pedestrians;*
- *New apartments should be soundproofed and should be provided with adequate usable open space at a minimum ratio of 100 square feet per dwelling unit excluding parking areas, driveways and the required front yard setback;*
- *Additional low and moderate-income housing is needed in all parts of this Community.*

The Project would include 249 units ranging from studios to four bedrooms, of which 28 would be set aside for Very Low Income Households. The Project retains and enhances the neighborhood convenience cluster offering retail and service establishments oriented to pedestrians. The Project includes numerous amenities and uses, including bicycle parking, recreational facilities, an organic grocery store, and convenient access to transit, all of which make it easier for residents to use alternative modes of transportation and minimize automobile trips.

The Property is located in a portion of the City that is served by a significant amount of public transportation. The Metro Rapid Line 780 stop is located at the intersection of Sunset Boulevard and Fairfax Boulevard, approximately 1,560 feet from the Property. In addition, the Metro Local and Limited Line 2 and 302 have stops located adjacent to the Property and at the intersection of Sunset Boulevard and Fairfax Boulevard. The Metro Local and Limited Line 218 stop is located at the intersection of Laurel Canyon Boulevard and Sunset Boulevard, approximately 80 feet from the Property. Therefore, the Project would incentivize jobs and housing growth on Sunset Boulevard, a portion of the City that is served by public transportation.

Parking for the Project would be provided within a subterranean and semi-subterranean parking garage. The residential units would be soundproofed in accordance with applicable standards, and open space for the residential units would be provided at a ratio in excess of 100 square feet per dwelling unit. Additional public open space shared between residents and visitors to the commercial uses would also be included within the Project and in the adjoining reconfigured traffic island at the intersection of Crescent Heights and Sunset Boulevard, providing more than 45,000 square feet of outdoor space.

The proposed map is also consistent with several objectives and policies set forth in the Housing Element, including:

- *Objective 1.1: Plan the capacity and develop incentives for the production of an adequate supply of rental and ownership housing for households of all income levels and needs.*

- *Policy 1.1.2:* Promote affordable rental housing for all income groups that need assistance.
- *Policy 1.1.3:* Facilitate new construction of a variety of housing types that address current and projected needs of the city's households.
- *Policy 1.4.2:* Promote the development of new affordable housing units citywide and within each Community Plan area.

The Project includes a number of housing types for households of varying income levels and housing needs. The Project includes 249 units ranging in size from studios to four bedroom units, and includes rental and condominium units. In addition, the Project proposes to include 28 units specifically designated for Very Low Income Households.

The adopted 1988 Hollywood Community Plan allows a residential density range of up to 80 dwelling units per gross acre for residential land uses in the Community Plan area, but it also provides for the granting of density bonuses. The Community Plan specifically states:

Additional low and moderate-income housing is needed in all parts of this Community. Density bonuses for provision of such housing through Government Code 65915 may be granted in the Low-Medium I or less restrictive residential categories. (Hollywood Community Plan, p. HO-3)

The Community Plan's High residential density category is less restrictive than the Low-Medium I residential category, and corresponds to the R4 zone. The Property's C4 zone permits residential uses consistent with the requirements of the R4 zone, which allow one unit for each 400 square feet of lot area. Although the Community Plan does not expressly state that its residential density limit applies to land designated for commercial uses, if the limit does apply, then it would provide for 204 units on the 2.56 acre Property.⁷ The Property's density limit under the C4 Zone of one unit for each 400 square feet of lot area would allow up to 278 units. The Project is requesting a 22 percent Density Bonus to provide 45 additional units, for a total of 249 units, even though it is eligible for a 35 percent Density Bonus because 11 percent (28 units) of the total units would be set aside for Very Low Income Households. Thus, with the requested Density Bonus, the Project would be consistent with the residential density limit provisions contained in the Community Plan.

Therefore, the Project would be consistent with the General Plan.

⁷ The Community Plan density limit is actually based on "gross acre", which includes one-half of abutting streets. The gross acreage of the Property is approximately 2.85 acres, which would permit 228 units.

2. The design and improvement of the proposed subdivision are consistent with applicable general and specific plans;

As discussed above, the design and improvement of the proposed subdivision are consistent with the general plan; there is no specific plan applicable to the Property.

The Property is located at 8150 Sunset Boulevard, at the southwest corner of Sunset Boulevard and Crescent Heights Boulevard. The Property's General Plan designation is Neighborhood Office Commercial. The Property is zoned C4-1D. The "D" Limitation restricts the Property's floor area ratio to 1:1. The Property is not subject to a maximum height limit.

Sunset Boulevard adjoining the Property to the north is designated a Major Highway Class II on the City's General Plan. Crescent Heights Boulevard adjoining the Property to the east is also designated a Major Highway Class II on the City's General Plan. Havenhurst Drive adjoining the Property to the west is designated a local street on the City's General Plan.

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property.

The Project would consist of the demolition of an outdated 80,000 square foot strip mall and the construction of a vertical, mixed-use residential and retail development that would include 249 residential units, including 28 units designated for Very Low Income Households, and approximately 65,000 square feet of neighborhood serving retail uses, including an approximately 24,811 square foot organic grocery store, and multiple restaurants and other retail uses. The Project would balance the growth of retail and residential uses and provide a jobs-housing balance, enabling residents to live, work, play, and shop in Hollywood. The Project would also include a significant affordable housing component, which would create great opportunities for people who work in Hollywood to find affordable housing near their place of employment.

The 249 residential dwelling units would occupy approximately 269,000 square feet of floor area and the retail, restaurant, and bank uses would occupy approximately 65,000 square feet of floor area. The number of dwelling units is within the dwelling unit density permitted in the C4 zone, which would allow a maximum of 278 dwelling units.

The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly project. The Project would include an

approximately 27,000 square foot publicly accessible central plaza that would form the ground-level core for both the retail and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging pedestrian activity throughout the Property.

Over 45,000 square feet of publicly-accessible open space would be provided on the Project Site, including approximately 9,100 square feet of publicly-accessible open space in the reconfigured traffic island at the intersection of Sunset Boulevard and Crescent Heights Boulevard. The public open space would be landscaped with trees and planter beds, and would include a sculpture garden and seating areas. At least 50 trees would be planted throughout the Project Site, including in tree wells in the sidewalks along Sunset Boulevard, Crescent Heights Boulevard, and Havenhurst Drive.

The residential uses would also be provided with significant private and common open space areas. The Project includes approximately 20,200 square feet of private terraces and balconies, approximately 18,600 square feet of common open space, including a large landscaped deck at Level 4 and the roof deck and swimming pool at Level 9, and approximately 3,500 square feet of recreation and fitness facilities. These areas exceed the minimum required open space area of 26,450 square feet by approximately 15,850 square feet, or approximately 60 percent.

Parking for the on-site uses would be provided within four subterranean and semi-subterranean levels. The Project would provide more parking than required by the LAMC for both the residential and commercial components. The Project's residential parking requirement is 311 parking spaces, and 326 residential parking spaces would be provided. The parking requirement for the commercial uses is 311 parking spaces, and 494 commercial parking spaces would be provided. The parking areas would be physically integrated within the Project and would be surrounded by proposed uses. Vehicular access to the parking areas would be provided at Crescent Heights and Havenhurst Drive.

Therefore, the design and improvement of the proposed subdivision are consistent with the general plan.

3. The site is physically suitable for the proposed type of development;

The Project Site is physically suitable for the proposed type of development. The Property is located within a dense urban area comprised of a mix of commercial and residential uses. The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north

along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property. As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

The Project would replace obsolete commercial structures and a large surface parking area with a mixed-use development containing uses that are comparable to those found within the surrounding areas. The Project would consist of the demolition of an outdated 80,000 square foot strip mall and the construction of a vertical, mixed-use residential and retail development that would include 249 residential units, including 28 units designated for Very Low Income Households, and approximately 65,000 square feet of neighborhood serving retail uses, including an approximately 24,811 square foot organic grocery store, and multiple restaurants, and other retail uses. The Project would balance the growth of retail and residential uses and provide a jobs-housing balance, enabling residents to live, work, play, and shop in Hollywood. The Project would also include a significant affordable housing component, which would create great opportunities for people who work in Hollywood to find affordable housing near their place of employment.

The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly project. The Project would include an approximately 27,000 square foot publicly accessible central plaza that would form the ground-level core for both the retail and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging pedestrian activity throughout the Property.

The large Property has a sufficient area and appropriate configuration to accommodate the proposed development. Access to the Property is provided from two designated Major Highways, Sunset and Crescent Heights Boulevards, and from Havenhurst Drive. As an urban area, water, sanitation, and other public services are currently available to the Project Site. The Project would provide all necessary on- and off-site improvements (e.g., fire hydrants, streets, street lighting, traffic-control devices, etc.) in accordance with applicable City requirements.

Therefore, the Project Site is physically suitable for the proposed type of development.

4. The site is physically suitable for the proposed density of development;

The Project Site is physically suitable for the proposed density of development. The Project would be compatible with the existing neighborhood and would provide an appropriate development within an area that is comprised of commercial and multi-family dwellings.

The 2.56-acre Property is the single largest underutilized parcel on Sunset Boulevard anywhere near the vicinity of the Property. The Project proposes the development of 249 dwelling units. The C4 zoning would allow a total of 278 dwelling units. With the requested Affordable Housing Incentives, the maximum allowable FAR for the property would be 3.0:1. The Project proposes a total floor area of approximately 334,000 square feet, which is equivalent to a 3:1 FAR. The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly project. The Project would include an approximately 27,000 square foot publicly accessible central plaza that would form the ground-level core for both the retail and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging pedestrian activity throughout the Property. In addition, the Project proposes to reconfigure the existing traffic island at the intersection of Sunset and Crescent Heights Boulevard into a more pedestrian-friendly environment that would provide an additional approximately 9,100 square feet of publicly accessible open space.

Therefore, the Project Site is physically suitable for the proposed density of development.

5. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injury fish or wildlife or their habitat;

The Project Site, as well as the surrounding properties, are located within a densely developed urban area, and are improved with structures and paved surfaces, and do not provide a natural habitat for either fish or wildlife. Therefore, the design of the subdivision and the proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems;

The subdivision would result in the creation of airspace parcels within the Project to facilitate financing and future management and operation of the Project. The design and type of improvements are typical for an urban area and for a property located at the intersection of two designated Major Highways. The Project would be served by existing utilities, including water, electricity, gas, and sewer, all of which can accommodate the needs of the Project. Therefore, the design of the subdivision and type of improvements is not likely to cause serious public health problems.

7. The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

There are existing electric line and water line easements that will be abandoned with the recordation of the final Vesting Tract Map. Needed public access for roads and utilities would be acquired by the City prior to recordation of the proposed tract.

8. The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The design of the proposed subdivision would provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The Applicant is committed to making the Project sustainable and would meet the requirements of the City's Green Building Code. The Project's design utilizes sustainable planning and building strategies and incorporates the use of environmentally friendly materials. Residential units have been designed to use passive sustainable strategies, such as exposures that maximize access to natural light and natural ventilation. Accordingly, the design of the proposed subdivision would provide, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

Therefore, the design of the proposed subdivision would provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.