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November 1, 2018

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

CASE NOS. CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR, CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR-1A AND VTT-74172-2A, LOCATED AT 5929-5945 WEST SUNSET BOULEVARD AND 1512-1540 NORTH GORDON STREET; CF 08-1509-S2 / 08-1509-S3

Planning staff respectfully requests your consideration of the following technical modifications to the recommendation for Case Nos. CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR and VTT-74172-2A.

On August 9, 2018, the City Planning Commission considered an appeal of Case No. VTT-74172-1A for a Vesting Tentative Tract Map to permit the merger and re-subdivision of nine lots to create one master lot and one airspace lot, and the limited dedication and merger of Gordon Street below grade at a width of four feet and depth of 48.33 feet, approximately 0.3 feet below the finished grade of the public sidewalk; and Case No. CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR for the development of 299 residential units, including 269 market rate units, 15 affordable housing units at the Very Low Income level (5 percent of total units) and 15 units for workforce housing; approximately 46,110 square feet of commercial space comprised of 38,440 square feet of office space, approximately 3,700 square feet of ground floor restaurant space and approximately 3,970 square feet of ground floor community serving retail space (including up to a 1,475 square-foot coffee shop); and an approximately 18,962 square-foot public park on the north side of the project site along Gordon Street. In total, the project will contain approximately 324,693 square feet of floor area; and include a 22-story structure consisting of an 18-floor residential tower above a four-level above-grade podium structure. The project will provide approximately 508 parking spaces within the three levels of subterranean parking and three levels of above-grade parking that are currently developed on the project site, and no additional construction would be required to provide parking within the project to meet Los Angeles Municipal Code (LAMC) requirements, in conjunction with the approval of a Zone Change Ordinance that would allow for the reduction of clear space at structural elements in the project's parking structure and up to 66 percent of the parking stalls to be compact parking stalls.

At that meeting, the City Planning Commission denied the appeal, and approved the proposed project, including a Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption within the proposed 3,700 square-foot ground floor restaurant; an On-Menu Incentive for a 20 percent decrease in the total required amount of usable open space, in conjunction with Parking Option One; and a Site Plan Review for a project which creates, or results in an increase of, 50 or more dwelling units; and recommended that the City Council approve a Resolution for a General Plan Amendment to the 1988 Hollywood Community Plan to re-designate the portion of the project site located at 1528-1540 North Gordon Street (Lots 17, 18, and 19 of Bagnoli Tract No. Two), from High Medium Residential to Regional Center Commercial, a draft Ordinance effectuating a Vesting Zone Change and Height District Change from (T)(Q)C2-2D-SN to (T)(Q)C2-2D-SN, and (T)(Q)R4-1VL to (T)(Q)C2 2D, subject to conditions that would permit a total allowable floor area for the entire project site of approximately 324,693 square feet, 299 dwelling units, and building height of approximately 250 feet (22 stories), including Q Conditions to permit for the reduction of clear space at structural elements in the project's parking structure and to allow up to 66 percent of the parking stalls to be compact parking stalls.

On September 7, 2018, a second level appeal of Case No. VTT-74172-1A, and first level appeal of the Conditional Use Permit and Site Plan Review entitlements of the related to Case No. CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR were filed and are pending final decision by the City Council.

The following technical corrections are requested for your consideration to correct minor typographical errors, provide clarifying statements and/or revisions to adequately reflect the project as approved by the City Planning Commission, and are unrelated to the pending appeals. Deleted text is shown in ~~strikethrough~~ and added text is shown in underline.

Corrections to Letter of Determination for Case No. VTT-74172-1A

Clarification re: Description of Project in Second Paragraph, page 1

The project description should be updated to reflect that the merger and re-subdivision of the lots is being undertaken in conjunction with a larger development. See proposed additions below:

Vesting Tentative Tract Map to permit the merger and re-subdivision of nine lots to create one master lot and one airspace lot, and the limited dedication and merger of Gordon Street below grade at a width of four feet and depth of 48.33 feet, approximately 0.3 feet below the finished grade of the public sidewalk, in conjunction with a 22-story residential development consisting of an 18-story residential tower above a four-level above-grade podium structure including three levels of subterranean parking and three levels of above-grade parking and containing 299 apartment units, approximately 46,110 square feet of commercial space, and an 18,962 square-foot park.

Correction to CEQA Guidelines Citation, Action Item #1, page 1

The reference to CEQA Guidelines Section 16163 should be corrected to refer to CEQA Guidelines 15163:

[...] pursuant to CEQA Guidelines Sections 15162 and **15163**.

Clarification of Findings of Fact (CEQA), pages 45, 49, 98, 112, and 164

The project descriptions referenced on the following pages should be updated to reflect the inclusion of 15 units of workforce housing:

First sentence of first full paragraph, page 45

5929 Sunset (Hollywood), LLC (the "Applicant") proposes to modify the CRA Approved Project to allow for the development of a 299 residential apartment units, including **284 269** market rate units, **and** 15 affordable housing units at the "Very Low" income level (5 percent of total units), **and 15 units for workforce housing (5 percent of total units)**, [...]

Fourth full paragraph, page 49

The Applicant proposes to modify the CRA Approved Project to allow for the development of the Modified Project which would contain 299 residential apartment units, including **284 269** market rate units, **and** 15 affordable housing units at the "Very Low" income level (5 percent of total units), **and 15 units for workforce housing (5 percent of total units)**, [...]

Third full paragraph, page 98

Like the CRA Approved Project, the Modified Project would also directly increase population growth within the region as a result of the development of 299 new residential apartment units, including **284 269** market rate units, **and** 15 affordable housing units at the "Very Low" income level (5 percent of total units), **and 15 units for workforce housing (5 percent of total units)**.

Ninth line within the fourth full paragraph, page 112

The Modified Project would provide 299 residential apartment units with 5 percent of the total units (15 units) reserved for the "Very Low" income level **and 15 units for workforce housing (5 percent of total units)**.

Fourth full paragraph, page 164

The proposed Modified Project will contain 299 residential apartment units, of which 5 percent of the total units (15 units) will be reserved for tenants at the "Very Low" income level **and 15 units for workforce housing (5 percent of total units)**, [...]

Clarification of Findings of Fact (CEQA), page 50

The discussion of Modified Project parking spaces in the first full sentence of the page should be updated to reflect Mitigation Measure K.1-1:

The Modified Project will provide 353 residential parking spaces and 75 commercial parking spaces (for a total of 428 parking spaces), plus 7 additional parking spaces as required by Mitigation Measures MM K.1-1 and K.1-2.

Corrections to Letter of Determination for Case No. CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR

Revision to References to Director's Designee, pages C-6, F-23, F-25 and F-26

References to the Director's Designee should be revised to reference the Zoning Administrator within Entitlement Conditions of Approval Nos. 45 & 46; and third sentence of the third full paragraph on page F-23, the third sentence of the second full paragraph on page F-25, and the second sentence of the first full paragraph on page F-26 of the Conditional Use Findings.

Clarification re: Previously Approved Project, Action Item #1, page 1

Action Item #1 should be revised to clarify that the "previously approved" project was assessed in the Sunset and Gordon Mixed-Use Project EIR:

[...] that the **previously approved** project was **previously** assessed in the Sunset and Gordon Mixed-Use Project EIR [...]

Clarification re: Proposed Project, Action Item #2, page 1

Action Item #2 should be revised to clarify that the "proposed" project versus the "previously approved" project was assessed in the Sunset and Gordon Mixed-Use Project Supplemental EIR:

[...] the **proposed** project was also assessed in the Sunset and Gordon Mixed-Use Project Supplemental EIR [...]

Clarification re: (T) Condition No. 2.a.i, page T-1

Condition No. 2.a.i should be clarified by adding the case number for the revised Vesting Tentative Map:

[...] as shown on the revised Vesting Tentative Map **(VTT-74172)** stamp dated June 20, 2018 [...]

Clarification of "D" Development Limitations, Condition No. 2

Condition No. 2 should be revised to remove the reference to the maximum height of the parking structure. As the No Automated Steel Parking Structure Alternative was approved, the height of the parking structure is no longer relevant.

2. **Height.** Building height shall be limited to approximately 250 feet. ~~The height of the parking structure shall be limited to approximately 46 feet, excluding parapet walls, light stanchions, mechanical equipment, and stair/elevator overruns.~~

Revision of (Q) Qualified Condition No. A.1, page Q-1

Following the issuance of the Letter of Determination, the Applicant submitted a Revised Exhibit A, which has been reviewed and accepted by the Department of City Planning as the new Exhibit A, stamp-dated November 1, 2018.

1. **Site Development.** The use and development of the property shall be in substantial conformance with the Site Plans, Floor Plans, Building Elevations, Open Space Plan, and Landscape Plan (Exhibit A, dated ~~July 25, 2018~~ November 1, 2018) of the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning [...]

Revision of Density Bonus Condition No. 1, page C-1

Following the issuance of the Letter of Determination, the Applicant submitted a Revised Exhibit A, which has been reviewed and accepted by the Department of City Planning as the new Exhibit A, stamp-dated November 1, 2018.

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A" and dated ~~July 25, 2018~~ November 1, 2018 (hereafter referred to as "Exhibit A"), and attached to the subject case file. ~~A Revised Exhibit A shall be provided to reflect the project approval, including the "No Automated Parking Structure Alternative" and Conditions of Approval.~~ No change to the plans (except as conditioned) will be made without prior review by the Department of City Planning, Central Project Planning, and written approval by the Director of Planning [...]

Clarification of Density Bonus Condition of Approval No. 11, page C-2

Condition of Approval No. 11 (Commercial Bicycle Parking) should be clarified to specify the short-term and long-term bicycle parking requirements for office uses:

[...] while office uses require 1 per 1,000 square feet for short term and 1 per 5,000 square feet for long term bicycle parking, with a minimum of two bicycle parking spaces for both long- and short-term bicycle parking.

Clarification of General Plan Text Finding, page F-4

The following should be added to the end of the first full paragraph of page F-4 in order to further clarify that the project will include a Transportation Demand Management Plan to reduce transportation impacts.

The project's location in a transit rich corridor and in close proximity to employment, retail, restaurants, and entertainment will promote the use of transit and pedestrian trips in lieu of vehicular trips. Prospective residential and commercial tenants will have increased opportunities to access alternate modes of transportation, which will

contribute to the goal of reducing traffic congestion and improving air quality. **The project will include implementation of a Transportation Demand Management Plan (TDM Plan) approved by LADOT, which will further reduce the Project's vehicle trips. With implementation of the TDM Plan, the project will not result in any significant transportation impacts.**

Clarification of City Charter 555 Determination, pages F-12 and F-14

The following finding should be revised to clarify that the recommended General Plan Amendment applies only to a portion of the project.

First sentence of last paragraph, page F-13

The ~~proposed project~~ **specific parcels identified for re-designation (i.e., the portion of the project site located at 1528 through 1540 North Gordon Street (Lots 17, 18, and 19 of Bagnoli Tract No. 2))** has significant physical identity as **part of** a mixed-use project on a major transportation corridor (Sunset Boulevard) in close proximity to entertainment and job opportunities and in an area well-served by public transportation, including the Metro Red Line and several MTA Bus and LADOT DASH Lines [...]

Second sentence of first full paragraph, page F-14

As such, the proposed General Plan Amendment **to re-designate the portion of the project site located at 1528 through 1540 North Gordon Street (Lots 17, 18, and 19 of Bagnoli Tract No. 2)** will contribute to and strengthen the social, physical, and economic identity of the surrounding area.

Clarification of City Charter 556 Determination, page F-14

The fourth paragraph of City Charter Finding 556 should be updated to reflect the addition of the 15 units of workforce housing:

The Amendment, in conjunction with the requested Zone Change and Height District Change to (T)(Q)C2-2D and (T)(Q)C2-2D-SN, would allow for the development of a mixed-use project containing 299 residential apartment units, including 269 market rate units, and 15 affordable housing units at the Very Low income level (5 percent of total units), **and 15 units for workforce housing (5 percent of total units)**, approximately 46,110 square feet of commercial space, and an approximately 18,962 square-foot public park, for approximately 324,693 square feet of floor area on a site that is 72,154 square feet in size, for a Floor Area Ratio (FAR) of 4.5:1.

Revision of City Charter 558 Determination, page F-15

A minor typographical error in the ninth line of the first full paragraph on page F-15 should be corrected from "we" to "will":

[...] and 15 **we will** be for workforce housing [...]

Clarification of CEQA Findings, pages F-34, F-37, F-91, F-135

The project descriptions referenced on the following pages should be updated to reflect the inclusion of 15 units of workforce housing:

First sentence of first full paragraph, page F-34

5929 Sunset (Hollywood), LLC (the “Applicant”) proposes to modify the CRA Approved Project to allow for the development of a 299 residential apartment units, including 269 market rate units, **and 15 affordable housing units at the “Very Low” income level (5 percent of total units), and 15 units for workforce housing (5 percent of total units),** [...]

Third full paragraph, page F-37

The Applicant proposes to modify the CRA Approved Project to allow for the development of the Modified Project which would contain 299 residential apartment units, including 269 market rate units, **and 15 affordable housing units at the “Very Low” income level (5 percent of total units), and 15 units for workforce housing (5 percent of total units),** [...]

Sixth line within the first paragraph, page F-91

The Modified Project would provide 299 residential apartment units with 5 percent of the total units (15 units) reserved for the “Very Low” income level **and 5 percent of the total units (15 units) reserved for workforce housing** [...]

First sentence of third full paragraph, page F-135

The proposed Modified Project will contain 299 residential apartment units, of which 5 percent of the total units (15 units) will be reserved for tenants at the “Very Low” income level **and 5 percent of the total units (15 units) will be reserved for workforce housing,** and therefore qualifies for a Density Bonus under the Municipal Code (see LAMC Section 12.22 A.25(c)) [...]

Clarification of CEQA Findings, page F-37

The discussion of Modified Project parking spaces in the third sentence of the fourth full paragraph should be updated to reflect Mitigation Measure K.1-1:

The Modified Project will provide 353 residential parking spaces and 75 commercial parking spaces (for a total of 428 parking spaces), **plus 7 additional parking spaces as required by Mitigation Measures MM K.1-1 and K.1-2.**

In addition, the reference to the automated steel parking structure should be removed in the last line of the fourth full paragraph on page F-37:

Under this alternative, the Modified Project would provide approximately 508 parking spaces within the Modified Project's parking structure, which would have three levels below grade, three levels above-grade parking, ~~and the new automated steel parking structure.~~

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Mindy Nguyen
City Planner

VPB:CTL:mn