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LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

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June 24, 2015

VIA Email and Hand Delivery

The Honorable Los Angeles City Council  
200 N. Spring Street  
Los Angeles, CA 90012

Attn: Sharon Gin, Sharon.gin@lacity.org

Re: Academy Museum of Motion Pictures, Council File No. 15-0721  
Case No. CPC-2014-3119-ZC-SN-CDO-MCUP-ZV-ZAI-SPR

Dear Honorable Los Angeles City Council:

We represent the Academy of Motion Picture Arts and Sciences, the Applicant for the proposed Academy Museum of Motion Pictures (the "Museum Project"). We are writing in response to Fix The City's June 24, 2015 comment letter.

First, museum uses are allowed in the C2 zone pursuant to a Citywide Zoning Administrator's Interpretation effective August 1, 2003 (Case No. ZA 2003-4842(ZAI)) ("2003 ZAI"). The 2003 ZAI has been publicly available since 2003 and was included as Appendix N to the Museum Project Final EIR, it is not a "new" document as alleged by Fix The City.

Second, pursuant to authority contained in Section 12.21 A.2 of the Municipal Code, the Chief Zoning Administrator determined and classified, in their proper zone group, other uses permitted in each of the various zones in addition to those specifically listed in the Zoning Code, and prepared a Use List ("City Use List") which shows the uses permitted in various zones. As shown on City Use List No. 2, Page 16, a museum is a permitted use in the C1.5, C2, C4, C5, M1, M2 and M3 zones. The City Use List is the official use list for the Planning Department, Office of Zoning Administration, and Building and Safety.

Third, The City has consistently permitted museums by-right in the C2 and other commercial zones, including the C-4 zone, as set forth in the ZAI. For example, the Museum of Contemporary Art ("MOCA") located at 250 South Grand Avenue and the Broad Museum currently under construction at 2<sup>nd</sup> Street and Grand Avenue are in the C-2 zones. In addition, the following museums are located in the C4 zones as permitted by the ZAI - the Petersen Automotive Museum at 6060 Wilshire Boulevard; the Hammer Museum at 10899 Wilshire Boulevard; the Museum of Tolerance at 9786 West Pico Boulevard; the Craft and Folk Art

ARMBRUSTER GOLDSMITH & DELVAC LLP

The Honorable Planning and Land Use Management Committee  
June 24, 2015  
Page 2

Museum at 5814 Wilshire Boulevard; the Japanese American National Museum at 100 North Central Avenue; and the A+D Architecture and Design Museum at 6032 Wilshire Boulevard.

Fourth, to the extent Fix The City takes issue with the 2003 ZAI, the period to challenge the ZAI has long since passed.

Fifth, we direct your attention to our letters dated June 19 and 23, 2015, as well as the testimony of Mr. Delvac which responds to all of the issues raised in comments of Mr. O'Sullivan.

We respectfully ask the Honorable City Council approve the Museum Project.

Very truly yours,



William F. Delvac

cc: Hon. Tom LaBonge  
Michael LoGrande, Planning Director  
Luciralia Ibarra, City Planner, Major Projects