

STRUMWASSER & WOOCHELLP

ATTORNEYS AT LAW

10940 WILSHIRE BOULEVARD, SUITE 2000  
LOS ANGELES, CALIFORNIA 90024

FREDRIC D. WOOCHELL  
MICHAEL J. STRUMWASSER  
GREGORY G. LUKE †  
BRYCE A. GEE  
BEVERLY GROSSMAN PALMER  
DALE K. LARSON  
JENNA L. MIARA †‡

TELEPHONE: (310) 576-1233  
FACSIMILE: (310) 319-0156  
[WWW.STRUMWOOCHELL.COM](http://WWW.STRUMWOOCHELL.COM)

† Also admitted to practice in New York and Massachusetts  
‡ Also admitted to practice in Illinois

August 31, 2016

Los Angeles City Council  
200 North Spring Street, Room 350  
Los Angeles, California 90012

*Via email to [holly.wolcott@lacity.org](mailto:holly.wolcott@lacity.org); [Sharon.gin@lacity.org](mailto:Sharon.gin@lacity.org); [alan.alietti@lacity.org](mailto:alan.alietti@lacity.org);  
[Erika.pulst@lacity.org](mailto:Erika.pulst@lacity.org)*

Re: August 31, 2016 City Council Agenda items #20 & 26  
CF 16-0478-S1; 16-0478, 5901 Sunset Boulevard

Dear Honorable Councilmembers,

I write on behalf of the AIDS Healthcare Foundation (AHF), appellant on the above-referenced item. AHF incorporates by reference all other objections on file to the proposed Project.

The proposed Project at 5901 Sunset will introduce inconsistency into the land use planning documents for the Hollywood area, will eliminate the possibility of creating a truly pedestrian-friendly section of Sunset Boulevard, and will contribute to the increasing – and unstudied – densification of Hollywood site-by-site.

When the Hollywood Community Plan was adopted in 1988, it analyzed the impact of the build-out of a plan that restricted FAR on sites designated as Highway Oriented Commercial, like all of the parcels in question for the 5901 Sunset project, at an FAR of 0.5:1. (See Exhibit 1 for excerpts from 1988 Hollywood Community Plan EIR.) The proposed project blows that limitation out of the water, seeking a FAR of 4.5:1, not even including the significant above-ground parking that contributes to the visual bulk and scale of the structure. The FAR limitations on Highway Oriented Commercial zoning were included as specific mitigation measures in the 1988 HCP EIR. The City may not disregard that restriction without evidence that compliance with the mitigation measure is impractical or unworkable. No such evidence is in the record here.

At present, there are no other structures on Sunset in Hollywood with above ground parking located along Sunset Boulevard itself. The mass of the building, with five floors of above ground and no set back from Sunset will create an uninviting experience for area pedestrians. There has been no effort by the applicant or by the City to require any open plazas along Sunset or any amenities aside from “improving the sidewalk,” which is a basic municipal function that should be provided for residents without the need for seam-bursting development.

August 31, 2016

Page 2

Finally, since 2005, there have been *at least* 19 General Plan Amendments *approved* on a parcel-by-parcel basis in Hollywood, with an unknown number of such projects pending. Exhibit 2 contains a breakdown of the project descriptions and requested entitlements from public data for all of these General Plan Amendments. It is clear from this data that every single such request since 2005 has involved significant intensification of land use, and removal of land designated for lower intensity land uses from the General Plan: a bit-by-bit erosion of the fabric laid out in the Hollywood Community Plan. For example, at row 6 on Exhibit 2, the neighboring property, 5929 Sunset Boulevard, was granted a General Plan Amendment to Regional Center from Highway Oriented Commercial, significantly increasing density and establishing what appears to be a reference point for the 5901 Sunset project to claim that it, too, deserves a General Plan Amendment. At row 10, the across-the-street neighbor at 5960 Sunset obtained a General Plan Amendment change from Limited Manufacturing to Regional Center Commercial. In order to double a roughly 50-unit motel at 1133 N. Vine (see Row 15), the General Plan was amended from Medium Residential to General Commercial. At row 18 is the Palladium project, which obtained a General Plan Amendment from Commercial Manufacturing to Regional Center Commercial. The pattern is clear: major shifts in development patterns are taking place, particularly around eastern Sunset Boulevard, without the benefit of comprehensive environmental review. There are even more projects waiting in the wings, watching these General Plan amendments and using the approvals as a basis for yet more increases in density. This pattern cannot be sustained.

In conclusion, AHF requests that the Council remember the commitments it made in the 1988 Hollywood Community Plan; think about the aesthetic impacts of approving increased mass and density, particularly with respect to the significant above-ground parking included here; and reconsider the disturbing trend of allowing parcel-by-parcel amendments that, viewed cumulatively, transform the landscape of Hollywood and other communities citywide.

Sincerely,

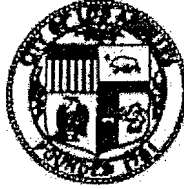
A handwritten signature in cursive script, appearing to read "B. Grossman Palmer".

Beverly Grossman Palmer

# **EXHIBIT 1**

# CITY OF LOS ANGELES

CALIFORNIA



TOM BRADLEY  
MAYOR

## CITY PLANNING COMMISSION

DANIEL P. GARCIA  
PRESIDENT

WILLIAM G. LUDDY  
VICE-PRESIDENT

ROBERT J. ABERNETHY  
SAM BOTWIN  
SUZETTE NEIMAN

RAMONA HARO  
SECRETARY

ROOM 503, CITY HALL  
485-5071

DEPARTMENT OF  
CITY PLANNING  
ROOM 561, CITY HALL  
200 N. SPRING ST.  
LOS ANGELES, CA 90012-4856

KENNETH C. TOPPING  
DIRECTOR

KEI UYEDA  
DEPUTY DIRECTOR

(213) 485-5073

February 8, 1988

To: Public Agencies and Officials, Interested Parties

SUBJECT: DRAFT EIR, HOLLYWOOD COMMUNITY PLAN REVISION,  
SCH NO. 87112504

This transmits to you for comment the above referenced draft EIR. Written comments on the draft EIR should be received by March 28, 1988. The City Planning Department will prepare a Final Environmental Impact Report based on the draft EIR and the comments received.

Submit your comments in writing to:

Community Planning Division - Hollywood DEIR  
City Planning Department  
Room 505, City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

Any questions on this matter should be directed to Lynell Washington or Michael Davies at (213) 485-2478.

  
Michael F. Davies  
City Planner

MD/bk

Parks and Open Space. As indicated in the discussion of public facilities and services, there is a severe shortage of neighborhood and community parks in Hollywood. In addition, there is often little or no on-site usable and landscaped open space in new residential development.

Transportation System. As has been discussed in other sections, Hollywood's transportation system is approaching capacity and traffic from major and secondary streets to local residential streets has begun to spill over into residential neighborhoods.

Community Concerns. Throughout the Plan Revision process, the functional and visual quality of new development in Hollywood has been a central concern of residents, second only to their concern about development capacity and its impact on the transportation system. Until recently little attention has been given to urban design considerations in Los Angeles. It is typically addressed only when a small area, like Palisades Village or Westwood Village, receives special attention through a Specific Plan. However, in response to growing community concerns, interim measures like the "mini-mall moratorium" and a Pedestrian Overlay Zone ordinance (Ordinance No. 162570) have been established. The intent is that these interim standards be replaced by a more comprehensive set of standards.

#### Environmental Effects

The Proposed Plan takes the first step toward maintaining and improving environmental quality by defining a development capacity that:

- Can be supported by feasible transportation system improvements, i.e., improvements that can, for the most part, be made within existing rights-of-way with minimal displacement of existing houses, businesses and street trees.
- Facilitates cohesive residential neighborhoods by zoning them consistent with their predominant existing character, except in a few neighborhoods where slightly higher densities are needed to replace substandard, severely deteriorated housing.

However, because the Proposed Plan Revision directly regulates only general land use, residential density and nonresidential development intensity, it can, at best, make recommendations about what development looks like, how it functions and is maintained, and, in the case of commercial development, the particular kinds of shops and services it provides.

If development occurs consistent with the uses, densities and intensities permitted by the Plan but with no additional development standard or means of implementing transportation system improvements, future development, while at lower development intensities, will look much like recent development. The visual and functional quality (particularly the transportation function) of the Hollywood environment will continue to decline. Similarly, if private property and public streets and facilities are not well-maintained, that environmental quality will decline further.

Preservation of Historically and Architecturally Significant Buildings and Neighborhoods. While the Plan discourages destruction of existing neighborhoods, especially those with unique architectural styles, through downzoning to current densities, it does not identify significant neighborhoods or establish standards for their preservation. Therefore, important cultural resources could be destroyed through the replacement of and additions to significant buildings and infill housing that is not compatible with them.

Residential Development. The Proposed Plan Revision eliminates high and very high density (R4) housing in most of the Plan Revision area. Heights are restricted to 45 feet or, where the predominant height is currently 30 feet or less, to 30 feet.

The Plan does not address landscaping, amount of on-site open space, design of parking structures or minimal architectural standards. Therefore, while residential buildings will be less dense than recent apartment construction in Hollywood, they will not necessarily look more attractive.

Commercial Development. Because of the Zoning Code's lack of specificity, all commercial development in Hollywood could end up looking much the same, with little difference in the types of uses provided. There is currently no way to implement the Proposed Plan Revision's objectives of providing a mix of:

- A limited amount of highway-oriented uses along major highways that carry high volumes of local and through traffic with adequate parking and landscaping, and
- Concentrations of neighborhood-oriented uses along secondary highways which carry less traffic and are surrounded by residential neighborhoods and which would provide primarily neighborhood-serving uses and could become the focus for pedestrian-oriented neighborhood activity.
- Isolated pockets of "limited commercial" uses in residential neighborhoods limited exclusively to neighborhood-serving use.

In addition, because there are few mechanisms available to assist existing businesses without parking to build centralized off-street parking facilities, inadequate parking will continue to:

- Hinder the success of businesses in older commercial buildings.
- Produce "spill over" parking that ends up in residential neighborhoods,
- Create localized congestion, and
- Create pressure to replace these older buildings with mini-malls.

Transportation System. The discussion of Transportation Impacts and Mitigation Measures identifies a transportation improvement program that should be linked to future development in both the Plan Revision and Redevelopment Areas through a "Transportation Specific Plan" to ensure that the transportation system can continue to function.

In addition, the Proposed Plan Revision establishes some basic land use patterns which encourage the use of public transportation, ride-sharing and non-automobile access. It concentrates major employment in the center of Hollywood which is well-served by buses, will be served by Metro Rail, and is surrounded by relatively high density housing. Conversely, it discourages office development along commercial strips where it is difficult to implement ride-sharing programs, which will not be served by Metro Rail, and which are not as well-served as central Hollywood by public transportation. However, unless a Transportation Specific Plan and development standards are implemented, service provided by the transportation component of the urban system will continue to decline.

"Alternatives" to Parks and Open Space. A frequently expressed concern of Hollywood residents is the need for more street trees to compensate in part for the lack of open, green space normally provided by parks. The Proposed Plan Revision itself cannot require the provision of street trees and other streetscape improvements. In addition, the Proposed Plan Revision cannot require provision of on-site usable and landscaped open space in new residential development.

#### Mitigation Measures

In order to address the urban design impacts expected to occur as a result of development permitted by the Proposed Plan Revision, the following programs and development standards should be implemented through inclusion in the Zoning Code or other enforceable means.

Preservation of Historically and Architecturally Significant Buildings and Neighborhoods. A comprehensive survey of historically and architecturally significant buildings and neighborhoods should be undertaken in the Plan Revision area. Historic Preservation Overlay Zones (HPOZs) or neighborhood-specific development standards (see below) should be adopted for areas that qualify as historically or architecturally significant.

Development Standards for All Land Use Designations. The following standards should be applied to any development project, excluding interior renovation.

- Street trees 25 feet on center (2 per 50-foot wide lot), either 24-inch box or 15 gallon can, with root collars to prevent uplifting of sidewalks shall be provided.
- Property owners in existing residential neighborhoods and commercial areas shall be encouraged to plant street trees on an individual ownership basis or through assessment districts.

To do this, it will be necessary to modify the Department of Public Works' street tree standards and practice:

- Refine the street tree list to identify shade trees (i.e. trees which achieve a mature height and spread of at least 30 feet) appropriate to specific locations and to identify streets where trees are not appropriate.
- Permit street trees to be planted 25 feet on center.

- Require replacement by the City of any trees that are removed from the street right-of-way with a 24-inch boxed street tree that will grow to at least as great a height and spread as the trees that are removed.
  - Make it easy to obtain approval for planting trees.
  - Make it easy to implement a neighborhood improvement assessment district to plant and maintain street trees and to maintain and repair sidewalks and make other public improvements.
- All utility connections from main lines in the street right-of-way to buildings shall be placed underground.

### Commercial Development Standards

#### All Commercial Categories

- On corner lots, parking shall not be located on the corner facing the street intersection.
- All surface parking adjoining a public street shall be screened by a solid wall three and one-half feet to four feet high, and all surface parking adjoining residential development shall be screened by a solid wall six feet high. Stucco or other finish shall be applied; exposed concrete block is not acceptable except through special design review. Glass block or a partially open pattern in which openings do not exceed 20% of wall area are considered to be solid walls, except adjoining residential development.
- All above-grade parking spaces visible from a public right-of-way shall be architecturally screened or enclosed.
- Trash storage areas shall be screened from view from adjacent lots and from sidewalks.
- No wall shall extend more than 20 feet horizontally or vertically without a visual break created by an articulation in the exterior wall plane or architectural detailing.
- Access to parking shall be on the side or rear property line where feasible.
- One tree with a mature height and spread of at least 25 feet, in at least a 15-gallon can and having at least a caliper of 1-1/2 inches, shall be planted for every 4 surface parking spaces and shall be distributed throughout the surface parking area to provide shade.
- An automatic irrigation system shall be installed and maintained in all landscaped areas, including tree wells, and 100% landscape coverage of all unpaved areas shall be achieved within 1 year of receipt of the first Temporary Certificate of Occupancy on the lot, enforceable through covenants.

#### Limited Commercial:

- Building area shall be no more than 1 time lot area.
- No building shall exceed 45 feet or 3 stories in height.
- A minimum of 4 parking spaces per 1,000 square feet of building area shall be provided.
- Front yard setbacks shall be consistent with the predominant existing setback in the vicinity of the lot, but in no case shall it be less than the Limited Commercial zoning requirement.



### Highway Oriented Commercial

- C2 uses, including automobile sales and servicing, building supply stores, "mini-malls" and other uses which rely on automobile access shall be permitted.
- It is the intent of the plan that sites designated for highway-oriented use be permitted, through zone changes, to achieve lot depths of 130 to 140 feet to accommodate a landscaped buffer between parking lots and sidewalks and a service alley behind the building(s) on the lot.
- Building area shall be no more than 0.5 times lot area.
- No building shall exceed 30 feet or two stories in height.
- Residential development shall be prohibited.
- A minimum of 5 parking spaces per 1,000 square feet of building area shall be provided.
- A landscaped buffer at least 5 feet wide shall be provided between walls and sidewalks.
- Trees, in at least 15-gallon cans and having at least a caliper of 1-1/2 inches, shall be planted a maximum of 25-feet on center in either the landscaped buffer area or along the adjacent sidewalk.

### Neighborhood-Oriented Commercial

- C4 uses with the limitations specified below shall be permitted.
- It is the intent of the plan that lots designated Neighborhood-Oriented Commercial be permitted to achieve a depth of at least 120 to 130 feet through conditional use of transitional residential lots for parking to accommodate surface parking and service access behind building(s).
- Building area devoted to commercial use shall be no more than 1 times lot area; additional building area up to a total of 2 times lot area may be devoted to residential use.
- No building shall exceed 45 feet in height or three stories.
- A minimum of 3 parking spaces per 1,000 square feet of building area shall be provided.
- Parking shall be provided between the building and the rear property line.
- At least 75% of the first 2 stories of the building wall along all street frontages shall be located within 15 feet of the property line, and pedestrian access to businesses on the ground floor shall be through the wall along the front property line and within 2 feet of the sidewalk grade.
- At least 50% of the area of the ground floor wall along the front property line shall be devoted to pedestrian entrances and display windows.
- Courtyard and sidewalk cafes within the public rights-of-way are encouraged, provided a minimum of 10 feet of sidewalk width is provided for pedestrian circulation.

# **EXHIBIT 2**

No.	CPA	Primary Address	Project Description	Requested Entitlement	Case No.	Case No.	Case No.	Case No.	Case No.	Case No.	Case No.	Case No.	Case No.	Case No.	Case No.		
					Type	Date	ID	_1	_2	n_3	_4	_5	_6	7	8	9	
1	Hollywood	5831 W SUNSET BLVD	90028	ZONE CHANGE FROM C2-1-SN TO RAS4-2-SN AND Z VS FOR DENSITY FROM 400 TO 324 SQ. FT. PER UNIT, ZERO LOADING SPACE AND COMMERSIAL SPACES ON THE 2ND.FLOOR, AND PKG POLICY DEVIATION SITE PLAN REVIEW	A ZONE CHANGE FROM C2-1-SN TO RAS4-2-SN. A ZONE VARIANCE TO ALLOW AN INCREASE IN DENSITY FROM THE REQUIRED 400 SQ. FT. TO 324 SQ. FT. PER UNIT THEREBY INCREASING THE NUMBER OF UNITS FROM 66 TO 81. ALSO REQUESTED IS A ZONE VARIANCE TO ALLOW A ZERO LOADING SPACE IN LIEU OF THE REQUIRED ONE SPACE. ANOTHER ZONE VARIANCE REQUEST IS TO ALLOW COMMERCIAL USE ON THE SECOND FLOOR RATHER THAN ON THE FIRST ONLY. APPLICANT FURTHER REQUESTS A DEVIATION FROM THE ADVISORY AGENCY'S PARKING POLICY TO PROVIDE 2.33 SPACES PER UNIT IN LIEU OF THE 2.5 REQUIRED. A SITE PLAN REVIEW IS ALSO REQUESTED FOR BULDING MORE THAN THE THRESHOLD OF 50 UNITS.	CPC	###	7325	GPA	VZC	HD	CU	ZV	ZAA	SPR		
2	Hollywood	5825 W SUNSET BLVD	90028	RESUBDIVISION AND CONVERSION OF HOTEL INTO 54-UNIT APARTMENT ON LOT 1; ON LOT 2, ADAPTIVE REUSE OF COMMERCIAL BUILDING INTO 20 CONDO AND 2 COMMERCIAL CONDOS	A ZONE CHANGE FROM EXISTING C2-1-SN ZONE TO RAS4-2-SN FOR LOT 1 (HOTEL TO APARTMENT CONVERSION), ZONE VARIANCE FOR CIRCULATION FROM MORE RESTRICTIVE TO LESS RESTRICTIVE ZONED PROPERTY, ZONING ADMINISTRATOR'S ADJUSTMENT FOR REQUIRED AREA REDUCTION FOR DENSITY INCREASE, AND ZONING ADMINISTRATOR'S DETERMINATION FOR SIDE YARD AND PASSAGEWAY REDUCTIONS.	CPC	###	7334	VZC	HD	ZAA	SPR	GPA				
3	Hollywood	3057 N HOLLYCREST DR	90068	PLAN AMNDMNT: LOW TO LOW MEDIUM RESIDENTIAL / ZONE CHANGE: R3 TO RD1.5 W/IN SHERMAN OAKS-CAHUENGA COMM. PLAN. PLAN AMDMNT: LOW II TO LOW MEDIUM II/ ZONE CHANGE: R3 TO RD1.5 W/IN HOLLYWD COMM. PLAN	GENERAL PLAN AMENDMENT TO THE SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS COMMUNITY PLAN FROM LOW DENSITY RESIDENTIAL TO LOW MEDIUM RESIDENTIAL AND ZONE CHANGE FROM R3-1 TO RD4-1 FOR PROPERTIES ALONG BARBARA CT., BENNETT DR., CADET CT., AND OAKCREST DR. A GENERAL PLAN AMENDMENT TO THE HOLLYWOOD COMMUNITY PLAN FROM LOW II DENSITY RESIDENTIAL TO LOW MEDIUM II RESIDENTIAL AND A ZONE CHANGE FROM R3-1 TO RD1.5-1 FOR PROPERTIES ALONG HOLLYCREST DR., AND CAHUENGA BLVD. BOUNDED BY BARHAM BLVD ON THE NORTH, OAKCREST DR. AND HOLLYCREST PL ON THE SOUTH.	CPC	###	4972	GPA	ZC							
4	Hollywood	915 LA BREA AVE N		MIXED USE PROJECT.	MIXED USE PROJECT WITH APPROXIMATELY 40,000 SF OF RETAIL SPACE, APPROXIMATELY 202,702 SF OF RESIDENTIAL SPACE CONSISTING OF 221 RESIDENTIAL UNITS, AND 12,998 SF OF COMMON AREA FOR A TOTAL PROJECT OF APPROXIMATELY 255,700 SF.	CPC	###	6163	GPA	ZC	ZV	CUB	SPR				
5	Hollywood	5661 W SANTA MONICA BLVD		PROPOSED NEW MULTI-USE DEVELOPMENT TO INCLUDE 375 RESIDENTIAL UNITS AND 263,780 SF OF NEW RETAIL, ON SITE 1 OF A 3-SITE PROJECT.	PROPOSED ZONE CHANGE FROM C4-1VL AND R4-1VL TO RAS4-2D. PROPOSED HEIGHT DISTRICT CHANGE FROM -1VL TO -2D. PROPOSED VARIANCE TO ALLOW CONSTRUCTION BELOW AND ABOVE GROUND FLOOR; TO ALLOW EXISTING ALLEYS TO BE ADDED TO BUILDABLE AREA TO CALCULATE ALLOWABLE FLOOR AREA; AND TO PERMIT CONSTRUCTION TO COMMENCE EARLY. PROPOSED ZONING ADMINISTRATOR ADJUSTMENT TO PERMIT REDUCED FRONT YARDS. PROPOSED ZONING ADMINISTRATOR INTERPRETATION (USE DETERMINATION) TO PERMIT DEPARTMENT STORE USE BELOW GROUND. PROPOSED SITE PLAN REVIEW.	CPC	###	4392	GPA	ZC	ZV	HD	ZAA	ZAI	SPR		
6	Hollywood	5929 W SUNSET BLVD	90028	NEW MIXED USE DEVELOPMENT WITH RESIDENTIAL, OFFICE, RETAIL AND PUBLIC PARK. PROPOSED PLAN AMENDMENT FROM HIGH DENSITY RESIDENTIAL TO REGIONAL CENTER COMMERCIAL AND ZONE CHANGE FROM R4-2 TO	A PLAN AMENDMENT TO REGIONAL CENTER COMMERCIAL AND A ZONE CHANGE TO [Q]R4 FROM C4, A HEIGHT DISTRICT CHANGE TO 2D FROM 1VL AND 1, A CONDITIONAL USE FOR FLOOR AREA AVERAGING, A CONDITIONAL USE PLAN APPROVAL FOR CONTINUED USE OF FULL LINE OF ALCOHOL, A ZONE VARIANCE - FOR PARKING REDUCTION, FLOOR AREA AVERAGING TO INCLUDE [Q]R4 ZONED PORTION, REDUCED OPEN SPACE REQUIREMENT, AND ENABLE SALE OF THE PUBLIC PARK AS A SEPARATE CONDO UNIT, AN ADJUSTMENT FOR SIDE AND REAR YARDS, AND SITE PLAN REVIEW.	CPC	###	515	GPA	ZC	HD	CU	PAB	ZV	ZAA	SPR	SPE
7	Hollywood	1600 N LA BREA AVE	90028	COMMERCIAL AND ZONE CHANGE FROM R4-2 TO	PLAN AMENDMENT FROM HIGH DENSITY RESIDENTIAL TO REGIONAL COMMERCIAL AND ZONE CHANGE FROM R4-2 TO RAS4, IN CONJUNCTION WITH TT 70069.	CPC	###	507	GPA	ZC	HD	SPR					
8	Hollywood	1521 N GOWER ST	90028			CPC	###	9911	GPA	VZC	HD	CUB	CUX	CU	SPR	DA	1A
9	Hollywood	6121 W SUNSET BLVD	90028	DEEMED TO APPROVED PLAN APPROVAL FOR THE ONSITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A TENANT IMPROVEMENT FOR A NEW OFFICE AT 6121 SUNSET.	GENERAL PLAN AMENDMENT, VESTING ZONE CHANGE, HEIGHT DISTRICT, CONDITIONAL USE, AND SITE PLAN REVIEW AND DEVELOPMENT AGREEMENT FOR A MIXED USE PROJECT CONSISTING OF 380,000 SQ. FT. OFFICE, 125 UNIT HOTEL, 34,500 SQ. FT. COMMERCIAL/RETAIL INCLUDING 22500 SQ. FT. IF BAR/RESTAURANT, 400 UNIT MULTI-FAMILY DEVELOPMENT WITH 1,896 OFF- STREET PARKING SPACES WITHIN 2 LEVELS OF SUBTERRAN/6 LEVELS OF ABOVE GRADE PARKING IN THE C4-1VL-SN ZONE.	CPC	###	9911	GPA	VZC	HD	CUB	CUX	CU	SPR	DA	
10	Hollywood	5960 W SUNSET BLVD	90028	NEW 10-STORY MIXED-SUE TRADE SCHOOL BLDG - 115,000SF FLOOR AREA, 220 STUDENT ROOMS, 4 FAC/STAFF APTS, 38,100SF ACADEMIC/ADMIN, & APPROX 6,400 SF RETAIL (GRND FL), MAX HEIGHT 132', TOTAL OF 264 PKING SP	DESIGNATION IN THE HOLLYWOOD COMMUNITY PLAN FROM LIMITED MANUFACTURING TO REGIONAL CENTER COMMERCIAL; A ZONE CHANGE FROM [Q]C4-1 TO C4-2D TO ELIMINATE THE [Q] CONDITION PROHIBITING RESIDENTIAL USES. SECTION 12.32F, A HEIGHT DISTRICT CHNAGE FROM HD 1 TO HD 2D. THE D LIMITATION WOULD ALLOW FAR OF 3.1:1 IN LIEU OF THE 6:1 FAR. SECTION 16.05, A SITE PLAN REVIEW. REQUEST CPC TO WAIVE THE STREET WIDENING ON SUNSET BLVD TO CONFORM TO THE DRAFT HOLLYWOOD COMMUNITY PLAN UPDATE, RECOMMENDING A 100' PUBLC RIGHT OF WAY WODTH, 35'-HALF-ROADWAY WIDTH AND A 15' SIDEWALK WIDTH IN LIEU OF CONFORMING TO THE MAJOR HIGHWAY CLASS II STREET STANDARDS. A GREEN BUILDING DESIGNATION FOR A SILVER LEED APPLICATION.	CPC	###	2504	GPA	ZC	HD	SPR	GB				
11	Hollywood	1460 N GORDON ST	90028			CPC	###	2504	GPA	ZC	HD	SPR	GB	1A			

No.	CPA	Primary Address	Project Description	Requested Entitlement	Case No. Type	Case No. Date	Case No. ID	Case No.	Case No.	Case No.	Case No.	Case No.	Case No.	Case No.	Case No.	Case No.		
								Action_1	Action_2	Action_n_3	Action_4	Action_5	Action_6	Action_7	Action_8	Action_9		
12	Hollywood	936 N SEWARD ST 90038	DEMOLITION OF EXISTING STRUCTURES AND DEVELOPMENT OF A NEW 127,000-SQUARE-FOOT INDUSTRIAL OFFICE COMPLEX, WITH HEIGHT VARYING FROM 59.5 AND 68 FEET WITH 280 PARKING SPACES.	A GENERAL PLAN AMENDMENT, PURSUANT TO SECTION 11.5.6 OF THE LAMC, FOR LOTS 1,2&3, BLOCK D OF THE STRONG AND DICKINSON'S SOUTH HOLLYWOOD NO. 1 TRACT, FROM MEDIUM RESIDENTIAL TO LIMITED MANUFACTURING; A ZONE CHANGE AND HEIGHT DISTRICT CHANGE, PURSUANT TO SECTION 12.32-F OF THE LAMC, FROM MRI-1/R3-1 TO M1-2D FOR LOTS 1,2,3,14,15,16,17&18 OF BLOCK D OF THE STRONG AND DICKINSON'S SOUTH HOLLYWOOD NO. 1 TRACT, TO ALLOW CONSTRUCTION OF A 127,000-SQUARE-FOOT INDUSTRIAL OFFICE COMPLEX WITH HEIGHT RANGING FROM 59.5 TO 68 FEET AND PROVIDING 280 SURFACE AND SUBTERRANEAN PARKING SPACES AND WITH A MAXIMUM FLOOR AREA RATIO OF 3:1. THE PROPOSED DEVELOPMENT REQUIRES 254 PARKING SPACES ONLY AND THE PROPOSED HEIGHT DISTRICT (2D) ALLOWS A FAR OF 6:1. A SITE PLAN REVIEW, PURSUANT TO SECTION 16.05 OF THE LAMC, FOR THE PROPOSED INDUSTRIAL OFFICE COMPLEX.	CPC	###	3158	GPA	ZC	SPR								
13	Hollywood	1356 N FAIRFAX AVE 90046	GENERAL PLAN AMENDMENT AND ZONE CHANGE TO CONSTRUCT A 16-UNIT APARTMENT COMPLEX ON TWO PARCELS.	PURSUANT TO 11.5.6 B - GENERAL PLAN AMENDMENT FROM LOW MEDIUM II RESIDENTIAL TO MEDIUM RESIDENTIAL PURSUANT TO 12.32 F - ZONE AND HEIGHT DISTRICT CHANGE FROM R1-1 AND R2-1XL TO R3-1.	CPC	###	944	GPA	ZC	HD								
14	Hollywood	2400 N LAUREL CANYON BLVD	GENERAL PLAN AMENDMENT TO DOWNGRADE FROM COLLECTOR TO LOCAL STREET.	GENERAL PLAN AMENDMENT TO DOWNGRADE FROM COLLECTOR TO LOCAL STREET A PORTION OF LAUREL CANYON AT WILLOW GLENN - PAPER STREET.	CPC	###	1681	GPA										
15	Hollywood	1133 N VINE ST 90038	DEMOLITION OF AN EXISTING 54-GUEST ROOM MOTEL AND REPLACED WITH A NEW 112 GUEST ROOM MOTEL INCLUDING A 661 SQ FT CAFE AT GROUND LEVEL.	PURSUANT TO SECTION 12.32, A GPA FROM MEDIUM RESIDENTIAL TO GENERAL COMMERCIAL, ZC FROM R3 TO C2 AND HD CHANGE FROM 1XL TO 2D, PURSUANT TO SECTION 12.24-W.24, A CU FOR THE DEVELOPMENT OF A HOTEL WITHIN 500 FT OF AN R ZONE, PURSUANT TO SECTION 12.24-F, TO ALLOW THE TRASH ENCLOSURE TO BE LOCATED WITHIN THE FIRST HALF OF A COMMERCIAL ZONED LOT, AND PURSUANT TO SECTION 16.05, SITE PLAN REVIEW AND APPROVAL.	CPC	###	2734	GPA	ZC	HD	CU	SPR						
16	Hollywood	904 N LA BREA AVE 90038	DEMOLISH (E) STRUCTURES AND CONSTRUCT A (N) 7-STORY MIXED-USE DEVELOPMENT COMPRISING OF 169 D.U.'S (14 RESERVED FOR VERY LOW INCOME) AND 37,385 SQ FT OF GROUND FLOOR RETAIL	PURSUANT TO LAMC 11.5.6.A, APPLICANT REQUESTS A GENERAL PLAN AMENDMENT TO CHANGE THE UNDERLYING LAND USE DESIGNATION FROM LIMITED MANUFACTURING TO NEIGHBORHOOD COMMERCIAL; PURSUANT TO LAMC 12.32.F, APPLICANT REQUESTS A VESTING ZONE AND HEIGHT DISTRICT CHANGE FROM MRI-1 TO C2-2D, WITH A D LIMITATION OF 3:1 FAR; PURSUANT TO LAMC 12.28, APPLICANT REQUESTS A ZONING ADMINISTRATOR'S ADJUSTMENT TO ALLOW A 5-FT NORTHERLY SIDE YARD SETBACK AT THE FIRST RESIDENTIAL LEVEL IN LIEU OF THE 9-FT SETBACK OTHERWISE REQUIRED FOR A 7-STORY STRUCTURE IN THE C2 ZONE; AND PURSUANT TO LAMC 16.05, APPLICANT REQUESTS SITE PLAN REVIEW TO ALLOW A DEVELOPMENT WITH GREATER THAN 50 RESIDENTIAL DWELLING UNITS.	CPC	###	4074	GPA	ZC	HD	ZAA	SPR						
17	Hollywood	5520 W SUNSET BLVD 90028	CONSTRUCTION OF A NEW RETAIL SHOPPING CENTER WITH 2 LEVELS OF PARKING STRUCTURE.	PURSUANT TO SECTION 11.5.7-G.10, A SPA TO MODIFY/CHANGE SPECIFIC PLAN REGULATIONS WHICH AFFECT ENTIRE SPECIFIC PLAN AND SUBAREAS TO ALLOW FOR THE DEVELOPMENT OF A 194,749 SQ FT RETAIL SHOPPING CENTER; PURSUANT TO SECTION 11.5.7-C, A SPP FOR THE SUBJECT PROJECT, PURSUANT TO SECTION 12.24-W.1, A CUB FOR THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED TARGET DEPARTMENT STORE WITH HOURS OF OPERATION FROM 7AM TO 11PM DAILY, AND PURSUANT TO SECTION 16.05, SITE PLAN REVIEW APPROVAL.	CPC	###	74	GPA	SP	CUB	SPP	SPR						
18	Hollywood	6201 W SUNSET BLVD 90028	MIXED USE RESIDENTIAL PROJECT WITH EXISTING LIVE ENTERTAINMENT VENUE TO REMAIN.	PURSUANT TO SECTION 11.5.6, A GPA TO DESIGNATE THE ENTIRE PROJECT SITE AS REGIONAL CENTER COMMERCIAL FROM COMMERCIAL MANUFACTURING; PURSUANT TO SECTION 12.32, A ZC AND HD CHANGE FROM [Q]C4-1VL-SN AND C4-2D-SN TO [Q]C4-2D-SN ON THE ENTIRE SITE, PURSUANT TO SECTION 12.24-W.1, A CUB FOR THE SALE OF FULL LINE OF ALCOHOLIC BEVERAGES FOR THE HOTEL AND RESTAURANT/DINING USES AND FOR OFF-SITE SALE FOR POTENTIAL BOUTIQUE WINE STORE, PURSUANT TO SECTION 12.24-W.24, A CU TO ALLOW A HOTEL IN THE C4 ZONE AND WITHIN 500 FT OF AN R ZONE; PURSUANT TO SECTION 12.24-W.19, A CU TO ALLOW FAR AVERAGING AND RESIDENTIAL DENSITY TRANSFER BETWEEN PROJECT SITES; AND PURSUANT TO SECTION 12.21-A.2, A ZAI TO SPECIFY FRONT, REAR AND SIDE YARDS AND A ZAI FOR AUTOMATED PARKING.	CPC	###	3808	GPA	ZC	HD	CU	CUB	ZAI	SPR				
19	Hollywood	5901 W SUNSET BLVD 90028	DEVELOP NEW 17-STORY MIXED-USE PROJECT WITH 274,000SQ FT OFFICE AND 26,000 OF RETAIL.	PURSUANT TO SECTION 11.5.6, A GENERAL PLAN AMENDMENT TO THE HOLLYWOOD COMMUNITY PLAN TO CHANGE LAND USE DESIGNATION FROM "HIGHWAY ORIENTED COMMERCIAL" TO "REGIONAL CENTER COMMERCIAL"; PURSUANT TO SECTION 12.32, A ZONE AND HEIGHT DISTRICT CHANGE; PURSUANT TO SECTION 12.24-U.14, A CU TO ALLOW PROJECT OF 100,000 SQ FT OR MORE OF FLOOR AREA IN NON-RESIDENTIAL USES IN C4 ZONE, AND PURSUANT TO SECTION 16.05, SPR FOR A MAJOR PROJECT.	CPC	###	2812	GPA	ZC	HD	CU	SPR						