

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

June 18, 2013

TO: Honorable PLUM Committee Members

FROM: Luciralia Ibarra
Hearing Officer
Department of City Planning

SUBJECT: **CPC-2008-3440-GPA-VZC-HD-ZV-CUB**
Conditions Corrections for the Millennium Hollywood Project

At its meeting on March 28, 2013, the City Planning Commission, approved the Millennium Hollywood project, a mixed-use development consisting of 492 residential units, a 200 room hotel, approximately 100,000 square feet of new office space, an approximately 35,000 square foot sports club, approximately 15,000 square feet of retail uses and approximately 34,000 square feet of food and beverage uses within two towers, ranging in height from 220 feet to 585 feet in the maximum height scenario. The project consists of an eastern site and a west site, flanking Vine Street between Hollywood Boulevard to the south and Franklin Avenue to the north.

A subsequent review of the determination letter as well as the Development Regulations issued with the City Planning Commission's action warrants corrections to formatting and typographical errors.

The following is a modification to Condition No. 2 of the Qualified Conditions of Approvals from the City Planning Commission determination dated April 27, 2013.

(Q) QUALIFIED CONDITIONS OF APPROVAL

- 2. Site Development.** Prior to the issuance of any permits for the subject project, detailed development plans, including a complete landscape and irrigation plan, shall be submitted for review and approval by the Department of City Planning – Major Projects Section for verification of compliance with the Development Regulations attaches as Exhibit C. ~~Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.~~

In addition, Planning Department staff recommends the following modifications to the approved Development Regulations, attached herein.

All other conditions shall remain unchanged.

Attachments:
Exhibit 'C' – Corrections and Modifications

Department of City Planning
 CPC-2008-3440-VZC-CUB-CU-ZV-HD
 Exhibit 'C' (Development Regulations) - Corrections and Modifications

Item	Page	Existing	Correction
Table Of Contents	ii	"48" below section 9.2	"9.2 Common Open Space Standards...47 48"
1.3	5	"... For example, the Regulations include specific setbacks..."	"... For example, the Regulations standards include specific setbacks..."
1.4.1	5	"The Development Regulations are approved by the City of Los Angeles City Council and are incorporated in the Development Agreement, authorized pursuant to California Government Code 65864, et seq., entered into by the City of Los Angeles and ____ ("Millennium Development Agreement") on ____."	"The Development Regulations are approved by the City of Los Angeles City Council and are incorporated in the Development Agreement, authorized pursuant to California Government Code 65864, et seq., entered into by the City of Los Angeles and ____ ("Millennium Development Agreement") on pursuant to Ordinance No. ____"
1.4.2	5	"Wherever the Regulations contain provisions which establish regulations that are different from or more or less restrictive than the zoning or land use regulations in the Los Angeles Municipal Code ("LAMC") that apply to the Project Site, the Regulations shall prevail pursuant to the Millennium Development Agreement approved by the City Council."	"Wherever the Regulations contain provisions which establish regulations that are different from or more or less restrictive than the zoning or land use regulations in the Los Angeles Municipal Code ("LAMC") that apply to the Project Site, the Regulations shall prevail pursuant to the Millennium Development Agreement Ordinance approved by the City Council."
Fig. 2.1	6	"Academy Pacific Travel College"	"American Musical and Dramatic Academy" or "AMDA"
3.1 Subpoint 3	8	"3) Incorporation of ground-floor open space and building setback requirements..."	"3) Incorporation of ground-floor open space and building setback, and minimum separation between building requirements..."
3.1 Subpoint 4	8	"4) Incorporation of ground-floor open space and building setback requirements..."	"4) Incorporation of ground-floor open space and building setback, and minimum separation between building requirements..."

Item		Page	Existing	Correction
5.1.1	11	n/a		"The number of stories of a building shall be counted to the last occupiable/programmatic floor, excluding all mechanical spaces (interior and exterior), observation deck(s), and any space required to access and/or service the above uses, including, but not limited to elevator lobbies, vestibules, and restrooms."
5.1.2	11			"The height of the building and number of stories shall be measured from the curb/grade level of the primary street frontage for that portion of the Project Site (i.e., West Site Zone B tower measured from Vine Street)."
N/A	12	(Blank page)		(Remove blank page; re-number subsequent pages)
Fig 6.1.1	43-12	"22,745 East Site"		"22,745 32,443 East Site"
6.1.6.b	43-12		"Balcony: a balcony may project a minimum of 3'-0" from a required street wall over a grade level open space."	"Balcony: a balcony may project a minimum of 3'-0" from a required street-waiface of building over a grade level open space, building setback, and/or any required separation between buildings."
Fig 6.1.2.a.1	45-14	Rule 4: "10' SETBACK FROM CAPITOL RECORDS TOWER"		Rule 4: "10' MINIMUM SEPARATION FROM CAPITOL RECORDS TOWER BUILDING"
Fig 6.1.2.a.2	46-15	Rule 7: "MINIMUM 10' SETBACK ALONG THIS PROPERTY LINE" Notation on graphic: "SETBACK ALONG PL" labeled 10'		Rule 7: "MINIMUM 40'-30' SETBACK ALONG THIS PROPERTY LINE" Notation on graphic: "SETBACK ALONG PL" labeled "40' 30"
Fig 6.1.2.b.1	47-16	Rule 5: "10' SETBACK FROM CAPITOL RECORDS TOWER"		Rule 5: "10' MINIMUM SEPARATION FROM CAPITOL RECORDS TOWER BUILDING"

Item		Page		Existing		Correction	
Fig 6.1.2.b.2	48-17	"MAXIMUM TOTAL TOWER FLOOR PLATE 22,016 SF"	RECORDS TOWER BUILDING"	"MAXIMUM TOTAL TOWER FLOOR PLATE 22,046 32,443 SF"			
Fig 6.1.2.b.2	48-17	Rule 7: "MINIMUM 10' SETBACK ALONG THIS PROPERTY LINE" Notation on graphic: "SETBACK ALONG PL" labeled 10'	Rule 7: "MINIMUM 40' 30' SETBACK ALONG THIS PROPERTY LINE" Notation on graphic: "SETBACK ALONG PL" labeled "40' 30"				
Fig 6.1.2.c.1	49-18	Rule 5: "10' SETBACK FROM CAPITOL RECORDS TOWER"	Rule 5: "10' MINIMUM SEPARATION FROM CAPITOL RECORDS TOWER BUILDING"				
Fig 6.1.2.d.1	24-20	Rule 5: "10' SETBACK FROM CAPITOL RECORDS TOWER"	Rule 5: "10' MINIMUM SEPARATION FROM CAPITOL RECORDS TOWER BUILDING"				
Fig 6.3.3	24-23	In Figure, "B" elevation on right, under 60% "MAX. 150'"	In "B" elevation on bottom right of page (under 60%): "MAX. 15040'"				
6.3.3.b	25-24	"Balcony: a balcony may project a minimum of 3'-0 from a required street wall over a grade level open space."	"Balcony: a balcony may project a minimum of 3'-0" from a required street wall over a grade level open space, building setback, and/or any required separation between buildings."				
Figures 6.6.1 & 6.6.2	28 27	Addition of wood-colored and white material palettes previously missing.	Updated material palette.				
7.3.4	34-33	"Towers shall be setback on West Site from shared property line with Hollywood Playhouse a minimum of 10 feet above 150 feet."	"Towers shall be setback on West Site from shared property line with Hollywood Playhouse a minimum of 40 feet above 150 30 feet."				

Item	Page	Existing	Correction
7.3.7	34-33	Typo: "In no instance..... on the West site development."	"In no instance..... on the West site development."
Figs 8.1.1-4	38-40 38-39	Rule B: "OPEN SPACE REQUIRED ADJACENT TO JAZZ MURAL"	Rule B: "OPEN SPACE REQUIRED ADJACENT TO JAZZ MURAL AND CAPITOL RECORDS BUILDING"
8.2.7	39-38	For clarification, the addition of language pertaining to a new "Section 8.2.7"	"Sections 8.3.4 through 8.3.10 (excepting 8.3.4.a) below shall apply to Grade Level Open Space."
8.4.1	44-43	Remove indentation pre-ceeding the sentence: " The Project shall include roof-top open space."	" ———The Project shall include roof-top open space."
8.4.3	44-43	"The hotel, if developed, shall include an observation area (i.e., open space viewing area) accessible to the public."	"The hotel, if developed, shall include an observation area (i.e., open space viewing area) accessible to the public."
8.4.4	44-43	Remove extra space between 8.4.4 and 8.4.5	Format