



**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2014-3258-CU-SPR-ZV-ZAA	ENV-2014-3259-MND	6 - Martinez
PROJECT ADDRESS:		
11038, 11070, 11100, W. PEORIA STREET		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Alton Butler Line 204, LLC 837 Cahuenga Blvd. Hollywood, CA 90038	818-716-2689	brad@raa-inc.com
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Keith Munyan 9501-9503 Clybourn Avenue Sun Valley, CA 91352	213-841-9698	keithmunyan@earthlink.net
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Franklin Quon	818-374-5036	
APPROVED PROJECT DESCRIPTION:		
<p>Construction, use, and maintenance a film and television production studio facility a having total of 222,185 square feet of floor area, consisting of a Studio Production Building, a Warehouse Building, and an accessory gatehouse. The Studio Building will be approximately 110,040 square feet with a 3,465-square foot covered loading dock and a maximum building height of 74 feet, the Warehouse Building will be approximately 108,620 square feet with a maximum building height of 54 feet, and the gatehouse will be approximately 60 square feet, with a height of 20 feet. The overall floor area ratio (FAR) as proposed is approximately 0.57:1 over the site. A total of 320 vehicle parking spaces are proposed along with 21 short-term and 26 long-term bike parking spaces. The subject property consists of 9.98 acres (434,712 square feet), with approximately 623 linear feet of frontage on the south side of Peoria Street. Operational hours will be 24 hours a day, 7 days a week for the production activities and 8:00am to 5:00pm Monday through Friday for production support offices.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

At its meeting of April 23, 2015, the Los Angeles City Planning Commission took the following action:

1. **Approved a Land Use Determination** to permit a film and television studio facility for a property designated by the Community Plan as Open Space, in the A Zone, and Section 12.24.F, incidental determination for the following, with the Conditions of Approval:
 - a. A maximum building height of 54 feet for the proposed Warehouse Building in lieu of the maximum 30 feet permitted.
 - b. A minimum front yard of 18 feet in the A1 Zone in lieu of the minimum 25 feet required.
 - c. An accessory gatehouse to be located within 10 feet of the front property line with an overhead canopy structure extending to the front property line for a 0-foot setback, otherwise not permitted.
 2. **Denied the Variance** from Section 12.21-A,7(g), to allow a monument sign of 48 square feet, two identification wall signs on the proposed Studio Building, each sign to be 40 square feet for a maximum wall sign area of 80 square feet, one identification wall sign on the proposed Warehouse Building of 40 square feet, and to allow four wall signs on the vehicular entry gates, each sign to be 20 square feet for a maximum sign area of 80 square feet, all for a total of 248 square feet, where otherwise one identification sign of 20 square feet is permitted per building.
 3. **Approved a Zoning Administrator's Adjustment** from Section 12.22-C,20(f)(2) and (3), to permit a maximum wall height of 11 feet for the front wall, and a maximum wall height of 10 feet for the side and rear property line walls in lieu of the 6-foot walls permitted.
 4. **Approved a Site Plan Review** for a development project consisting of an increase of 50,000 gross square feet or more of non-residential floor area in an enterprise zone.
 - a. **Adopted** the attached modified **Conditions of Approval**.
 - b. **Adopted** the attached **Findings**.
 5. **Adopted** Mitigated Negative Declaration No. **ENV-2014-3259-MND**.
 6. **Adopted** the Mitigation Monitoring Program for Case No. ENV-2014-3259-MND.
- Advised the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

CU-SPR-ZV-ZAA

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

CU-SPR-ZV-ZAA

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):

FISCAL IMPACT STATEMENT:

Yes

No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:

April 23, 2015

COMMISSION VOTE:

7 - 0

LAST DAY TO APPEAL:

June 3, 2015

APPEALED:

Yes

TRANSMITTED BY:

James K. Williams

TRANSMITTAL DATE:

June 5, 2015