

FINDINGS

General Plan/Charter Findings

1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the Hollywood Community Plan Area, adopted by the City Council on December 13, 1988. The plan map designates 19,141 square feet of the subject property for Regional Center Commercial land uses with corresponding zones of C2, C4, P, PB, RAS3, and RAS4 and 1,481 square feet of the subject property for High Density Residential land uses with corresponding zones of R4 and [Q]R5. The proposed Zone and Height District Change to the (T)(Q)C2-2D-SN Zone with a maximum 3.06:1 Floor Area Ratio (FAR) and a building height of seven-stories and 89 feet (89') for the Regional Center Commercial designated area is consistent with the current Regional Center Commercial land use designation. The General Plan Framework Element characterizes Regional Centers as including buildings with FARs of up to 6:1 with six- to 20-stories (or higher).

Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan, as reflected in the adopted Framework Element and Community Plan.

b. Land Use Element.

Hollywood Community Plan. The Community Plan text includes the following relevant land use objectives and policy:

Objective 1: To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.

Objective 4: To promote economic well-being and public convenience through: a) allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.

Policy: The focal point of the Community is the Hollywood Center located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street... This center area shall function 1) as the commercial center for Hollywood and surrounding communities and 2) as an entertainment center for the entire region.

As part of the requested Height District change, the new "D" Development Limitation with a 3.06:1 FAR and a building height of 89 feet (89') would allow for the redevelopment of a large parcel of land within the Hollywood Center with the proposed residential (a hotel) and commercial (restaurant) uses and will result in a demand for local workers and local goods and services. The project also promotes economic well-being and public convenience by providing short-term, overnight accommodations within proximity to many of Hollywood's entertainment-based tourist attractions while being within proximity to the Metro Red Line, providing access to North Hollywood, Universal Studios, Downtown Los Angeles and beyond.

Therefore, the project is consistent with the Hollywood Community Plan in that the project will implement the abovementioned, objectives and policy of the Plan.

- c. The **Framework Element** for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1 (Land Use Standards and Typical Development Characteristics).

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The project will contribute toward and facilitate the City's long-term fiscal and economic viability by adding 133 short-term, overnight hotel rooms within Hollywood's commercial and entertainment core for visitors and tourists. The project's proximity to the Metro Red

Line, the Metro Rapid 780 Line, and other transit connections, will reduce vehicular trips to and from the project, vehicle miles traveled, and improve air pollution; and its location within an existing, high-intensity commercial district and on an Avenue III (Secondary Highway) will enable the city to conserve nearby existing stable residential neighborhoods and lower-intensity commercial districts. Such attributes support the increase in the allowable Floor Area Ratio from 2:1 FAR to 3.06:1 FAR and the allowable building height from 45 feet to 89 feet (89').

Goal 3F: Mixed-use centers that provide jobs, entertainment, culture, and serve the region.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

Policy 3.10.1: Accommodate land uses that serve a regional market in areas designated as "Regional Center" in accordance with Tables 3-1 (Land Use Standards and Typical Development Characteristics) and 3-6 (Land Use Designation and Corresponding Zones). Retail uses and services that support and are integrated with the primary uses shall be permitted. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

Policy 3.10.3: Promote the development of high-activity areas in appropriate locations that are designed to induce pedestrian activity, in accordance with Pedestrian-Oriented District Policies, and provide adequate transitions with adjacent residential uses at the edges of the centers.

The proposed hotel and restaurants will create new permanent jobs within Hollywood's commercial and entertainment core while providing additional lodging options for visitors and tourists to this popular destination. The project's design, including ground floor treatment, will encourage pedestrian activity and its location, toward the northern boundary of the Hollywood Center, will provide an appropriate buffer between the more intense uses within the Hollywood Center and the residential neighborhood north of Franklin Avenue, to the north.

Goal 5A: A liveable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.

Objective 5.2: Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.

Policy 5.2.2: Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale, and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime. Additionally, develop these areas so that they are compatible with surrounding neighborhoods.

The project will support Hollywood's commercial and entertainment core for residents by providing additional dining opportunities, as well as enhance the urban environment,

encouraging daytime and nighttime pedestrian activity within a highly active commercial district through pedestrian-friendly design. Furthermore, the project's proximity to the Metro Red Line, the Metro Rapid 780 Line and other transit connections enable the project to function at both the local and region scale, thereby justifying the increase in the allowable Floor Area Ratio from 2:1 FAR to 3.06:1 FAR and the allowable building height from 45 feet to 89 feet (89').

- d. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Hudson Avenue, abutting the property to the west, is a Local Street dedicated to a variable width of between 36 and 58 feet and is improved with asphalt roadway and concrete curb, gutter and sidewalk. The project will be required to provide a five-foot dedication of land and complete the necessary improvements to complete the right-of-way along its entire frontage with Hudson Avenue. Wilcox Avenue, abutting the property to the east, is designated a Modified Avenue III (Secondary Highway) and dedicated to a variable width of between 60 and 83 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk. The applicant has requested a determination to waive the five-foot dedication and improvements along Wilcox Avenue. As discussed in further detail below, the dedication is physically impractical due to the historic status of the surrounding properties, which are highly unlikely to be redeveloped and thus, no roadway widening will occur on the properties surrounding the project site. Furthermore, a condition is recommended herein to require a five-foot sidewalk easement to run with the land in order to achieve the 15-foot wide sidewalk standard of the Mobility Plan 2035.

Wilcox Avenue is not included in any of Mobility Plan 2035's "Enhanced" Networks (i.e. the Bicycle Enhanced Network, the Transit Enhanced Network, the Neighborhood Enhanced Network and the Vehicle Enhanced Network). Nevertheless, the project as designed and conditioned meets the following policies of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.10: Facilitate the provision of adequate on and off-street loading areas.

The project's design, including ground floor treatment, will encourage daytime and nighttime pedestrian activity within a highly active commercial district through pedestrian-friendly design. Furthermore, the project is required to provide a five-foot sidewalk easement to run with the land in order to achieve the 15-foot wide sidewalk standard required by the Mobility Plan 2035.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.4: Provide all residents, workers and visitors with affordable, efficient, convenient, and attractive transit services.

Policy 3.5: Support "first-mile, last-mile solutions" such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major

bus stops (transit stops) to maximize multi-modal connectivity and access for transit riders.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The project's proximity to the Metro Red Line, the Metro Rapid 780 Line and other transit connections will reduce vehicular trips to and from the project, vehicle miles traveled, and improve air pollution; and its ground floor treatment will encourage daytime and nighttime pedestrian activity within a highly active commercial district through pedestrian-friendly design.

In addition, the project will provide Code-required bicycle parking thereby supporting "first-mile, last-mile solutions", enabling workers, hotel guests and patrons of the restaurants' improved access to the project.

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As conditioned, a minimum of 20% of all parking spaces will be installed as electric vehicle-ready.

Lastly, the Department of Transportation submitted a Traffic Impact Assessment of the proposed project dated March 29, 2016 that determined the impact of the trips generated from the project will be less than significant.

Therefore, the Zone Change to the (T)(Q)C2-2D-SN Zone is consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

- e. The **Air Quality Element** of the General Plan will be implemented by the recommended action herein. The Air Quality Element sets forth the goals, objectives and policies which will guide the City in the implementation of its air quality improvement programs and strategies. The Air Quality Element recognizes that air quality strategies must be integrated into land use decisions and represent the City's effort to achieve consistency with regional Air Quality, Growth Management, Mobility and Congestion Management Plans. The Air Quality Element includes the following Goal and Objective relevant to the instant request:

Goal 5: Energy efficiency through land use and transportation planning, the use of renewable resources and less polluting fuels, and the implementation of conservation measures including passive methods such as site orientation and tree planting.

Objective 5.1: It is the objective of the City of Los Angeles to increase energy efficiency of City facilities and private developments.

As conditioned, the project will use either plug-in electric or solar powered power generators during construction and will provide a minimum of 1,000 square feet of photovoltaics on the rooftop for solar energy.

- f. The **Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer

has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

Zone Change and “T” and “Q” Classification and “D” Limitations Findings

2. Pursuant to Section 12.32 of the Municipal Code, the zone change and classifications are necessary because:

- a. **Public Necessity:** In 2013, the Chief Legislative Analyst reported (Council File No. 13-0991) that Hollywood was one of several areas in the City with high demand for hotel rooms, stating that it had approximately 3,000 hotel rooms and that between 2009 and 2014, there was a projected growth in the occupancy rate of over 10% (from 70.1% in 2009 to a projected occupancy rate of 82.9% in 2014). Granting the Vesting Zone and Height District Change to the (T)(Q)C2-2D-SN Zone with an FAR of 3.06:1 and a building height of 89 feet (89') would allow the construction of a 133-room hotel on an under-utilized site, increasing the number of hotels room in Hollywood.
- b. **Convenience:** Hollywood is one of the City's largest tourist attractions where hundreds of thousands of people from around the world visit throughout the year. Hollywood is also one of the most transit-rich areas within the City, serviced by the Los Angeles County Metropolitan Transportation Authority bus system, the Metro Rail Red Line and the City of Los Angeles Department of Transportation DASH service. Two Metro Red Line Rail stations, at Hollywood Boulevard and Highland Avenue and at Hollywood Boulevard and Vine Street, and local and regional bus lines along Hollywood Boulevard, Vine Street and Highland Avenue are all approximately one half mile from the project site. Granting the Vesting Zone and Height District Change to the (T)(Q)C2-2D-SN Zone would allow the employees and patrons of the hotel and restaurant access and convenience to a variety of modes of transportation.
- c. **General Welfare:** Granting the Vesting Zone and Height District Change to the (T)(Q)C2-2D-SN Zone with an FAR of 3.06:1 and a building height of 89 feet (89') would allow the redevelopment of an under-utilized site within a Regional Center. The Framework Element defines Regional Centers as areas intended to “provide a significant number of jobs and many non-work destinations” and therefore require access to bus and rail transit and good quality street, area, and pedestrian lighting... to generating feelings of safety, comfort, and well-being necessary for ensuring public nighttime use of transit facilities.” The proposed 133-room hotel and restaurants will provide a significant number of jobs within approximately one half mile of a variety of modes of public transit. The project will also include a ground floor restaurant with approximately 350 square feet open to the sidewalk which would improve pedestrian safety, comfort, and well-being along the street during evening hours.
- d. **Good Zoning Practices:** Granting the Vesting Zone and Height District Change to the (T)(Q)C2-2D-SN Zone with an FAR of 3.06:1 and a building height of 89 feet (89') would allow the redevelopment of an under-utilized site within a Regional Center. Regional Centers are intended to contain a diversity of uses such as corporate and professional offices, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities and supporting service and the development of sites and structures integrating housing with commercial uses is encouraged. The proposed 133-room hotel will provide short-term, overnight accommodations for visitors and tourists to the entertainment and cultural facilities in the Hollywood area and the proposed

restaurant will further support workers, residents and visitors to the Hollywood area with additional dining options.

- e. **“T” and “Q” Classification and “D” Limitations Findings:** Per Section 12.32-G, 1, 2 and 4 of the Municipal Code, the current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval and “D” development limitations. Such limitations are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the required actions. The conditions that limit the scale, design and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of the existing mixed-use development in the community, to secure an appropriate development in harmony with the General Plan as discussed in Findings Section 1, and to prevent or mitigate the potential adverse environmental effect of adding additional height or floor area to the established neighborhood.

Section 12.24 of the L.A.M.C. Findings (Alcohol and Commercial Uses in the R5 Zone)

3. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The proposed project includes the demolition of an existing 593 square-foot restaurant and surface parking lot and the construction, use and maintenance of a seven-story, 88-foot, 6 inch (88'-6") tall, 133-room hotel containing 3,580 square feet of restaurant uses at the ground floor and on the rooftop. The project includes 103 automobile parking spaces within one (1) at-grade and two (2) subterranean parking levels.

The subject property is a flat, irregular-shaped, 20,622-square-foot through lot with a 100-foot frontage along Wilcox Avenue and a 32-foot frontage along Hudson Avenue.

The property is located within a Regional Center within the Hollywood Community Plan and approximately 120 feet north of Hollywood Boulevard. The Metro Red Line subway station and Metro Rapid 780 bus stop at Hollywood Boulevard and Argyle Avenue are approximately 1/3 of a mile to the east of the project site.

Alcohol

The applicant is seeking a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two (2) restaurants, one (1) at the ground floor and one (1) at seventh floor/rooftop level, and for access-cabinets (mini bars) within each hotel room.

Hollywood Boulevard and the Regional Center within Hollywood is a major commercial center with a large number of businesses that provide commercial services to tourists, residents and workers in the Hollywood area. Restaurants are an intrinsic part of these service amenities necessary for the conservation, development, and success of a vibrant commercial center. The restaurants’ emphasis will be food service and the proposed sale of a full line of alcoholic beverages for on-site consumption will offer an amenity incidental to food service to workers, visitors and residents in the Hollywood area.

The access-cabinets will provide a convenience to the hotel guests by allowing access to a limited assortment of alcoholic beverages within each hotel room.

The authorization to sell alcohol in conjunction with the proposed restaurants and through access-cabinets (mini bars) within each hotel room will complement the proposed hotel as well as support the surrounding community by providing an amenity that hotel guests have

come to expect and a service that is beneficial to employees, visitors and local residents.

Commercial Uses in the R5 Zone

The applicant is seeking a Conditional Use to allow certain ancillary commercial uses within the [Q]R5 zoned portion of the property, specifically the trash enclosure, LADWP transformer and a portion of the loading space. This area of the site will not contain any hotel rooms or restaurant space. The subject property is an irregular-shaped lot with a 30-foot wide strip of land connecting the main portion of the site to Hudson Avenue. Furthermore, the 30-foot wide strip of land is split-zoned with [Q]R5 and C4 making any use of the area impractical if limited only to those uses permitted within each zone.

By locating the trash enclosure, LADWP transformer and a portion of the loading space within the [Q]R5 portion of the property, the project is able to provide essential "back of house" functions and utility equipment 50 feet away from the public right-of-way and out of view to the public. In addition, the area would be heavily landscaped and screened with a minimum six-foot high slumpstone or decorative masonry wall adjacent to the neighboring residential property to the north.

Therefore, the use the R5 Zone with the ancillary commercial uses will perform a function that is beneficial to the community.

- 4. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The proposed project includes demolition of an existing 593 square-foot restaurant and surface parking lot and the construction use and maintenance of a seven-story, 88-foot, 6 inch (88'-6") tall, 133-room hotel containing 3,580 square feet of restaurant uses at the ground floor and on the rooftop. The project includes 103 automobile parking spaces within one (1) at-grade and two (2) subterranean parking levels.

A mixture of high density residential, commercial retail, restaurant and entertainment uses make up the general character of the surrounding neighborhood. The properties to the north are zoned [Q]R5-2 and are developed with two- to multi-story multi-family buildings. The properties to the east, south and west are zoned C4-2D-SN and are developed with multi-story multi-family buildings and one- to four-story commercial retail, restaurant and entertainment uses. Immediately east of the subject property are two Historic Cultural Monuments: Warner Brothers Hollywood Theater Building (HCM-572) and William Stromberg Clock (HCM-316); and approximately 120 feet south of the subject property is the Hollywood Walk of Fame (HCM 194).

Alcohol

The applicant is seeking a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two (2) restaurants, one (1) at the ground floor and one (1) at seventh floor/rooftop level, and access-cabinets (mini bars) within each hotel room.

The proposed hours of operation for the restaurants would be from 7:00 a.m. to 2:00 a.m., daily. The ground floor restaurant will be comprised of 2,500 square feet of floor area with an additional 350 square feet open to the sidewalk for outdoor seating. The ground floor restaurant would have 60 interior seats and 20 exterior seats, for a total of 80 seats. The seventh floor/rooftop level restaurant includes 1,080 square feet of interior space and 3,250

square feet of outdoor covered space. The seventh floor/rooftop level restaurant would have 30 interior seats and 50 exterior seats, for a total of 80 seats.

With regard to the seventh floor/rooftop level restaurant, the project locates the interior space and the “back of house” along the northern edge of the building occupying 92 feet of the 159-foot length of the rooftop area in an effort to reduce the transmission of rooftop noise to the residential properties to the north. The remaining portions of the rooftop along the northern edge of the building will include a six-to-eight foot tall plexiglass perimeter wall in an effort to further reduce the transmission of noise. Nonetheless, as discussed Mitigated Negative Declaration (Case No. ENV-2016-2264-MND) and found in Appendix E of the MND, the rooftop activities would not have a significant adverse effect on adjacent properties.

The access-cabinets simply provide a convenience to the hotel guests by allowing access to a limited assortment of alcoholic beverages within each hotel room.

Therefore, the proposed restaurants and access-cabinets will be compatible with the surrounding urban environment and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

Commercial Uses in the R5 Zone

The applicant is seeking a Conditional Use to allow certain ancillary commercial uses within the [Q]R5 zoned portion of the property, specifically the trash enclosure, LADWP transformer and a portion of the loading space. These uses would only be used by hotel and restaurant employees and would be regulated such that any impact on adjacent property would be minimal. In addition, these areas would be adequately screened with a minimum six-foot high slumpstone or decorative masonry wall adjacent to the neighboring residential property to the north and abundant landscaping to buffer noise transmission.

Therefore, the proposed use of the [Q]R5 zoned portion of the property for certain commercial uses will be compatible with the surrounding urban environment and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

5. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Land Use Element of the City’s General Plan divides the City into 35 Community Plans. The subject property is located within the Hollywood Community Plan which designates 19,141 square feet of the subject property for Regional Center Commercial land uses with corresponding zones of C2, C4, P, PB, RAS3 and RAS4 and 1,481 square feet of the subject property for High Density Residential land uses with corresponding zones of R4 and [Q]R5.

Alcohol

The Community Plan text is silent with regard to the sale of alcohol, nevertheless, as discussed in Finding No. 1, the project, including the sale of alcohol beverage in conjunction

with the proposed restaurants and access-cabinets, is consistent with many of the goals and objectives of the General Plan and the Hollywood Community Plan.

Commercial Uses in the R5 Zone

With regard to the hotel and restaurant uses using residentially zoned properties, Footnote No. 13 of the Community Plan states that “[t]he Plan contemplates that certain commercial uses maybe allowed on properties designated as High density.” The request herein is precisely that. Very limited, ancillary uses to the hotel and restaurant uses, specifically the trash enclosure, LADWP transformer and a portion of the loading space, are to be located with the High Density Residential portion of the site.

The project is not located within any Specific Plan.

Therefore, the project is in substantial conformance with the purpose, intent and provisions of the General Plan and the applicable community plan.

6. The proposed use will not adversely affect the welfare of the pertinent community.

Alcohol

The proposed sale of alcohol would be within an established commercial center. Alcoholic beverages have come to be expected by diners seeking restaurants in Hollywood. In addition, the new restaurant will serve the local community, employees and patrons of adjacent retail. The requested approval is for a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within two (2) proposed restaurants and access-cabinets within each hotel room. In addition, the availability of alcoholic beverages within hotel rooms by way of mini bars, has become an expected amenity that hotel guests have come to expect. The approval of the conditional use will not adversely affect the welfare of the community as all consumption will occur on the project site. The subject property is zoned for commercial uses and will be utilized as such with the sale of alcoholic beverages in conjunction with bona fide restaurants and those conditions otherwise imposed by the California Department of Alcoholic Beverage Control (ABC).

The grant authorized herein incorporates a number of conditions which have been imposed upon the restaurant uses to maintain its compatibility with the character of the immediate neighborhood. The Zoning Administrator reserves the right, or if at any time during the period of validity of this grant, documented evidence is submitted showing continued violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties.

Both the Conditions of Approval and the requirements of ABC are intended to protect the public health, welfare and safety of the community. Therefore, it is expected that the grant herein will not adversely affect the welfare of the pertinent community.

7. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of

narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

Alcohol

The applicant is seeking a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two (2) restaurants, one (1) at the ground floor and one (1) at seventh floor/rooftop level, and access-cabinets (mini bars) within each hotel room.

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, two (2) on-sale and one (1) off-sale licenses are allocated to subject Census Tract No. 1902.01. There are currently 18 on-site and four (4) off-site licenses in this census tract.

Over concentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. In active commercial areas where there is a demand for licenses beyond the allocated number and where an over-concentration of licenses is suggested, the ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of neighboring properties. The project has been conditioned to comply with various measures that will ensure that the hotel and restaurant functions are compatible with surrounding uses.

According to statistics provided by the Los Angeles Police Department, within Crime Reporting District No. 636, which has jurisdiction over the subject property, a total of 2,790 crimes and arrests were reported in 2015, compared to the citywide average of 181 and the high crimes and arrests reporting district average of 217 crimes for the same period.

In 2015, there were 165 Narcotics, 873 Liquor Law, 123 Public Drunkenness, 1 Disturbing the Peace, 18 Disorderly Conduct, and 96 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The crime rate numbers are higher than those rates identified for the citywide average. Conditions have been incorporated into this action to help safeguard the community and provide for a responsible operation. Such conditions will also help further to mitigate any potential negative impacts. In addition, While the site is located in a census tract where the number of existing ABC licenses exceeds ABC guidelines and within a reporting district where the crime rate is higher than the citywide average, no evidence was submitted for the record by the LAPD or adjacent residents indicating or suggesting any link between the subject site and the neighborhood's crime rate. Furthermore, given the size of the proposed restaurants and their association with the proposed hotel as well as the in-room access-cabinets, the sale and consumption of alcohol is not expected in add to the existing crime levels in the area.

8. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

Alcohol

The following sensitive uses are within 1,000 feet of the subject property:

- | | |
|---|-------------------------------|
| • The Second City (kids classes) | 6560 West Hollywood Boulevard |
| • Los Angeles Make-up School | 1624 North Wilcox Avenue |
| • Selma Avenue Elementary School | 6611 West Selma Avenue |
| • Yucca Mini Park, Community Center and Playgrounds | 6671 West Yucca Street |
| • Selma Park | 6567 West Selma Avenue |
| • Hollywood Wilshire YMCA | 1553 North Schrader Boulevard |
| • Frances Howard-Goldwyn Regional Branch Library | 1623 North Ivar Avenue |
| • Oasis - Zion Kids Club | 1725-27 North Ivar Avenue |
| • Kings College | 1555 North Cassil Place |

While concerns were raised by nearby residents with regard to increased noise due to the roof deck, as conditioned, the operation of the restaurants and in-room access-cabinets at this location will not detrimentally affect nearby sensitive uses. The project has been conditioned with a requirement that a Plan Approval be filed within two (2) years, but not earlier than 18 months of the issuance of the Certificate of Occupancy to review the effectiveness of and the applicant's compliance with the conditions of this grant. Further, at any time, should the operation of the restaurants or the in-room access-cabinets result in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the filing of a Plan Approval to address specific deficiencies. Furthermore, there were no objections raised by any of the other nearby sensitive uses to the requested sale of a full line of alcoholic beverages within the proposed restaurants or in-room access-cabinets.

The sale of alcohol will be in conjunction with the two (2) proposed restaurants and in-room access-cabinets all within the proposed hotel. Alcohol sales with appropriate conditions of approval will not substantially impact the welfare of the area. As such, included in this grant are a number of general conditions that will act to minimize any impacts that might be generated by the sale and consumption of alcohol.

Therefore, as conditioned, the proposed project is not anticipated to have a detrimental effect on any sensitive use in the area.

Zoning Administrator's Adjustment Findings

9. **While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The applicant is requesting relief from Section 12.11-C,2 of the L.A.M.C. to allow a zero-foot side yard on the southerly property line for the second floor level and above, in lieu of the otherwise required 10 feet. More precisely, the applicant is requesting a zero-foot side yard for only two (2) 25-foot long segments of the building along a 180-foot long property line, or 14% of the property line. In addition, the building has been designed such that the remaining portion of the building, approximately 108 feet in length (or 68% of the length of the building), is setback back 20 feet from the southerly property line, 10 feet more than what is otherwise required.

The subject property is 100 feet in width. If a 10-foot side yard were required for both the northerly and southerly side yards, the building would need to be designed with a central courtyard space in order to provide adequate access to light and air for each of the hotel guest rooms. This design, however, would diminish the access to light and air for the adjacent properties.

Therefore, in granting a zero-foot setback for the two (2) 25-foot long segments of the building, the building is able to a much larger setback for the majority of the length of the building. This not only provides greater access to light and air for both the property to the south, but also to the guests of the hotel, consistent with the intent of the setback regulation.

- 10. In light of the project as a whole including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The proposed zero-foot side yard along the southerly property line for the two (2) 25-foot long segments of the building along with the 20-foot setback (10 feet more than otherwise required) for the remaining 68% of the length of the building will not adversely affect or further degrade adjacent properties. As stated above, the additional 20-foot setback provided for the majority of the building will provide the abutting property to the south with greater access to light and air. As well, the location of the reduced side yard is to the north of the most affected property and will not interfere in any way with the abutting property's access to sunlight.

Furthermore, with the exception of the relief granted herein, and with respect to all other development standards, the proposed project conforms to the requirements of the Municipal Code. A Mitigated Negative Declaration (ENV-2016-2264-MND) was prepared for the proposed project and on the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND there is no substantial evidence that the proposed project will have a significant effect on the environment.

Therefore, the project as a whole, including any mitigation measures imposed will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

- 11. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The Hollywood Community Plan designates 19,141 square feet of the subject property for Regional Center Commercial land uses with corresponding zones of C2, C4, P, PB, RAS3 and RAS4 and 1,481 square feet of the subject property for High Density Residential land uses with corresponding zones of R4 and [Q]R5. The Community Plan text is silent with regard to reductions in yard adjustment. In such cases, the City Planning Commission must interpret the intent of the Plan.

The proposed project addresses the following relevant land use objectives and policy of the Hollywood Community Plan:

Objective 1: To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.

Objective 4: To promote economic well-being and public convenience through: a) allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.

Policy: The focal point of the Community is the Hollywood Center located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street... This center area shall function 1) as the commercial center for Hollywood and surrounding communities and 2) as an entertainment center for the entire region.

The adjustment for a zero-foot side yard allows for the redevelopment of a large underutilized parcel of land within Hollywood Center with residential and commercial uses while at the same time maintaining adjacent properties access to light and air.

Furthermore, the location of the reduced side yard is to the north of the most affected property and will not interfere in any way with the abutting property's access to sunlight.

The project is not located within any Specific Plan.

Therefore, the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

Waiver of Dedication and Improvements

12. The dedication or improvement requirement is physically impractical.

The project is located on Wilcox Avenue which is a designated Modified Avenue III (Secondary Highway) with a 60-foot right-of-way and a 36-foot roadway width. In accordance with Mobility Plan 2035, Wilcox Avenue should be fully dedicated to a 70-foot right-of-way with a 40-foot roadway width. Accordingly, the project is required a five-foot dedication in order to complete a 35-foot foot half right-of-way consistent with the Modified Avenue III Street Standard.

Given the subject property's location within the core of Hollywood, it is surrounded by historic properties that will likely never be redeveloped therefore, the streets abutting the buildings will not be widened. Wilcox Avenue's northern and southern intersections are both constrained by historic resources. At the north end of the street segment, the property on the western side of Wilcox Avenue (6500 Yucca Street) is improved with the Lido Apartments. This property was surveyed for historic significance by Chattel Architecture in March of 2009 (the "Chattel Survey"). The Chattel Survey's findings are maintained by the City's Office of Historic Resources as part of SurveyLA, a comprehensive program to identify significant historic resources throughout the City. The Chattel Survey identified 6500 Yucca as a resource which appears eligible for the National Register of Historic Resources both individually and as a contributor to a National Register eligible district (the Hollywood North Multi-family Residential Historic District).

The property's southern neighbor, located at 6501 Hollywood Boulevard (the northwestern corner of Wilcox Avenue and Hollywood Boulevard) is located within the boundaries of the Hollywood Boulevard Commercial and Entertainment District. This district was placed in the

National Register of Historic Places on April 4, 1985. A noteworthy feature within this district are the famous stars on the “Hollywood Walk of Fame.” A star is located up against the corner of Wilcox Avenue, making any widening of that intersection on the west side of Wilcox Avenue highly unlikely. Additionally, the northeastern corner of Hollywood Boulevard and Wilcox Avenue (6425 Hollywood Boulevard) is improved with the Warner Brothers Hollywood Theater Building which is individually designated a Los Angeles Historic Cultural Monument (HCM-572), and located within the Hollywood Boulevard Commercial and Entertainment District.

Due to the historic nature of these surrounding properties, the dedications and improvements that would be required for these properties will likely never be obtained as redevelopment of these sites is unlikely. Therefore, requiring the dedication or improvements for the subject property would be physically impractical and the waiver should be granted.

Site Plan Review

13. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Hollywood Community Plan designates 19,141 square feet of the subject property for Regional Center Commercial land uses with corresponding zones of C2, C4, P, PB, RAS3 and RAS4 and 1,481 square feet of the subject property for High Density Residential land uses with corresponding zones of R4 and [Q]R5.

The Community Plan text does not specifically address hotel/restaurant projects, nevertheless, as discussed in Finding No. 1 of this report, the project is consistent with many of the goals and objectives of the General Plan and the Hollywood Community Plan.

The project will promote the economic well-being and public convenience by providing short-term, overnight accommodations within proximity to many of Hollywood’s entertainment-based tourist attractions and will be located within proximity to the Metro Red Line which provides access to North Hollywood, Universal Studios, Downtown Los Angeles and beyond. In addition to providing a service to visitors, the project will support Hollywood’s commercial and entertainment core for residents by providing additional dining opportunities, as well as enhance the urban environment, encouraging daytime and nighttime pedestrian activity within a highly active commercial district through pedestrian-friendly design.

Therefore, the project is in substantial conformance with the purpose, intent and provisions of the General Plan and the applicable community plan.

14. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that are or will be compatible with existing and future development on adjacent properties and neighboring properties.

The proposed project includes demolition of an existing 593 square-foot restaurant and surface parking lot and the construction use and maintenance of a seven-story, 88-foot, 6 inch (88'-6") tall, 133-room hotel with 3,580 square feet of restaurant uses at the ground floor and on the rooftop. The project includes 103 automobile parking spaces within one (1) at-grade and two (2) subterranean parking levels.

The subject property is a flat, irregular-shaped, 20,622-square-foot interior lot with a 100-foot frontage along Wilcox Avenue and a 32-foot frontage along Hudson Avenue.

A mixture of high density residential, commercial retail, restaurant and entertainment uses make up the general character of the surrounding neighborhood. The properties to the north are zoned [Q]R5-2 and are developed with two- to multi-story multi-family buildings. The properties to the east, south and west are zoned C4-2D-SN and are developed with multi-story multi-family buildings and one- to four-story commercial retail, restaurant and entertainment uses. Immediately east of the subject property are two Historic Cultural Monuments: Warner Brothers Hollywood Theater Building (HCM-572) and William Stromberg Clock (HCM-316); and approximately 120 feet south of the subject property is the Hollywood Walk of Fame (HCM 194).

Within the general vicinity of the subject site, parcels are developed with four- and five-story multi-family buildings. Directly across Wilcox Avenue is the four-story Warner Brothers Hollywood Theater Building; and within 1,000 feet of the subject property to the east along Hollywood Boulevard are two (2) office building at six (6) stories and 12 stories.

Height, Bulk and Setbacks

The proposed 62,918 square-foot (3.06:1 FAR), seven-story, 88-foot, 6 inch (88'-6") tall hotel, on an approximately 20,588 square-foot lot is compatible with the existing and future surrounding developments. The table below includes a list of existing developments within 1,000 feet of the subject property.

Address	Floor Area	Lot Size	FAR	Height
<i>Proposed Project</i>	62,918	20,588	3.06	7
1775-1777 Wilcox Avenue	93,635	23,707	3.9	5
1805 Wilcox Avenue	35,246	9,425	3.7	4
1707-1709 Hudson Avenue	63,374	15,600	4.1	4
1708-1718 Wilcox Avenue	136,933	42,172	3.2	4
6381-6385 Hollywood Boulevard	62,432	11,750	5.3	6
6329-6333 Hollywood Boulevard	110,749	11,250	9.8	12

Accordingly, the height and FAR of the proposed project is consistent with several existing developments within the surrounding area, as shown above.

The applicant, in response to community input, eliminated a request for a zero-foot side yard along the northerly property line. Thus, with the exception of the request for a zero-foot side yard along the southerly property line, the project complies with all applicable provisions of the Municipal Code.

Therefore, the height, bulk and setbacks of the proposed hotel will be compatible with the existing and future developments in the neighborhood.

Off-Street Parking Facilities

The proposed project is required to provide a total of 75 automobile parking spaces. The project provides 103 automobile parking spaces within one (1) at-grade and on two (2) subterranean levels. The at-grade parking level includes the pick-up and drop-off area for guests and a total of seven (7) parking spaces. Access to the parking area is via a two-way driveway along Wilcox Avenue.

Therefore, the off-street parking facilities will be compatible with the existing and future developments in the neighborhood.

Loading Areas

The at-grade parking level includes the pick-up and drop-off area for guests and the loading area for commercial goods. The loading area is located entirely on the subject property. In addition, the project has been conditioned to provide all loading activities on the project site. Therefore, the loading area will be compatible with the existing and future developments in the neighborhood.

Lighting

Outdoor lighting for the proposed project has been conditioned to be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above. Therefore, the lighting will be compatible with the existing and future developments in the neighborhood.

On-Site Landscaping

The proposed project is not required to provide any on-site landscaping, nevertheless, the project does include landscaping throughout the development. Specifically, the project includes abundant landscaping along the driveway exiting onto Hudson Avenue and within the outdoor decks on the second floor level. In addition, the project includes nine (9) 60-inch box olive trees.

Therefore, the on-site landscaping will be compatible with the existing and future developments in the neighborhood.

Trash Collection

The project will include on-site trash collection for both refuse and recyclable materials, in conformance with the L.A.M.C. The trash collection is located at the ground level out of view from the public.

The project has been conditioned to ensure that trash and recycling facilities will not be visible from the public right-of-way. Compliance with this condition will result in a project that is compatible with existing and future development.

Therefore, the arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that will be compatible with existing and future development on neighboring properties.

15. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The proposed hotel includes 133 guest rooms, including 13 suites. The standard guest rooms range in size between 293 and 344 square feet of floor area. At the ground level, the project includes a 2,500 square-foot restaurant. At the second floor level there will be approximately 6,000 square feet of deck area for hotel guests. At the fifth and sixth floors there will be additional decks for hotel guests. At seventh floor/rooftop level there will be a rooftop restaurant with 1,080 square feet of interior space and 3,250 square feet of outdoor covered space.

These on-site amenities enable the hotel to provide desired services to the hotel guest and will help to minimize impacts on neighboring properties.

Environmental Findings

16. Environmental Findings. A Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program (ENV-2016-2264-MND), was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA). On October 27, 2016, the Department of City Planning published Mitigated Negative Declaration No. ENV-2016-2264-MND (MND) in compliance with the California Environmental Quality Act (CEQA) for a 20-day public review and comment period ending on November 17, 2016. During that time, only one comment was received raising concerns about potential fire safety and noise impacts. No other comments were received during the public comment period.

On May 19, 2017, UNITE HERE submitted two (2) comment letters challenging the adequacy of the analysis provided in the MND relating to Greenhouse Gas Emissions and Transportation/Traffic.

With regard to Greenhouse Gas Emissions, the comment questions why the default CalEEMod carbon dioxide intensity factor (intensity factor) was changed from 1227.89 pounds per megawatt-hour (lbs/MW hr) to 840 lbs/MW hr. The CalEEMod default intensity factor is based on historical LADWP power generation emission from year 2006, however, in compliance with current State Law (Senate Bill 350 - Clean Energy and Pollution Reduction Act of 2015), by 2019, approximately 38 percent of the total energy provided by LADWP would be from renewable sources. This increase in the amount of renewable energy provided results in a decrease in the intensity factor from 1227.89 lbs/MW hr to 838 lbs/MW hr (840 lbs/MW hr rounded up). Therefore the modification in the intensity factor is consistent with current regulatory standards.

With regard to Transportation/Traffic, the comment questions why the Traffic Study did not find potentially significant impacts when comparing existing conditions with future conditions, including ambient growth, related projects and the proposed project. The Traffic Study was prepared in coordination with LADOT and consistent with their Traffic Study Policies and Procedures. In determining potential traffic-related impacts, consistent with LADOT's Traffic Study Policies and Procedures, the study compared future conditions without the project, including ambient growth and related projects, to future conditions with the project, including ambient growth, related projects and the proposed project. Using LADOT's Traffic Study Policies and Procedures, the study, which was accepted by LADOT (see attached letter dated March 29, 2016), found that the project would not result in any significant impact to the eight (8) intersections that were studied.

The comment letter also stated that the project should provide a fair-share contribution to the deterioration of traffic flow and congestion in Hollywood. LADOT does not have a process by which to require fair-share contributions for development projects and, nevertheless, as provided in the Traffic Study, the proposed project would not exceed any of LADOT's thresholds for requiring any traffic mitigation.

On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds in its independent judgment and analysis that this project was environmentally assessed in Case No. ENV-2016-2264-MND. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

17. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain. Currently, there are no flood zone compliance requirements for construction in these zones.