

FINDINGS

General Plan/Charter Findings (Charter Section 556)

1. **General Plan Land Use Designation.** The Project Site is located within the Hollywood Community Plan, adopted by the City Council on December 13, 1988. The site has a land use designation of Regional Center Commercial, as designated on the plan map. The Regional Center Commercial land use designation lists the following corresponding zones: C2, C4, P, PB, RAS3, and RAS4. The site is currently zoned C4-2D and is subject to the Development "D" Limitations contained within Ordinance No. 165,660, adopted in 1990. The Community Plan indicates within the footnotes that development intensity is limited to 4.5:1 FAR and a maximum of 6:1 FAR with the approval from City Planning Commission. Additionally, the Framework Element characterizes designated Regional Centers as having a range of FARs from 1.5:1 to 6:1. The proposed Project will have a maximum 3.7:1 FAR. The recommended Vesting Zone and Height District Change would permit commercial uses that are consistent with the established entertainment district and encourage the future growth of the Hollywood Center.
2. **General Plan Text.** The Hollywood Community Plan text includes the following relevant objectives:

Objective 1: To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the metropolitan area. 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. The Hollywood Center is included in the Hollywood Redevelopment Project area as adopted in May 1986. 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. Future development should be compatible with existing commercial and development, surrounding residential neighborhoods, and the transportation and circulation system. Developments combining residential and commercial uses are especially encouraged in this Center area.

The Project Site is located within the Hollywood Center, which is an established commercially developed, entertainment center. The proposed Project would develop the underdeveloped and underutilized site, with a new eight-story building. The site is currently developed with a one-story building and a partially constructed, three-level, subterranean parking structure on the northeastern portion of the site. The Project would maintain the existing building, complete construction of the subterranean structure on the western portion of the site, and construct an eight-story building which would be located primarily on the western portion of the site. A portion of the building would be constructed over the existing building along Selma Avenue. The existing building will continue to operate as a bona-fide restaurant and the proposed building would include a new ground floor restaurant and a 114 guest room hotel. As the Project Site is an L-shaped site located within a built urban environment, developing the site vertically has allowed for a more efficient use of the site

and permitted floor area. However, the existing C4 zone would limit the ability to utilize the site for certain commercial uses, whether services or amenities, that are compatible with the present and future development of the Hollywood Center. Uses, such as outdoor eating or dining, would be limited to the ground floor and entertainment related commercial uses are generally limited. The recommended C2 Zone would permit commercial uses that are compatible with the Hollywood Center and would promote the future development and improvement of the area. The recommended Height District Change would modify the existing D Limitations to permit a maximum FAR of 3.7:1 and would ensure that the development of the site is physically compatible with the existing and future development of the Hollywood Center.

- 3. Framework Element.** 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 provisions, objectives and policies relevant to the instant request:

Regional Centers

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.

The Framework Element describes Regional Centers as having a range of FARs from 1:5:1 to 6:1, with buildings characterized by 6- to 20-stories (or higher). And are usually major transportation hubs. The Project proposes to develop the site with an eight-story building with three levels of subterranean parking. The building would have a total floor area of 79,878 net square feet, or a 3.7:1 FAR. As proposed the Project is consistent with the anticipated development of Regional Centers. The proposed 114 guest room hotel would provide an additional service and amenity in an area that is highly visited by tourist and business travelers. The site is located a block south of Hollywood Boulevard which is serviced by a number of bus lines as well as the Metro Red Line. The site is located between the Metro Red Line Hollywood/Cahuenga and Hollywood/Vine stations. The proximity to public transit would provide alternative transportation options for hotel guest to visit other regions. Additionally, the proposed restaurant and hotel lobby bar and rooftop bar and lounge provides an additional amenity for visitors to area. The establishment of the hotel, bar, lounges, and dining areas would also provide an increase in employment opportunities than the previously existing one-story commercial development. As such, the Project would meet the goals and objectives of the Framework Element to encourage the future development of the designated regional center and enhancement of the urban lifestyle.

- 4. The Mobility Element.** The Project Site is located one block south of Hollywood Boulevard, which is serviced by the Metro Red Line, which began operating in stages between 1993 and 2000. The site is located to the west of the Hollywood/Highland stop and to the east of the Hollywood/Vine stop. In addition to the Metro Red Line, the site is serviced by a number of bus lines which operate along Hollywood Boulevard, Sunset Boulevard, and Highland Avenue. The Mobility Element (Mobility Plan 2035) of the General Plan is not likely to be affected by the recommended action herein. Selma Avenue is a designated Local Street –

Standard, dedicated to a width of 60 feet and is improved with curb, gutter, and sidewalk. Wilcox Avenue is a designated Modified Avenue III, dedicated to a width of 65 feet at the Project Site's frontage and is improved with roadway, curb, gutter, and sidewalk. The Project has been conditioned to require compliance with dedication and improvement required by the Bureau of Engineering, which would be consistent with the Mobility Element. In addition to establishing Street Standards, the Mobility Element encourages "the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure" (Policy 5.4). The Project proposes to provide the required number of automobile parking spaces, while also utilizing reductions permitted by the Zoning Code, and from the City Planning Commission pursuant to LAMC Section 12.24 S. The Project has been conditioned to require that 20 percent of the required parking spaces are to be wired for the installation of future EV chargers, and that 5 percent of the required parking spaces are to be installed with EV chargers. As conditioned, the Project would be able to provide a service to local residents and employees in the area, while encouraging the use of low and zero emission fuel sources and the infrastructure to support it. Additionally, the Project would comply with existing Green Building codes, which were adopted to help facilitate the reduction of energy consumption.

5. **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.
6. **Health and Wellness Element and Air Quality Element.** Policy 5.1 and 5.7 of the Plan for a Healthy LA, the Health and Wellness Element, and Policy 4.2.3 of the Air Quality Element are policy initiatives related to the reduction of air pollution and greenhouse gases. As conditioned herein, the Project would be required to provide parking spaces which would be equipped for the immediate installation and use of EV Charging Stations, as well as for future use. The Project has also been conditioned to install solar panels to an operating photovoltaic system. The installation and operation of the solar panels would help to reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, the conditions would provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and the City. As conditioned, the Project would be consistent with the aforementioned policies, as well as Policy 5.1.2 of the Air Quality Element, by ensuring that future developments are compatible with alternative fuel vehicles and shift to non-polluting sources of energy. The solar and EV conditions are also good zoning practice because they provide a convenient service amenity to the occupants or visitors who use electric vehicles and utilize electricity on site for other functions. As such, the Project provides service amenities to improve habitability for the patrons of the Project and to minimize impacts on neighboring properties.

Entitlement Findings

7. **Zone Change and Height District Change Findings (Charter 558 and LAMC 12.32).**
 - a. **Pursuant to Section 12.32 C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

The Project Site is comprised of five parcels located at the northeast corner of Selma Avenue and Wilcox Avenue within the Hollywood Community Plan area. The site has 65 feet of frontage along the western side of Wilcox Avenue and approximately 200 feet of frontage along the northern side of Selma Avenue. The northeastern portion of the site extends 185 feet to the north, midblock between Wilcox Avenue and Cahuenga Boulevard. The site has a land use designation of Regional Center Commercial and is zoned C4-2D. The Regional Center Commercial land use designation lists the following corresponding zones: C2, C4, P, PB, RAS3, and RAS4. The recommended Vesting Zone and Height District Change to (T)(Q)C2-2D would be consistent with the land use designation.

Public Necessity, Convenience, and General Welfare. The vesting zone and height district change to (T)(Q)C2-2D would enable the development of the subject site with a proposed ground floor restaurant and a 114 guest room hotel, while maintaining the operations of the existing restaurant. The Project would complete the construction of the subterranean parking structure and construct a new eight-story building over the western portion of the site, resulting in a building with a 3.7:1 FAR. The ground floor of the building would consist of a 1,939 square-foot restaurant and the lobby of the proposed eight-story hotel. The northeastern portion of the site would remain developed with the one-story building and subterranean structure, with a portion of the proposed building being constructed over it along Selma Avenue. While the C4 Zone would permit commercial uses, the types of commercial uses are limited and contain restrictive development standards. A typical amenity of a use such as a restaurant or hotel is an outdoor eating area. In a built urban environment, where physical constraints require buildings to be built vertically, the ability to have this type of amenity in the C4 Zone would be limited as it is only permitted on the ground floor. The ability to use the rooftop, or any floor above the ground floor, for this type of amenity would allow for improved site design at every level of the Project.

The Project Site is located within the Hollywood Center, a designated Regional Center, which has become an established commercial and entertainment district. The area is frequently visited by tourist and business travelers in the City. The development of a hotel and restaurant uses would provide an alternative location for visitors to stay and dine within the Hollywood Area. Additionally, the site's proximity to regional transit stations would improve accessibility to commercial and employment centers. The inclusion of ground floor restaurants and the rooftop bar and lounge, would provide an additional amenity and service for hotel guest, as well as the existing residents and employees, and visitors in the area.

Good Zoning Practice. The Hollywood Community Plan is intended to serve a number of purposes, including to guide the development, betterment, and change of the Community to meet existing and anticipated needs and conditions; balance growth and stability; reflect economic potentials and limits, land development and other trends. As recommended, the vesting zone and height district change from C4-2D to (T)(Q)C2-2D would permit the development of a building with a floor area and height that is compatible with existing buildings, while permitting commercial uses that are consistent with the existing, and growing, commercial development in the Hollywood area. The Project Site is located one block to the south of Hollywood Boulevard and a block north of Sunset Boulevard. The site is partially developed with an existing restaurant on the northeastern portion of the site, is underdeveloped and underutilized when taken into consideration the proximity to public transportation and commercial district. The C2 Zone would permit additional commercial uses that are consistent with the existing entertainment district and the future growth of the district. While the C2 Zone would permit additional uses, the vesting zone change has been conditioned to prohibit uses which would not promote

the growth of the Hollywood Center as a commercial and entertainment center, as discussed in Finding No. 2. Future uses would be subject to the regulations of the zone, and would be required to obtain a conditional use, if applicable, prior to any change of use or authorization of a use. As such, uses which may be considered a nuisance for sensitive uses, such as residential development or schools, would be subject to discretionary review and conditioned appropriately if approved.

- b. Pursuant to Section 12.32-G and Q of the Municipal Code “T” and “Q” Classification Findings.** The current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for the proposed project. The “T” Conditions 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 actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The “Q” conditions that limits the scale 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 development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.
- c. Pursuant to Section 12.32-G,4(b) of the Municipal Code, D Limitation Findings. In establishing D limitations, the Council shall find that any or all the limitations are necessary: (1) to protect the best interest of and assure a development more compatible with the surrounding property or neighborhood, and (2) to secure an appropriate development in harmony with the objectives of the General Plan, or (3) to prevent or mitigate potential adverse environmental effects of the Height District establishment or change.** The Project Site is currently zoned C4-2D and is subject to the D Limitations contained within Ordinance No. 165,660. The D Limitations limits the total floor area on a site to a 2:1 FAR. Additional floor area may be granted, up to 4.5:1, but no greater than 6:1, FAR; however, the additional floor area would have to be approved by the City Planning Commission and/or CRA/LA. The limitation is consistent with Footnote No. 9 of the Community Plan. Pursuant to the Zoning Code, Height District 2 permits a maximum 6:1 FAR, with no limitation on the height of the building in the recommended C2 Zone. The recommended D Limitation would limit the total FAR to 3.7:1, with a maximum height of 89 feet. Without the limitation, due to the site’s physical constraints, the maximum 6:1 FAR would lead to a building which would be taller and incompatible with the surrounding properties. The limitation would ensure that the proposed development is physically compatible with the surrounding properties, which range from one to ten stories. The proposed limitations would permit the development of the project, as described in Finding Nos. 2 and 6.a, which would promote the objectives of the Hollywood Community Plan. As such the D Limitations would protect the best interest of and assure a development that is more compatible with the surrounding property or neighborhood and secure an appropriate development in harmony with the objectives of the General Plan.

8. Conditional Use Findings.

- a. That 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 applicant is requesting a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages in conjunction within a proposed 1,939 square-foot ground

floor restaurant and within three locations of the proposed hotel. The proposed restaurant would have 60 indoor seats and 40 outdoor seats. Within the hotel, alcohol sales and consumption is proposed within the hotel lobby, “mini-bars” within the 114 guest rooms, and the rooftop bar and lounge area. The proposed restaurant and hotel would be developed primarily on the western portion of the L-shaped site located at the northeast corner of Selma Avenue and Wilcox Avenue. The northeastern portion of the site would remain developed with the existing restaurant, which was previously approved a Conditional Use, Case No. ZA-2015-2671-CUB, by the Zoning Administrator in 2016.

The site is located one block south of Hollywood Boulevard and one block north of Sunset Boulevard. The Project Site is located within a dense, urban environment, one block south of the Hollywood Boulevard Entertainment District. The surrounding areas are developed with residential uses, hotels, restaurants, and various retail and commercial uses. The proposed restaurant would provide an alternative service amenity in an area which is not only a vibrant international destination, but is developed with a number of businesses and residences. The proposed restaurant is anticipated to operate as a bona-fide restaurant with the proposed sale of alcoholic beverages anticipated to be incidental to food service. The proposed hotel will serve to provide temporary residency for tourist and business travelers within close proximity to commercial and employment centers, as well as regional servicing public transit. The request to sell alcoholic beverages within “minibars” is intended to serve as an amenity for hotel guest, accessory to the operations of the hotel. The proposed lobby bar and rooftop bar and lounge would serve hotel guests, as well as the general public. The sale and dispensing of alcoholic beverages is anticipated to be an incidental amenity for patrons of the operations. The operations of the proposed restaurant, hotel lobby bar and rooftop bar and lounge will provide an additional amenity for those who are employed or visiting the Hollywood area.

- b. That 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 Project Site is located within the Hollywood Community Plan and is located approximately one block south of the Hollywood Entertainment District. The site is presently developed with a restaurant and partially constructed parking structure on the northeastern portion of the site. The Project would complete construction of the subterranean parking structure in the excavated area on the western portion of the site and construct a new eight-story building. As proposed, the subterranean parking structure would accommodate up to 52 parking spaces. The Project proposes to provide up to 37 parking spaces off-site at 1541 North Wilcox Avenue. Parking on- and off-site would be serviced by valet, with a drop off/pick up area proposed along Selma Avenue and Wilcox Avenue. As previously discussed, the site is located within close proximity to the Metro Red Line and other forms of public transit. It is anticipated that patrons and guests of the Project would utilize public transit or other forms of ride-share services that would not require the parking of vehicles at the site or within the off-site parking location. As such, pursuant to LAMC Section 12.24 S, the required number of spaces may be further reduced by 20 percent provided that the reduction occurs with the parking provided off-site.

The proposed building would include a 1,939 square-foot ground floor restaurant and a 114 guest room hotel with rooftop amenities such as a pool and rooftop bar and lounge area. As designed and conditioned, a minimum six-foot high glass wall would be installed

along the perimeter of the rooftop area. The proposed restaurant and hotel will be located within close proximity to Hollywood Boulevard, which is a developed with commercial and entertainment uses. However, there are existing multi-family developments within the area as well. The proposed operations of the rooftop and outdoor operations have been conditioned to limit live entertainment and amplified music, as well as the hours of operations of the outdoor areas. The conditions related to live entertainment, amplified and ambient music, and hours of operation, which were reviewed and recommended by the Los Angeles Police Department (LAPD), would prevent late night noise, ensuring that its operations will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

- c. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The Project Site is located within the Hollywood Community Plan with a land use designation of Regional Center Commercial. The site is not located within a specific plan. The site is presently developed as a one-story commercial building and partially constructed subterranean parking structure on the northeastern portion of the site. The recommended vesting zone change to (T)(Q)C2-2D would permit the construction of an approximately 89-foot tall, eight-story commercial building. The building would maintain the existing restaurant located on the northeastern portion of the site, and proposes a new 1,939 square-foot restaurant on the western corner of the site. The two restaurants would be separated by the lobby of the proposed 114 guest room hotel. As discussed in Finding No. 2, the Project would redevelop an underutilized site with uses that are compatible with the existing development in the surrounding area and would be in conformance with the objectives and policies of the Community Plan. The sale of a full line of alcoholic beverages in conjunction with the operations of the proposed restaurant and hotel, would be an added amenity for guests and patrons of the Project.

Additionally, the Project has been conditioned to require parking spaces to be constructed for the immediate installation and use of EV Chargers, as well as for future use, and for the installation of solar panels to an operating photovoltaic system. As such, the project is in substantial conformance with the General Plan and the Community Plan.

- d. Additional required findings for the sale of alcoholic beverages:**
- i. The proposed use will not adversely affect the welfare of the pertinent community.**

The Project proposes to develop the site with a new commercial building which would maintain the existing restaurant, and proposes to construct a new ground floor restaurant and an eight-story, 114 guest room hotel. The proposed restaurant is anticipated to operate as a bona-fide restaurant and the sale and dispensing of alcoholic beverages incidental to food service is a common amenity found with the operations of a restaurant. The proposed hotel would include rooftop amenities including a bar and lounge area, which would be partially covered. The request to serve alcoholic beverages within the guest rooms and as an incidental service within the lobby bar and rooftop bar and lounge is a common amenity that is found with the operations of a hotel. The Project Site is located within close proximity to Hollywood Boulevard, which is a commercially developed entertainment district. The proposed restaurant and hotel will be compatible with the range of commercial uses such as restaurants, nightclubs, theaters, retail, and other hotels. As conditioned, the proposed restaurant and hotel operations as it relates to the sale and dispensing of

alcoholic beverages have been conditioned as to not adversely affect the welfare of the pertinent community.

- ii. **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.**

According to the California State Department of Alcoholic Beverage Control licensing criteria, there are 3 on-site and 2 off-site licenses allocated to the subject Census Tract Number 1907.00, based on a population of 3,379. Within 1,000 feet of the subject site, there are currently 62 active licenses, including 59 on-site and 3 off-site licenses.

The number of existing on-site licenses within the census tract where the subject site is located exceeds ABC guidelines. Concentration can be undue when the addition of a license will negatively impact a neighborhood. 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. The site is located within the Hollywood Community Plan and is located approximately one block south of the Hollywood Entertainment District. The area is developed with a diverse range of commercial uses, which include restaurants, theaters, and retail uses. In active commercial areas where there is a demand for licenses beyond the allocated number, the Department of Alcoholic Beverage Control (ABC) has recognized that high activity retail and commercial centers are supported by a significant and growing employee, visitor, and resident population in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to the public welfare and will not interfere with the quiet enjoyment of property by residents in the area. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring responsible management and deterrents against loitering. As proposed by the submitted application and conditioned herein by the City, the requested application will be implemented with conditions intended to prevent public drinking, driving under the influence, and public drunkenness. These conditions will safeguard the welfare of the community. As conditioned, allowing the sale of a full line of alcoholic beverages in conjunction with the proposed restaurant and the hotel for on-site consumption is not undue or anticipated to create a law enforcement issue. Consequently this approval will not result in an undue concentration of premises selling and dispensing of a full line of alcoholic beverages.

According to statistics provided by the Los Angeles Police Department's Hollywood Vice Unit, within Crime Reporting District No. 646 which has jurisdiction over the subject property, a total of 1,777 crimes were reported in 2017 (662 Part I and 1,115 Part II crimes), compared to the Citywide Average of 191 crimes for the and the High Crime Reporting District Average of 229 crimes. Alcohol related Part II Crimes reported include Narcotics (167), Liquor Laws (58), Public Drunkenness (27), Disturbing the Peace (2), Disorderly Conduct (159), Gambling (2), DUI related (29),

and other offenses (269). 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.

Although the site is located within a crime reporting district where the crime rate is higher than the area wide average, no evidence or communications were received indicating that the location of the proposed restaurant and hotel has been the subject of criminal or nuisance activity. On March 24, 2018, LAPD Hollywood Vice submitted a list of proposed operating conditions for the proposed restaurant and hotel as it relates to the sale and dispensing of alcoholic beverages. These proposed operating conditions are included herein, thus, the approval of the request is not anticipated to result in late night nuisance activity or contribute to the area's crime rate.

The subject grant has been conditioned to allow the Director's designee to require a Plan Approval application to evaluate the operations of the project if documentation is submitted showing that the project is not in compliance with the approved conditions. A record of poor compliance and/or nuisance complaints would allow the City the discretion to not grant a conditional use and thus avoid the need to proceed with prolonged nuisance abatement proceedings. The project has been conditioned to prevent negative impacts and integrate the use into the community as well as protect community members from adverse potential impacts. As such, the proposed restaurant and hotel with the sale of a full line of alcoholic beverages will be compatible with the surrounding development and will not adversely affect the welfare of the surrounding community.

- iii. **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.**

The following sensitive uses are located within 1000 feet of the project site:

- Selma Park (6561 West Selma Avenue)
- Selma Avenue Elementary School (6611 West Selma Avenue)
- Y.M.C.A. (6560 West Selma Avenue)
- Blessed Sacrament Church (6660 West Selma Avenue)
- King's Education (1555 Cassil Place)
- First Baptist Church (6682 Selma Avenue)

The proposed restaurant and hotel are located within the proximity of sensitive uses, including residential development. While the proposed restaurant and hotel proposes the sale of alcoholic beverages for on-site consumption, it is anticipated that the sale and consumption will be ancillary to the primary operations of the proposed restaurant and hotel. The site is located within a developing commercial corridor along Selma Avenue and in the Regional Center Commercial, which has long been a center of entertainment in the City. With the conditions referenced herein, the impacts of the on-site consumption and dispensing of a full line of alcoholic beverages would be reduced and will not detrimentally affect nearby residentially zoned or developed communities and other sensitive uses within the area.

9. **Zoning Administrator's Adjustment Findings.** In order for an adjustment from the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative:
- a. **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 Project Site is an L-shaped site with 65 feet of frontage along the western side of Wilcox Avenue and approximately 200 feet of frontage along the northern side of Selma Avenue. The northeastern portion of the site extends 185 feet to the north, midblock between Wilcox Avenue and Cahuenga Boulevard, as shown in the map below. The northeastern portion of the site is developed with an existing commercial building with a partially constructed subterranean structure. The Project proposes to complete the construction of the subterranean structure, to be utilized for parking, and to construct a new eight-story building. While the building will be located primarily on the western portion of the site, a portion of the building would be constructed over the existing building along Selma Avenue, which will be maintained as part of the Project.

Pursuant to the LAMC Section 12.14 C,2 and 12.22 A,18, a building would be required to provide five-foot side yard, with one additional foot added for every story over the second story. For the rear yard, the Zoning Code requires a minimum fifteen-foot setback, with one additional foot added for every story over the third story. As an eight-story building, the Project is required to provide an eleven-foot northerly side yard and a twenty-foot easterly rear yard setback. The applicant has requested an adjustment to permit a reduced northerly side yard setback of ten feet and a reduced easterly rear yard setback of nineteen feet.

As proposed and requested, the Project would comply with the setback requirements of a seven-story building. However, as the rooftop will include a covered rooftop bar and lounge seating area and will be used for other amenities, it is considered an eighth story. The rooftop includes outdoor amenities such as a pool and amenity deck and an uncovered bar and lounge seating area. Along the northern elevation, fully enclosed structures are limited to roof structures and storage, which would otherwise be permitted to be located at the perimeter of the building. Outdoor seating areas which are located along the northern elevation are further setback from the perimeter of the building and are buffered with a landscape planter. Along the eastern elevation, the rooftop amenities and fully enclosed structures are setback further than the required twenty feet and the requested nineteen feet. The second through seventh stories would observe the requested nineteen feet, which is consistent with the required rear yard setback of a seven-story building. As such, the provided yards would still conform to the intent of the provisions to not obstruct light or ventilation on any of the adjoining properties.

- b. **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 L-shaped site is located at the northeast corner of Selma Avenue and Wilcox Avenue, with 65 feet of frontage along Wilcox Avenue and 200 feet of frontage along Selma Avenue. The proposed building has largely been configured to be oriented along Selma Avenue. As described in Finding No. 9.a, the second through seventh story would observe a reduced northerly side yard of ten feet and a reduced easterly rear yard of

nineteen feet. To the north, the adjacent property is developed with a surface parking lot. To the west, the adjacent property is developed with a ten story hotel. As designed, the reduced yards would provide an adequate setback to maintain access to light and ventilation for existing and future developments on adjacent properties. Additionally, a Mitigated Negative Declaration (Case No. ENV-2016-2602-MND) was prepared for the proposed Project. The mitigation measures identified in the MND have been incorporated as enforceable conditions of approval. The mitigation measures, in conjunction with conditions of approval related to the size, height, and operations of the proposed Project would ensure that the Project as a whole would be compatible with and would not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

The Project Site is located within the Hollywood Community Plan, with a land use designation of Regional Center Commercial. The applicant has requested a Vesting Zone Change and Height District Change from C4-2D to (T)(Q)C2-4D. The Project proposes to maintain the existing commercial building and to complete construction of the subterranean parking structure and to construct a new eight-story building. The building would consist of a 1,939 square-foot restaurant and a 114 guest room hotel. The hotel would include a lobby bar and rooftop amenities such as a pool, rooftop bars with both outdoor and indoor bar and lounge seating areas. With the approval and adoption of the requested Vesting Zone Change and Height District Change, the Project would be in substantial conformance with the purpose, intent and provisions of the General Plan and the Hollywood Community Plan, as described in Finding Nos. 2 through 5. The site is not located within a specific plan area.

10. Site Plan Review Findings. In order for the site plan review to be granted, all three of the legally mandated findings delineated in Section 16.05-F of the Los Angeles Municipal Code must be made in the affirmative:

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

The Project Site is located within the Hollywood Community Plan, with a land use designation of Regional Center Commercial. The site is presently developed with a one-story commercial building and partially constructed subterranean parking structure on the northeastern portion of the site. The recommended Vesting Zone and Height District Change to (T)(Q)C2-2D would permit the construction of the approximately 89-foot tall, eight-story building on the western portion of the site and the maintenance of the existing building on the northeastern portion of the site. The Project would continue operations of the existing restaurant, and proposes a new 1,939 square-foot restaurant and a 114 guest room hotel. The hotel would have a ground floor lobby bar, and would include additional amenities on the rooftop such as a pool and bar and lounge area. The Project has been conditioned to require parking spaces to be constructed for the immediate installation and use of EV Chargers, as well as for future use, and for the installation of solar panels to an operating photovoltaic system. As discussed in Finding Nos. 2 through 6, the Project would redevelop an underutilized site with uses that are compatible with the existing development in the surrounding area and would be in substantial conformance with the objectives and policies of the General Plan and the Hollywood Community Plan.

- b. 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 is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

The Project proposes to construct an approximately 89-foot tall, eight-story building with three-levels of subterranean parking. The Project would maintain the existing one-story building which is currently operating as a restaurant, and proposes a new 1,939 square-foot restaurant and a 114 guest room hotel. The existing restaurant would maintain the existing entryway along Selma Avenue. The proposed restaurant, located directly at the corner of Selma Avenue and Wilcox Avenue would have a separate entrance on Selma Avenue, but would also be accessible from an interior entrance from the hotel reception area. The proposed building would be constructed over three levels of subterranean parking, which would be accessible from a driveway located along Wilcox Avenue. It is intended that a valet drop off/pick up area will be provided along Selma Avenue and Wilcox Avenue to park the cars either on-site or at the off-site parking location. Short term bicycle parking is proposed within the public right-of-way along Selma Avenue and Wilcox Avenue and long term bicycle parking is proposed on the first subterranean level.

- c. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

The hotel use is defined as a residential use due to the habitable rooms; however, it is not required to provide open space pursuant to LAMC Section 12.21 G as there are no dwelling units proposed. Although recreational and service amenities are not required, the hotel will provide amenities for hotel guests such as use of the rooftop deck, which includes a swimming pool. As conditioned, the Project would installed electric vehicle charging stations for five percent of the required parking provided on-site and the installation of an operational photovoltaic system (solar) that will offset the electrical demand of the EV chargers and other on-site electrical uses. The electric vehicle charging spaces and solar panels will improve habitability for residents and neighboring properties by reducing the level of greenhouse gas emissions and fuel consumption from the project site, in spite of increased parking capacity, through encouraging the use of low or zero emission vehicles. The EV ready parking spaces will also provide guests and patrons who use an electric vehicle a direct service amenity.

Environmental Findings

- 11. Environmental Finding.** A Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program (ENV-2016-2602-MND), was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA). Comments were received from members of the public stating that the MND fails to adequately analyze impacts of the Project related to air quality, greenhouse gases, and traffic. No technical studies were submitted with the comments which were received. The MND analyzes the potential impacts of the Project from two baselines referred to as the Original Baseline and the Current Baseline. The Original Baseline analyzes the Project's potential impact as it existed at the time of submittal of Case No. ENV-2015-2672-MND. The Current Baseline analyzes the Project's potential impact as the site currently exists. Projects in the surrounding area have been identified and analyzed as part of the MND. The MND incorporates mitigation measures to address identified impacts under both baselines. 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. The attached Mitigated Negative Declaration reflects the lead agency's independent judgement and analysis. The records upon which this decision is based are with the Environmental Review Section of the City Planning Department in Room 750, 200 North Spring Street.

12. **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 Zone C, areas of minimal flooding.