

## FINDINGS

### General Plan/Character Findings

#### 1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the area Hollywood Community Plan, adopted by the City Council on December 13, 1988. The plan map designates the subject property as Regional Center Commercial with corresponding zones of C2, C4, RAS3, RAS4, P and PB. The recommended Zone and Height District Change to the (T)(Q)C2-2D-SN Zone with a 6:1 FAR is consistent with the current Regional Center Commercial land use designation. While the Framework Element characterizes Regional Center as including FARs of up to 6:1, the project is subject to the Hollywood Redevelopment Plan which limits the development to an FAR of 4.5:1, unless certain findings and determinations found in Section 506.2.3 of the Redevelopment Plan are made. Those findings and determinations are made. Therefore, the project, with an FAR of 6:1, is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.
- b. **Land Use Element.**

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

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 recommended FAR of 6:1 allows for the redevelopment of a parcel of land within Hollywood Center with the proposed residential (a hotel) and commercial (restaurant/bar) 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 as well as the Metro Red Line with access to North Hollywood, Universal Studios, Downtown Los Angeles and beyond.

- 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 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 175 short-term, overnight hotel rooms within Hollywood's commercial and entertainment core for visitors and tourists. The project's proximity to the Metro B (Red) Line, the Metro Next Gen Tier 1 Rapid Line 4 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 Sunset Boulevard (Avenue I) will enable the city to conserve nearby existing stable residential neighborhoods and lower-intensity commercial districts. Such attributes support the increase in allowable Floor Area Ratio to a maximum of 6:1 FAR, reduced

side yard setbacks, a reduced rear yard setback, a conditional use permit for the sale of a full line of alcoholic beverages for the hotel, bar, lounge and restaurant operations and for a development project that provides more than 50 guest rooms.

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 project is a hotel and restaurant project that will provide jobs within Hollywood's commercial and entertainment core for visitors and tourists. The project's design, including ground floor treatment will encourage pedestrian activity and its location, toward the southern boundary of the Hollywood Center, will provide an appropriate buffer between the more intense uses within the Hollywood Center and the residential neighborhood south of Sunset Boulevard.

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 Next Gen Tier 1 Rapid Line 4 and other transit connections enable it to function at both the local and region scale, and justify an increase in Floor Area Ratio to a maximum of 6:1.

- d. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Sunset Boulevard is designated as an Avenue I in the Mobility Element of the General Plan and dedicated to a width of 100 feet and improved with asphalt roadway and concrete curb, gutters and a sidewalk.

Sunset Boulevard is included in the Mobility Plan 2035's "Enhanced" Networks including the Neighborhood Enhanced Network and Bicycle Lane Network and Vehicle Enhanced Network. The project as designed and conditioned meets the following goals and objectives of Mobility Plan 2035:

Policy 2.7: Provide vehicular access to the regional freeway system.

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.

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 Next Gen Tier 1 Rapid Line 4 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 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, all vehicular parking shall provide electric vehicle charging spaces and electric vehicle charging stations in compliance with the regulations outlined in Sections 99.04.106 and 99.05.106 of the LAMC.

Lastly, the Department of Transportation submitted a Traffic Impact Assessment of the proposed project dated November 17, 2020 that determined the impact of the trips generated from the project will be less than significant.

- e. 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.

### **Entitlement Findings**

#### **2. Pursuant to Section 12.32-C of the Municipal Code, the zone change is in conformance with the public necessity, convenience, general welfare and good zoning practice.**

- 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 Zone and Height District Change to the (T)(Q)C2-2D-SN Zone to remove the existing D Limitation to allow a maximum of 6:1 FAR would allow the construction of a 175-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 B (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 Sunset Boulevard, Hollywood Boulevard, Vine Street and Highland Avenue are all approximately one-half mile from the project site. Granting the Zone and Height District Change to the (T)(Q)C2-2D-SN Zone to remove the existing D Limitation 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 Zone and Height District Change to the (T)(Q)C2-2D-SN Zone with a 6:1 FAR, 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 175-room hotel and restaurants will provide a significant number of jobs within approximately one-half mile of a variety of modes of public transit.
- d. Good Zoning Practices: Granting the Zone and Height District Change to the (T)(Q)C2-2D-SN Zone with a 6:1 FAR, 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 175-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 restaurants 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 Finding No. 1, and to prevent or mitigate the potential adverse environmental effect of adding additional height or floor area to the established neighborhood.

### **BASIS FOR CONDITIONAL USE PERMITS**

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a Conditional Use Permit are located within Section 12.24 of the Los Angeles Municipal Code. In order for the sale of a full line of alcoholic beverages for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

### **CONDITIONAL USE FINDINGS**

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 will enhance the built environment in the surrounding neighborhood and will provide a service that is beneficial to the community. The requested entitlement is a Conditional Use to permit the sale of alcoholic beverages for on-site consumption for the projects second and rooftop level restaurant, bar and lounge areas. Overall alcohol square-footage is limited to 12,500 square feet.

The sale of alcoholic beverages for on-site consumption provides a service that is beneficial to the community. The project will allow patrons to purchase all alcoholic beverage to complement their own meals. It will allow for its restaurants to be competitive with other restaurants in the area and help promote the project as being a major regional destination. The subject site, located along Sunset Boulevard, enhances the character of the area and provides convenient dining experiences for the community and visitors to the area. The restaurants bars and lounges will positively impact the financial health of the property and improve the economic vitality of the area via increased tax revenue and local employment.

The project site is located in close proximity to public transit. Because of this, the project provides convenient access for both residents and visitors to Hollywood, contributing to the vibrancy of the surrounding area. By providing alcohol sales within a controlled, high-quality

hotel development, with appropriate operational and security measures, the project will provide a service that is beneficial to the community and the City.

- 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 sale of alcohol in conjunction with commercial restaurant uses will enhance the desired land use and planning goal of creating a hotel development site where residents, visitors, and nearby employees can take advantage of a range of dining, drinking, and social choices. A review of other mixed-use and hotel projects throughout Hollywood and the rest of the City demonstrates that the sale of alcohol is an integral part of such developments. Moreover, the sale of alcohol at the project site will occur within a carefully controlled, high-quality environment, thereby preventing potential adverse effects on adjacent properties or the surrounding neighborhood.

The site is located in the highly urbanized Hollywood Regional Center Commercial, within walking distance to regionally serving transit. The Project's height, bulk, and massing is consistent with other hotel developments recently constructed or approved in proximity to the site, which is consistent with the City's long-standing encouragement of densification of the Regional Center Commercial, given its close proximity to public transit and major employers. By encouraging development within the Regional Center Commercial area, nearby lower-density areas are protected from encroaching development patterns.

The project's design will facilitate safe pedestrian and vehicular access to and from the site. Vehicular parking spaces will be provided in conformance with LAMC requirements. In addition, conveniently accessible short- and long-term bicycle parking spaces will be provided as part of the project. Pedestrian wayfinding signage would be located at parking garage entrances, elevator lobbies, while project lighting would incorporate low-level exterior lights on the building and along pathways for security and wayfinding purposes. Through such design characteristics, as well as the required conditions of approval regarding hours of operation, occupant loads, and security measures, the requested CUB will not result in adverse effects on surrounding properties or the larger community.

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

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

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.

Approval of the proposed project allows for the redevelopment of a parcel of land within Hollywood Center with the proposed residential (a hotel) and commercial (restaurant/bar) 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 a variety of dining accommodations within proximity to many of Hollywood's entertainment-based tourist attractions as well as the Metro Red Line with access to North Hollywood, Universal Studios, Downtown Los Angeles and beyond.

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 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 175 short-term, overnight hotel rooms within Hollywood's commercial and entertainment core for visitors and tourists. The project's proximity to the Metro B (Red) Line, the Metro Next Gen Tier 1 Rapid Line 4 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 Sunset Boulevard (Avenue I) will enable the city to conserve nearby existing stable residential neighborhoods and lower-intensity commercial districts. Such attributes support a conditional use permit for the sale of a full line of alcoholic beverages for the hotel, bar, lounge and restaurant operations.

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 project is a hotel and restaurant project that will provide jobs within Hollywood's commercial and entertainment core for visitors and tourists. The project's design, including ground floor treatment will encourage pedestrian activity and support the approval of the sale and dispensing of a full line of alcoholic beverages for on-site consumption.

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 Next Gen Tier 1 Rapid Line 4 and other transit connections enable it to function at both the local and region scale, and is a proper location of the sale and dispensing of a full line of alcoholic beverages for on-site consumption.

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

The approval of the Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption on the subject site will not adversely affect the welfare of the community. The recommended Zone and Height District change to (T)(Q)C2-2D-SN allows for commercial uses, and the subject project will operate as such. The subject site, located along Sunset Boulevard, enhances the character of the area and provides convenient dining experiences for the community and visitors to the area. The restaurants bars and lounges will positively impact the financial health of the property and improve the economic vitality of the area via increased tax revenue and local employment.

With oversight for the California Department of Alcoholic Beverage Control and conditions which have been imposed upon the restaurant, the project will be compatible with the character of the immediate neighborhood. Such conditions include the requirement of security measures such as a surveillance system and deterrence of graffiti and loitering. In addition, the grant requires the use and maintenance of an age verification device to deter underage purchases and drinking. Employees must also undergo STAR (Standardized Training for Alcohol Retailers) training, provided by the Los Angeles Police Department, LEAD (Licensee Education on Alcohol and Drugs) training, or RBS (Responsible Beverage Service) provided by the Department of Alcoholic Beverage Control. Both the Conditions of Approval and the requirements of the State Alcoholic Beverage Control agency are intended to protect the public health, welfare and safety of the community. Therefore, it is expected that the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the proposed restaurants, bars and lounges 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.**

According to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, one (1) on-sale and one (1) off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1907.01. Data provided on the ABC's License Query System indicate that there are 53 existing on-site and two (2) existing off-site alcoholic beverage licenses within the subject Census Tract.

According to statistics provided by the Los Angeles Police Department Hollywood Division, which has jurisdiction over the subject property within Crime Reporting District No. 646, a total of 814 crimes were reported in 2021 (540 Part I Crimes and 274 Part II Arrests) compared to

the citywide average of 149 crimes and arrests and the high crime average of 179 crimes for 2021. In 2021, there were (45) Narcotics, (21) Liquor Law, (2) Public Drunkenness, (0) Disturbing the Peace, (1) Disorderly Conduct, (0) Gambling, and (22) 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.

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 license benefits the public welfare and convenience. The subject site is located within a Census Tract where the number of active on-site and off-site ABC licenses does exceed ABC guidelines. The subject site is also located along a heavily traveled commercial corridor. Additionally, there was no evidence submitted for the record establishing any link between the subject site and the area's crime rate. The subject sale of alcohol is ancillary to the primary operations of the proposed restaurants, bars and lounges. The grant allows the applicant to provide a convenient amenity to the community, and visitors.

The project has incorporated numerous operational conditions to the grant that address noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Therefore, the project will not contribute to the area's crime and will not result in an undue concentration of licensed premises.

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.**

The project site is zoned for commercial uses and will continue to be utilized as such with the proposed hotel and ancillary uses. The following potentially sensitive uses are located within a 1,000-foot radius of the site:

Hollywood Regional Branch Library, 1623 Ivar Avenue  
Hollywood Arts University High School, 1644 Wilcox Avenue  
Los Angeles Film School, 6363 Sunset Boulevard  
Hollywood Walk-in Clinic, 6430 Selma Avenue

Consideration has been given to the distance of the subject establishment from any nearby sensitive uses. Although there are nearby school/library uses, they do not directly abut the project site. As a hotel with ancillary dining and amenity spaces with incidental alcoholic beverage service, the project is unlikely to have any direct impact on these uses. Such uses are also unlikely to overlap with the primary hours of operation for alcoholic beverage service, which is more prevalent on the weekends and in the evenings. The project site is located along Sunset Boulevard, a major commercial corridor running through the commercial core of the neighborhood. The grant has been well conditioned to protect the health, safety, and welfare of the surrounding community. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the proposed zoning and in keeping with the existing development in the area. The project will contribute to the neighborhood and will serve neighboring residents and local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect nearby schools, parks, libraries, or any other sensitive uses 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 a Zoning Administrator's Adjustment pursuant to LAMC 12.28-C to allow zero-foot side yards and a zero-foot rear yard lieu of the required 16 feet and 20 feet respectively. The project is a hotel building. Although the hotel use is considered a residential building, the function of a hotel is more of a commercial nature to temporarily accommodate business and leisure travelers. Setbacks are not required for commercial uses in commercial zones. The setback requirements would jeopardize the feasibility of the hotel given the size of the project site. Therefore, while providing zero side yard setbacks at and a zero-foot rear yard setback, the project nonetheless conforms to the intent of the side yard and rear yard regulations that provide suitable guarantees for light and air for the hotel rooms and adjacent properties.

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 subject project and its amenities will not adversely affect adjacent properties or the surrounding neighborhood. The project is appropriate in scale given its proximity to nearby hotels, high-rises, and other rooftop lounges. As the property is located within the Hollywood Center, the neighborhood is surrounded by other commercial, hotel, and entertainment options. The proposed restaurant bar and lounge locations are either oriented towards the street or at the rooftop level; and oriented away from adjacent properties.

Therefore, the project as a whole as designed, 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.**

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

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.

Approval of the reduce rear and side yards allows for the redevelopment of a parcel of land within Hollywood Center with the proposed residential (a hotel) and commercial

(restaurant/bar) 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 as well as the Metro Red Line with access to North Hollywood, Universal Studios, Downtown Los Angeles and beyond.

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 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 175 short-term, overnight hotel rooms within Hollywood's commercial and entertainment core for visitors and tourists. The project's proximity to the Metro B (Red) Line, the Metro Next Gen Tier 1 Rapid Line 4 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 Sunset Boulevard (Avenue I) will enable the city to conserve nearby existing stable residential neighborhoods and lower-intensity commercial districts. Such attributes support the reduced side yard setbacks and a reduced rear yard setback.

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 project is a hotel and restaurant project that will provide jobs within Hollywood's commercial and entertainment core for visitors and tourists. The project's design, including ground floor treatment will encourage pedestrian activity and its location, toward the southern boundary of the Hollywood Center, will provide an appropriate buffer between the more intense uses within the Hollywood Center and the residential neighborhood south of Sunset Boulevard.

### **Site Plan Review Findings**

- 12. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and does not conflict with any applicable regulations, standards, and any applicable specific plan.**

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

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 recommended FAR of 6:1 allows for the redevelopment of a parcel of land within Hollywood Center with the proposed residential (a hotel) and commercial (restaurant/bar) 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 as well as the Metro Red Line with access to North Hollywood, Universal Studios, Downtown Los Angeles and beyond.

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 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 175 short-term, overnight hotel rooms within Hollywood's commercial and entertainment core for visitors and tourists. The project's proximity to the Metro B (Red) Line, the Metro Next Gen Tier 1 Rapid Line 4 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 Sunset Boulevard (Avenue I) will enable the city to conserve nearby existing stable residential neighborhoods and lower-intensity commercial districts. Such attributes support the increase in allowable Floor Area Ratio to a maximum of 6:1 FAR, reduced side yard setbacks, a reduced rear yard setback, a conditional use permit for the sale of a full line of alcoholic beverages for the hotel, bar, lounge and restaurant operations and for a development project that provides more than 50 guest rooms.

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 project is a hotel and restaurant project that will provide jobs within Hollywood's commercial and entertainment core for visitors and tourists. The project's design, including ground floor treatment will encourage pedestrian activity and its location, toward the southern boundary of the Hollywood Center, will provide an appropriate buffer between the more intense uses within the Hollywood Center and the residential neighborhood south of Sunset Boulevard.

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 Next Gen Tier 1 Rapid Line 4 and other transit connections enable it to function at both the local and region scale, and justify an increase in Floor Area Ratio to a maximum of 6:1.

The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Sunset Boulevard is designated as an Avenue I in the Mobility Element of the General Plan and dedicated to a width of 100 feet and improved with asphalt roadway and concrete curb, gutters and a sidewalk.

Sunset Boulevard is included in the Mobility Plan 2035's "Enhanced" Networks including the Neighborhood Enhanced Network and Bicycle Lane Network and Vehicle Enhanced Network. The project as designed and conditioned meets the following goals and objectives of Mobility Plan 2035:

Policy 2.7: Provide vehicular access to the regional freeway system.

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.

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 Next Gen Tier 1 Rapid Line 4 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 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, all vehicular parking shall provide electric vehicle charging spaces and electric vehicle charging stations in compliance with the regulations outlined in Sections 99.04.106 and 99.05.106 of the LAMC.

Lastly, the Department of Transportation submitted a Traffic Impact Assessment of the proposed project dated November 17, 2020 that determined the impact of the trips generated from the project will be less than significant.

13. **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 subject property is flat, interior lot, approximately 9,945 square feet in size. The existing project site is currently developed with a 9,636-square-foot two-story structure with general commercial and office uses. Furthermore, there are 14 existing tandem parking spaces located to the rear of the structure. The property is currently zoned C4-2D-SN.

The project site is located in an urbanized area surrounded primarily by commercial uses. Properties immediately north and across the alley are zoned C4-2D-SN and improved with a parking lot. The abutting properties to the east are similarly zoned C4-2D-SN improved with one-story commercial uses. Properties to the south and across Sunset Boulevard are improved with a commercial warehouse and the 14-story CNN building. Lastly, the abutting properties to the west across Vine Street are similarly zoned C4-2D-SN and improved with commercial uses.

Within the general vicinity, to the west is an existing 11-story hotel and to the north is an existing five-story hotel. To the south, including across Sunset Boulevard, is a nine- and twelve-story office building. Furthermore, the Ivar Gardens Hotel, is a planned 232-foot high 21-story hotel located approximately 200 feet east of the subject property.

The projects bulk and setbacks will not adversely affect neighboring properties because immediately to the north is an alley and surface parking lot. Properties to the east and west are one and two-story structures, respectively. Lastly, the property to the south and across the street is the CNN building is 212 feet high and 13 stories. The project's massing is reduced along the western façade above the sixth floor.

The project includes off-street parking located within three (3) above-ground parking levels that are accessed from the ground level. The ground level is designed with a circular turnaround driveway and two parking elevators. At capacity and without interfering with the

exit lane, 11 vehicles can be queued on the ground floor between the driveway, within the elevators and the parking spaces within the middle of the circulation aisle. The project's proposed loading space is accessed from the alley to the north and trash and loading activities will not interfere with vehicular circulation along Sunset Boulevard.

All lighting has been conditioned to be downward-facing and all trash collection and storage areas to not be visible from the public right-of-way. All landscaping has been designed and conditioned to be integrated with the building and suitable to the functions of the various outdoor spaces.

Therefore, based on the proposed design of the project and the conditions imposed herein, the project will be compatible with existing and future development on adjacent properties and neighboring properties.

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

The proposed 175-room hotel includes 12,500 square feet of restaurant, bar and lounge spaces that are also open to the public. Furthermore, the project includes 72 parking spaces located on-site. With these second and rooftop level restaurants located within covered and uncovered outdoor areas, and as conditioned, the project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

**Redevelopment Project Area Findings**

**15. Substantially complies with the relevant Redevelopment Regulations, findings, standards and provisions of the Redevelopment Plan.**

Section 501 – General Controls and Limitations

All real property within the boundaries of the Redevelopment Plan area are subject to the provisions of the Redevelopment Plan. The Redevelopment Plan defers to the Community Plan's designation of the subject property as Regional Center Commercial, which allows hotel uses.

Section 508.2 – Public Street Layout, Rights of Way and Easements

The proposed project does not seek to widen or alter any public street.

Section 508.4 – Open Space, Landscaping, Light, Air and Privacy.

Although the proposed project does not provide publicly accessible open space, the project does provide outdoor deck areas throughout the building levels.

Section 510 – New Construction

The development conforms to applicable state law and city ordinances and will be reviewed by the Los Angeles Department of Building and Safety, as required by law.

Section 515 – Limitation on Type, Size, and Height of Buildings

The Redevelopment Plan defers to the Community Plan's designation of the subject property as Regional Center Commercial, which allows hotel uses. The Redevelopment Plan allows

an FAR up to 6:1. The project has been approved for vesting zone and height district change and a zoning administrator's adjustment for side yard and rear yard setback requirements.

Section 517 – Utilities.

The Redevelopment Plan requires that all utilities be placed underground whenever feasible. The project's basement level contains the hotel's electrical room, cable room, and other ancillary spaces that support the building operation.

Section 518.1 - Circulation.

The Redevelopment Plan requires a traffic study for all development expected to have circulation impacts. Although no impacts are expected, the applicants did provide a traffic study which was approved by the Department of Transportation on November 17, 2020.

Section 518.2 – Parking and Loading

Vehicular ingress and egress are proposed to be provided along Sunset Boulevard. Vehicular parking will be located on levels 1, 3, 4, and 5 with a total of 72 parking spaces. Guests will be able to drop off their vehicles at the ground level and the vehicles will access a mechanical lift that will drop off the vehicles at the various levels.

Section 519 – Setbacks

The Redevelopment Plan does not allow parking in required residential front yards. The C2 and C4 zones do not have residential front yard requirements. The project has been approved for reduced side and rear yards.

**16. Is subject to all conditions required by the relevant Redevelopment Regulations.**

The approval herein includes Conditions to ensure compliance with the Redevelopment Regulations as discussed above in Finding No. 15.

**17. Complies with CEQA.**

Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2020-5408-ND ("Negative Declaration"), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment.

**18. Any other findings that are required in the relevant Redevelopment Plan.**

In 2003, the Hollywood Redevelopment Plan (HRP) was amended to include an FAR limit of 4.5:1 for all development with a land use designation of Regional Center, but with the ability to get up to a 6:1 FAR provided the CRA/LA Board made certain findings and determinations (Section 506.2.3 of the HRP). Those findings/determinations are as follows:

1. The proposed development conforms with the provisions and goals of the Redevelopment Plan and any applicable Design(s) for Development or requirements of the Hollywood Boulevard District or Hollywood Core Transition District.
2. Permitting the proposed development serves a public purpose objective such as: the provision of additional open space, cultural facilities, public parking, or the rehabilitation of an architecturally or historically significant building.

3. Any adverse environmental effects especially impacts upon the transportation and circulation system of the area caused by proposed development shall be mitigated or are overridden by other social, economic or physical considerations, and statements of findings are made.

The proposed project is seeking an FAR of 6:1, above the HRP's otherwise permitted 4.5:1. The applicant has proposed a \$150,000 contribution towards the City's Housing Impact Trust Fund would meet the HRP's public purpose objective. Therefore, permitting the proposed development serves a public purpose and the additional FAR above 4.5:1 to 6:1 is approved.