



Planning and Land Use Committee  
200 N. Spring St.  
Los Angeles, CA 90012

February 20, 2024

**RE: Applicant's Request for Cases VTT-83478 & CPC-2021-7331-ZC-HD-MCUP-SPR  
Located at 5601 West Santa Monica Blvd.**

Honorable City Planning Commission,

Our office has closely reviewed the request of the applicant for the project at the above address, and specifically the appeal report prepared by the Department of City Planning Staff. Following our review, we would like to submit the following recommendations on behalf of the Council Office for your consideration.

The applicant, Santa Monica Boulevard Owner, LLC., is proposing the construction, use, and maintenance of a new development consisting of 551,258 square feet of film and television production studios, creative offices, retail, and accessory uses with on-site parking. Production space continues to be important for our region's economy, and is a cornerstone of Hollywood's past, present, and future.

Of particular concern to the applicant are the previously dedicated and accepted Irrevocable Offer to Dedicate, recorded as instrument number 20170192496, which dedicated right-of-way that is necessary for the proposed project, as well as a requirement to further dedicate an additional portion of land . The Irrevocable Offer to Dedicate was conducted by a prior land owner for a project that was not completed, and the applicant is now seeking a new street vacation to bring property lines to pre-dedication standing, as well as to waive the remaining dedication requirements, all to create a uniform property line across multiple, adjacent lots. The street dedication as it exists today makes this project infeasible. To ensure this project can bring the production space and associated jobs into our district, a street vacation is needed. Our office has reviewed site plans for this development, and find that the street vacation will result in a design that supports production space and creates a safe, cohesive, and comfortable environment for people walking on adjacent sidewalks.

Allowing for this project to move forward without the street dedication ensures that this project can be used to bring meaningful studio space, production space, and creative offices - commercial uses specifically outlined in the General Plan for this area. As previously stated and reflected in the CPC Decision letter dated June 23, 2024 the proposed design and improvement

of the space is consistent with applicable general and specific plans, and is critical to ensuring the long term sustainability of the production industry in Hollywood.

Furthermore, the existing dedications are not necessary to meet the City's mobility needs in this location. The project site's street frontages and sidewalks are currently uniform and sufficiently sized, and therefore both the previously dedicated land and the additional required dedication are not necessary. In addition, surrounding properties along these street frontages are heavily built-out and include designated historic resources, and therefore are unlikely to be dedicated in the foreseeable future; as a result, dedications on the project site would serve no practical purpose. The requirements put forth by the Bureau of Engineering for street dedications are currently under review as the City revisits WDI policies, and how to best move forward in implementing the City's Mobility Plan. What we know for certain is that the proposed design includes a comfortable and welcoming environment for people walking via an active frontage.

During the City Planning Commission (CPC) meeting on August 10, 2023 at which this case was heard, the CPC concurred with the need for this type of project to meet demands of the entertainment industry and the project's compliance with the General Plan. The CPC also opined that the goals of the 2035 Mobility Plan would be best served without the existing dedication which would trigger a roadway widening. However, this committee stated that only a decision making body - the City Council - would have the authority to retract the previous dedication, and deferred to this body.

Our office supports the requests put forward by the applicant in item #14 (CF# 23-1329-S1) to be granted relief from the dedication via a new street vacation, as well as to grant the requested Waiver of Dedications for the remaining portion of the project site, all of which would provide for consistent property lines along the project site and ensure a consistent pedestrian environment along the sidewalk. In support of this request, we propose the following revisions to the Specific Conditions outlined by the Bureau of Engineering on Page C-1 of the Letter of Determination submitted by the Los Angeles City Planning Commission on October 31, 2023:

1. That the previously dedicated and accepted Irrevocable Offer to Dedicate recorded as Instrument Number 20170192496 for a 12 foot dedication on Santa Monica Boulevard on Lots 10, 11, 12, 13, and 14 in Block 8 of La Paloma Tract and Lots 7, 8, 9, 10, 11 and 12 in Block 9 of the Lemona Tract, an 8 foot dedication on Wilton Place on Lots 6 and 7 in Block 9 of the Lemona Tract, and a 15-foot by 15-foot cut corner at the intersection of Santa Monica Boulevard and Wilton Place, and a 15-foot by 15-foot cut corner at the intersection of Virginia Avenue and Wilton Place be merged back into the site via street vacation. Santa Monica Boulevard would maintain a 40 foot wide half right of way and Wilton Place would maintain a 30 foot wide half right of way throughout the extent of the project site. ~~the existing future streets adjoining the easterly and southerly tract boundary (Santa Monica Boulevard and Wilton Place) except the corner cut dedication at Wilton Place and alley be accepted by the suitable resolution prior to recordation of the final map to complete a 52-foot wide half right-of-way and 38-foot wide half right-of-way for a Modified Avenue I and Modified Avenue III streets standards of LA Mobility Plan.~~

2. That a ~~the 12-foot wide strip of land be dedicated~~ dedication along Santa Monica Boulevard adjoining Lot 1 of Tract 9834 ~~be waived to maintain a continuous 40 ft wide half right of way across the length of Santa Monica Blvd from N St Andrews Place to Wilton. complete a 52-foot wide half right-of-way in accordance with Modified Avenue I standards of LA Mobility Plan, including a 20-foot radius property line return or a 15-foot by 15-foot cut corner at the intersection with St. Andrews Place.~~
  
5. That a revised map be submitted showing the previously accepted dedication per Irrevocable Offer to Dedicate recorded as Instrument Number 20170192496 merged back into Lots 10, 11, 12, 13, and 14 in Block 8 of La Paloma Tract, Lots 7, 8, 9, 10, 11 and 12 in Block 9 of the Lemona Tract, and Lot 6 in Block 9 of the Lemona Tract, required street designation, ~~dedication,~~ merger areas, ~~future street easement to be accepted by suitable resolution,~~ utilities, new lots layouts and lot areas satisfactory to the City Engineer and the City Planning Department.

Therefore, on behalf of Council District 13 Councilmember Soto Martinez, we respectfully ask the Planning and Land Use Management Committee to:

- For agenda item 13 (CF#: 23-1329), move to approve staff's recommendation.
- For agenda item 14(CF#: 23-1329-S1)), move to grant in part and deny in part the appeal of the Deputy Advisory Agency's approval of Vesting Tentative Tract 83478-1A, with the following modifications: to waive the required highway dedication and roadway widening for Lot 1 of Tract 9834 of 5601-5609 West Santa Monica Boulevard as submitted by our office and in front of you today.

Thank you for your attention to this matter,

Rogelio Pardo

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