

FINDINGS

CONDITIONAL USE (MOTION PICTURE) FINDINGS

1. **Los Angeles Municipal Code (LAMC) Section 12.24 U.15 states that the Commission may approve Motion picture and television studios and related incidental uses that are located on a motion picture or television studio site, in the A, R, or C Zones, when not permitted by right if the Commission finds that:**
 - 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 proposed development, Stocker Street Creative, is a motion picture production studio that includes four production sound stages, production support office space, a mill shop for set production, commercial office space, a ground level casual dining restaurant, a landscaped outdoor plaza, a luxury rooftop restaurant, a manned security center, a parking structure with 375 cars, and 4 surface parking spaces.

The project will provide a beneficial function to the community by establishing a production studio that will serve as an economic engine by providing a venue with the full infrastructure to produce film and television programs. The economic impact of a production studio will directly create new jobs and contribute to the overall development and economic growth of South Los Angeles.

The development will create a creative cultural campus that will enhance the built environment by providing a restaurant venue with expansive views of Los Angeles. Ground level casual dining with outdoor patio seating, and a community room will provide local programming and meeting spaces for community groups.

The development utilizes modern architecture that incorporates details that reference the art modern and deco architecture styles prevalent in the community in addition to providing public art to contribute to the beautification efforts of the Destination Crenshaw outdoor museum along the Crenshaw Corridor.

- 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 is located in the West Adams – Baldwin Hills – Leimert Community Plan area and the Crenshaw Corridor Specific Plan. The property is zoned C2-1SP and C2-1 with a General Plan Land Use Designation of Community Commercial and Neighborhood Commercial with corresponding zones CR, C1, C1.5, C2, C4, R3, R4, RAS3 and RAS4. The property to the South (across Stocker Street) is located outside of the City of Los Angeles jurisdiction. The property to the west (across Don Felipe Drive) is a vacant lot, in the RD2-1 Zone. The property adjacent to the north is developed with two Condominium Buildings and an office building in the [Q]RD1.5-1XL, [Q]C2-1 and C2-1-SP Zones. The property located to the east (across Santa Rosalia Drive) is developed with the Baldwin Hills Crenshaw Plaza, in the [T][Q]C2-2D Zone.

With 257,155 sf of combined floor area, the proposed development is below the 1.5:1 FAR allowed in the Crenshaw Specific Plan, and the 2.0:1 FAR allowed at the remainder

of the site. The site is designed with building massing that allows substantial open space and provides a minimum of 40 ft. between an onsite building and the nearest residential use. This allows light and air to flow throughout the property without overwhelming adjacent uses.

The height of the development is consistent with the height of the 6-story multi-family condominium development north of the site, the 3-story condominium development to the south across Stocker Street, and the proposed multi-story mixed-use redevelopment approved for the Baldwin Hills Crenshaw Mall site. While the site sits on a slope, the project is designed to minimize height impacts on adjacent uses. And while the 5-story parking garage is adjacent to the 6-story condominium building, it is to be separated by a 24 ft. fire lane and side yard easement. Further, the parking garage is designed to be built into the hillside so that only the top 3 stories are above grade with 1.5 levels of rooftop parking. Wall openings in the parking building that are needed for ventilation will have a sufficient height to screen car headlights and will feature planter boxes that will soften the facade of the building.

The campus' studio operational uses on the site are consistent with uses allowed in the commercial zone. The sound stages and the parking building serve as buffers between the new campus and adjacent uses to minimize light and noise impacts. The community space will provide a venue for community gatherings. The restaurant and retail uses will contribute to the variety of restaurants and retail establishments that are anticipated to be developed with the Baldwin Hills Crenshaw redevelopment effort. The security building will ensure that operations are conducted safely.

The development and use of the site will not degrade the adjacent properties but rather create a regional landmark feature that will enhance the surrounding neighborhoods and the South Los Angeles community. The campus studio project has been designed to observe a substantial 40-foot distance from the northerly adjacent residential use, due to the proposed northerly side yard and the existing fire lane, and this 40-foot distance will allow nearby uses to continue to have expansive views and ground areas that will be landscaped, resulting in improvements that will be far superior to the large flat paved parking lot that is being replaced. The 5-story parking structure will be screened with climbing vines and parapet walls at each story. Overhead light fixtures will be shielded so that no direct light will shine on nearby residential uses. Hence, the project 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 is located in the West Adams – Baldwin Hills – Leimert Community Plan area and the Crenshaw Corridor Specific Plan. The property is zoned C2-1SP and C2-1 with a General Plan Land Use Designation of Community Commercial and Neighborhood Commercial with corresponding zones CR, C1, C1.5, C2, C4, R3, R4, RAS3 and RAS4. The project is consistent with the General Plan, Community Plan, Specific Plan and specifically conforms to the following policies, goals, and objectives:

Community Plan:

LU14-3 Architectural Excellence. Promote projects that are developed to achieve excellence in architectural and environmental design, as well as adhere to a high level

of quality in construction and material methods toward reinforcing and enhancing the distinctive character of the established commercial areas.

Existing commercial land uses in the Community Plan Area (CPA) account for approximately 613 acres or 10 percent of the CPA's total acreage. Commercial land uses are predominately dispersed within the Neighborhood and Community Commercial corridors located throughout the Community Plan Area and primarily include a variety of low-rise retail, office, government agency and institutional buildings. Neighborhood Commercial corridors comprise a smaller portion of the commercial land uses and are generally located south of Martin Luther King Jr. Boulevard. The Community Commercial corridors and Neighborhood Commercial corridors are experiencing a transformation as many of the one and two buildings constructed in the 1940s and 1950s are being replaced with multi-story commercial and residential buildings.

Adjacent to the Baldwin Hills Crenshaw Shopping Center, the proposed development will be built to LEED Gold standards and provides architectural excellence through the balance of function, in that four full size production studios, a set mill studio, and associated office space is provided onsite. This balance of function is enhanced with office space available to the public and restaurants for the community, thereby integrating the local community into the new development. The studio function is also balanced with open courtyards and passageways to offer a pleasant pedestrian experience and a campus-like atmosphere that is attractive at a pedestrian scale from the sidewalk. The studio project proposes 375 parking spaces in the parking structure and 4 surface parking stalls, for a total 379 onsite parking spaces. Because the project site is within 1/4-mile radius of the metro station on Crenshaw Boulevard, zero parking spaces are required to be provided. Where form follows function, the project features art deco architecture with references to its classic elegance with clean lines that allow for the excitement found around projects that are in development. Each building has a unique character so that the project looks like a small community instead of multiple identical buildings.

Given the proximity of the proposed project to the existing Baldwin Hills Crenshaw Shopping Center, the former Santa Barbara Plaza along Marlton Avenue, the Crenshaw Boulevard commercial corridor, the historic Leimert Park Village, and given its broader centralization in relation to the Apple and Discovery channel developments to the West, and Playa Vista and Inglewood studios to the south, and USC cinema to the east, the proposed campus studio project aligns with the distinctive commercial character of the community that is in the midst of a transformation.

- d. That the use is conducted so that its products or services are intended to be utilized by the motion picture, television, video or radio industry or other entertainment industries.**

The Stocker Street Creative project is designed to meet the current and anticipate the future needs of the motion picture, television, podcast, gaming, and other entertainment industries. The campus is designed to facilitate synergies within the uses onsite and maximize the use of the site as a single point of service for a full production. From set design and production in the millwork studio, to office space for writers to producers and everyone in between, with hair and makeup areas onsite, and designated areas for talent trailer vehicles, and restaurants that can provide craft services catering. These ancillary uses allow maximum effectiveness of the four (4) sound stages that allow multiple projects to be produced onsite simultaneously.

While parking is not required for the development, due to its proximity to the Metro K line, 379 parking spaces are provided to serve visitors and employees of the site, while recognizing that there are overlap in uses, such as those who use the hair and makeup area will also use the sound stage for filming and those occupancies do not need to be double parked. We anticipate that the parking provided, coupled with the proximity to the Metro, will provide a development that is convenient for access for site personnel and visitors.

Downtown Studios is located in downtown Los Angeles and the University of Southern California School of Cinema; both are located east of the project site. A new Apple campus and Discovery campus are located just west of the project site in Culver City, and a number of independent studios are situated southwest with the Playa Vista community. Legacy studios such as Paramount and 20th Century Fox are located just a few miles north. The City of Inglewood is home to television productions found near and around So-Fi Stadium. So, it can be said that the campus studio products or services are intended to be utilized by the motion picture, television, video or radio industry or other industries.

CONDITIONAL USE (MCUB and MCUX) FINDINGS

Following is a delineation of the findings related to the request a Main Conditional Use Permit (CUB) to allow the sale and dispensing of a full line of alcohol for on-site consumption for up to four (4) establishments; and a Main Conditional Use Permit (CUX) to allow dancing and live entertainment at four on-site locations.

2. **Los Angeles Municipal Code (LAMC) Section 12.24 W.1 states that sale or dispensing for consideration of alcoholic beverages, including beer and wine, shall be permitted for consumption on the premises or off-site of the premises in the CR, C1, C1.5, C2, C4, C5, CM, MR1, MR2, M1, M2 and M3 Zones, or as an incidental business in or accessory to the operation of clubs, lodges, hotels or apartment hotels, or as an incidental business in or accessory to a conditional use approved pursuant to the provisions of this section, provided that:**
 - 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.**

A Main Conditional Use Permit is requested to allow a full line of alcohol for onsite consumption, live entertainment and dancing at four locations onsite along with instructional tasting. The first location is a rooftop restaurant with indoor and outdoor seating that will provide a full line of alcohol for onsite consumption with a full-service menu. The second will allow a full line of alcohol at campuswide events, such as events associated with The Olympics. The third location is the outdoor plaza that will have refreshments available for the public and will also serve as a space for scheduled special events and filming activities. The fourth location will be the ground level casual dining area and outdoor seating patio on the ground level at the intersection of Stocker St. and Santa Rosalia, across the street from the Baldwin Hills Crenshaw Plaza.

The West Adams – Baldwin Hills – Leimert community plan area is evolving. The sale of alcohol was once considered a nuisance because of the overconcentration of liquor stores within the community. With new infrastructure being added such as the Metro K-Line and the Crenshaw Connected free Wi-Fi program, as well as other new developments including Destination Crenshaw, the proposed redevelopment of the

Baldwin Hills Crenshaw Mall and numerous commercial and mixed-use projects coming online throughout the community; the proposed studio project and its new restaurants are aligned with the transformation reshaping this thriving community.

Alcohol sales will complement the food and beverage offerings at each location and meet the preferences of patrons. Alcohol sales contribute to the profitability of the restaurant and will help each venue to thrive. Restaurants with alcohol sales provide a beneficial function by enhancing dining options in the area.

Live entertainment and dancing will allow the site to serve the community as a vibrant destination. Private dining rooms will be provided to accommodate reserved small private events, such as birthday dinners.

- 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 Stocker Street Creative production studio has been designed to be compatible with adjacent properties, the surrounding neighborhood, and public health, welfare, and safety. The operation of the restaurants will enhance the adjacent properties, the surrounding neighborhood, and public welfare with the introduction of a community center with the production studio and new dining options within proximity to the Crenshaw mall, and Kaiser campus. The restaurants will serve the local community and be available to patrons and employees of local businesses. The restaurants will be designed to be inviting with a selection of food styles and atmospheres that reflect the diversity of Los Angeles. There are few sit down restaurants in the area, and the addition of four restaurants will serve the community by providing quality culinary options. Dancing and live entertainment will allow private events to have the flexibility to serve the needs of each event. At the rooftop restaurant, live entertainment and dancing will enhance the ambiance of the restaurant.

Onsite security, requiring best practices for enforcing age restrictions, and operating hours that end at midnight will provide responsible establishments that will not adversely affect the nearby or surrounding communities. Mitigation measures for the operation will further safeguard 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 substantially conforms with the purpose, intent, and provisions of the General Plan, the West Adams Leimert Community Plan, and the Crenshaw Corridor Specific plan by providing a variety of restaurants within a 5-acre campus zoned for commercial use.

The West Adams Baldwin Hill Community Plan specifically encourages restaurants as follows:

Goal LU18: A community where a diversity of uses which contribute to safe, pedestrian – friendly commercial environments are encouraged, and which enhance the health and welfare of the community by limiting certain uses and expanding opportunities for others.”

Goal LU18-2 Attract Quality Sit-down Restaurants, Hotels and Entertainment Venues. Encourage the attraction of sit-down restaurants, high “star” rated lodging and legitimate and responsible entertainment venues. The proposed restaurants are consistent with this Goal.

Goal LU18-4 Fast -Food Restaurant Limitations. Strive to limit further proliferation of new fast-food restaurants and in particular free-standing restaurants, within commercial areas. Free standing fast-food restaurants are not proposed

ADDITIONAL MANDATORY FINDINGS

- d. That the proposed use will not adversely affect the welfare of the pertinent community.**

Granting the proposed master conditional use permit for alcohol sales will not adversely affect the welfare of the pertinent community because alcohol will be served for on-site consumption at a full restaurant and will be incidental to food sales. On-site security will limit the interaction between the on-site residents and the pertinent community. Beverages will not be allowed beyond the property, unless they are sealed and part of a take-out order. Further, alcohol sales will end prior to the time that the restaurants close. Finally, the master conditional use permit will require that each operator within the approved space be screened to determine the actual mode and character of the operation to assure compatibility with the neighborhood. As such, the proposed studio will contribute to the transformation of the Baldwin Hills-Crenshaw community.

- e. That 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.**

The granting of the request for alcohol sales for on-site consumption will not result in an undue concentration of premises in the City of Los Angeles. The site is in census tract 2361.02. Per the Alcohol Beverage Control Department, this census tract is recommended to have 3 on-site sale locations and 1 off-site sale locations. While there are currently 3 on-site licenses, 2 are set to expire on January 31, 2024 and the third is for a restaurant that is no longer in operation and will expire on 4/30/2024. The concentration recommendations do not consider the proposed production studio and how it will expand the commercial entertainment footprint of the area. The proposed 4 on-site alcohol permit locations will enable the restaurant on the ground level to serve alcohol, allow alcohol sales at the outdoor patio, allow alcohol at campus-wide events, and allow alcohol sales at the rooftop restaurant. Alcohol sales onsite will help each restaurant thrive as a full service restaurant.

Over a 4 week period that included the busy shopping weekend after Thanksgiving, only 10 crimes were committed in a 1,500 ft. radius of the site. Of these crimes, none included public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct. The proposed security on site will reduce

the likelihood of alcohol use, public drunkenness, or disorderly conduct related to operation on-site.

- f. That 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 proposed use will not detrimentally affect nearby residentially zoned communities within the City of Los Angeles. Residentially zoned land adjacent to the north is used as a private club for real estate agents. Residentially zoned land in the city to the west is separated from the site by Don Felipe Dr. and is located uphill from the site, making it an inconvenient direction for would-be loiterers. Property to the south is not in the City of Los Angeles and is located across Stocker St., an 80 ft. wide street.

The nearest church is 75 ft away and sits uphill from the site where it is nestled into a residential community. The proposed restaurants within the site will be over 350 ft. away. An existing convalescent hospital on Don Felipe is over 250 ft away from the site and over 500 ft away from the location of the restaurants onsite. Schools and public playgrounds are over 1,000 ft. away. The existing sensitive uses are located within the residential community and uphill from the site. Entrances to the site are located on Santa Rosalia, the street furthest away from Don Felipe. As alcohol will only be sold for on-site consumption the operation of the restaurants will not detrimentally affect residentially zoned land or sensitive uses.

PROJECT PERMIT COMPLIANCE FINDINGS

- 3. That the project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.**

The Stocker Street Creative project substantially conforms to the Crenshaw Corridor Specific Plan in regards to use, height, setbacks, building facade articulation, and other regulations of the Plan. The project has specifically incorporated design elements to comply with the following guidelines of the Specific Plan:

- a. Section 6: Land Uses. The Crenshaw Corridor Specific Plan Map No. 3 designates the subject property as located in Subarea C. The Crenshaw Corridor Specific Plan provides for area-specific development standards along Crenshaw Boulevard and adjacent properties and provides design guidelines and design review for certain areas within the Specific Plan.
 - i. Prohibited Uses. Section 6.A. 1 of the Crenshaw Corridor Specific Plan prohibits the following uses in the Specific Plan Area: (a) gun and/or pawn shops; (b) swap meets; (c) public self-storage; (d) motels; (e) bars not attached to dining, dancing and/or entertainment related uses; (f) recycling collection or buyback centers and mobile recycling centers, except as permitted by State Law. The proposed project is a production studio campus with 4 restaurants which will not contain any of the aforementioned prohibited uses. Therefore, the project is in compliance with the land use section of the Specific Plan.
 - ii. Limited Uses. Section 6.8 of the Crenshaw Corridor Specific Plan limits the following uses in all areas of the Specific Plan Area: (a) Off-Site Alcohol

Sales; (b) Automobile-Related Use; (c) Free-Standing Fast-Food Establishments. The proposed project is a production studio campus with four restaurants which will not contain any of the limited uses. Therefore, the project is in compliance with the limited uses section of the Specific Plan.

- b. Section 9: Floor Area Ratios and Height. The Crenshaw Corridor Specific Plan allows a maximum FAR of 1.5:1. The proposed FAR of the project is 1.15:1 and does not exceed the maximum allowed by the Specific Plan. The Crenshaw Corridor Specific Plan Map No. 7 designates the eastern portion of the subject property with a 45-foot height limit. The remainder of the C2-1 Zoned property has an unlimited height allowance. The proposed project includes two buildings, Buildings A and F, zoned C2-1-SP within the boundaries of the Crenshaw Corridor Specific. Both will be built to a maximum height of 45 feet with Architectural Features up to 54 feet as allowed by Section 9.F of the Crenshaw Corridor Specific Plan. The proposed project qualifies for a Transit Oriented Community (TOC) incentive for an additional height of up to 33 additional feet, allowing the project a maximum height of 93 feet. Building B, located on the C2-1 zoned portion of the site will build to a maximum height of 110-feet and is the tallest proposed building on the campus.
- c. Section 11: Signs. Campus Signage. Projects with a floor area of 50,000 square feet or more shall comply with LAMC Chapter 1, Article 4.4 and all of the following:
 1. A sign program fully delineating the size, number, location, color, material finish for all exterior signage (including identity, retail, parking, etc.) shall be submitted and reviewed by the Design Review Board to make a recommendation prior to the Director of Planning issuing an approval. A signage plan in conformance with Section 11.J. of the Crenshaw Corridor Specific Plan has been submitted and is included as part of Exhibit A of this report.

GUIDELINE 1. Projects should be designed with articulation, which provides variation and visual interest. New developments should enhance the street frontage by providing continuity while providing views into businesses located along the pedestrian and arterial streets. The mass, portion, and scale of all new buildings and remodels should be at a pedestrian scale.

The project has been designed to highlight the corner facade at the intersection of Stocker and Santa Rosalia. The building features a casual dining restaurant with outdoor patio seating that feature glass facades arranged to acknowledge the art deco designs that are prominent in the community. Articulation spans the facade of the building while highlighting the ground level pedestrian uses.

The parking building along Santa Rosalia has been enhanced with a community room along the street frontage that features a glass facade to allow a view into the interior design of the reception area. This is intended to allow the site to remain a vibrant addition to the community over time and accommodate various types of community activities. Articulation is provided on the ground level. At the second level and extending upward, a large expanse will be used for movie and TV program signage that will provide visual breaks, visual interest, and commercial art that will vary as new projects are released.

GUIDELINE 3. Promote a feeling of safety while encouraging and enhancing pedestrian orientation.

The project intentionally minimizes the use of perimeter fencing, choosing instead to utilize building walls as the perimeter boundaries, so that the production studio is as safe for high profile celebrity occupants as it is inviting and welcoming to the community. At the casual

dining on the ground level, natural grade level changes allow outdoor dining that is adjacent to the sidewalk and slightly elevated so that there is limited unintended interaction between patrons and pedestrians. At the corner of Stocker and Santa Rosalia, there is direct access to the restaurants to encourage pedestrians to enter and enjoy the public onsite amenities.

GUIDELINE 4 Incorporate architectural, ancillary, and open space features into the overall design of the project.

An approximately 31,000 sf open courtyard has been incorporated into the site that will serve as passive open space with landscaping and outdoor furniture. This space will double as an assembly space for scheduled events, such as movie and TV premieres and events associated with the annual film festival in Leimert Park. The courtyard will be open to the public during designated hours and closed intermittently for filming and scheduled events. The plaza provides a break in the massing of buildings and allows natural light to filter through the site while air circulates.

GUIDELINE 7. Minimize glare upon adjacent properties.

All lighting shall be shielded from adjacent residential uses. At the parking garage, a parapet wall at each level shall serve to shield car headlights. Planter boxes at each level shall also serve to block light from the parking structure. Light fixtures within the parking structure shall be shielded from residential uses.

4. **That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

The project as designed and conditioned by this determination incorporates measures to mitigate the impact of the project. The project is proposed to be certified as Leadership in Energy and Environmental Design (LEED) Gold with environmental enhancements designed into the development. Enhancements include security night lighting, use of glass facades in the office building to promote passive surveillance of the facility, use of security cameras and guards to maintain safety onsite. Landscaping from all pedestrian street frontages to beautify the development and contribute to beautification efforts along Stocker, Santa Rosalia, and Don Felipe. The project will not displace existing residential uses and will create new jobs in an underserved portion of the City of Los Angeles.

5. **That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any application specific plan.**

The Stocker Street Creative motion picture studio development is in substantial conformance with the purpose, intent, and provisions of the Specific Plan, especially the following elements of the General Plan:

General Plan Chapter7 Economic Development:

The Framework Element's fundamental economic development goals are twofold: to provide the physical locations and competitive financial environment necessary to attract various types of economic development to Los Angeles, and to encourage the geographic distribution of job growth in a manner supportive of the City's overall planning objectives.... the City needs to offer meaningful development incentives. This is particularly true in those areas that have historically received a less than proportional share of Citywide employment and development opportunities.

The project proposes an economic development opportunity with the creation of a variety of high income producing jobs in a historically underserved and economically divested community. The development is privately funded and offers a tremendous opportunity to leverage development incentives. The developer anticipates that this project will generate 2,100 construction jobs and 1,600 operational jobs for a total 3,700 jobs.

Policy 7.2.2: Concentrate commercial development entitlements in areas best able to support them, including community and regional centers, transit stations, and mixed-use corridors. This concentration prevents commercial development from encroaching on existing residential neighborhoods.

The project site is zoned C2-1-SP and C2-1 with a Land Use designation of Community Commercial and Neighborhood Commercial which both allow for commercial use. The proposed development does not displace any existing or former dwelling units. The site is also within close proximity to the transit station at the intersection of Dr. Martin Luther King Jr. Boulevard and Crenshaw Boulevard and is adjacent to the Metro 10 Bus Line at the corner of Stocker Street and Don Felipe Drive.

Policy 7.2.3: Encourage new commercial development in proximity to rail and bus transit corridors and stations.

The site is within one half mile of the K. Line Metro station at Crenshaw Boulevard and Dr. Martin Luther King Jr. Boulevard.

Policy 7.8.1: Place the highest priority on attracting new development projects to Los Angeles which have the potential to generate a net fiscal surplus for the City.

This development contributes to generating a net financial surplus through the creation of high wage jobs that generate tax revenue and by generating property taxes for a development that provides movie studios and a net increase of over 100,000 square feet of office space.

Objective 7.10: Program resources in a manner that encourages appropriate development, housing opportunities, transit service and employment generation in all areas of the City, with particular emphasis on those portions of the City which historically have not received a proportional share of such opportunities, consistent with the City's overall economic policies.

The proposed development will provide new jobs and investment in an area that historically has not received a proportional share of such resources. The location of the project, directly across the street from the Baldwin Hills Crenshaw Plaza and within walking distance of the Kaiser Permanente Hospital, provides an influx of jobs and contributes to a balanced community where nearby residents can work close to home.

West Adams-Baldwin Hills-Leimert Community Plan

LU14-2 Activate First Floor Frontages. Encourage the first-floor street frontage of buildings, including parking structures, to incorporate commercial or other active public uses.

The first floor of the 5-story parking structure features 3,183 sf of community space that faces Santa Rosalia and is located across from the Baldwin Hills Crenshaw Plaza. To maintain an active community feature to the greatest extent possible, the community room will serve as a screening room and will be available at designated times for public access and use.

LU14-3 Architectural Excellence. Promote projects that are developed to achieve excellence in architectural and environmental design, as well as adhere to a high level of quality in construction and material methods toward reinforcing and enhancing the distinctive character of the established commercial areas.

The project will be developed to LEED Gold standards and utilize a variety of building styles and building massing to create a production studio campus with visual interest. A highlight of the project are the blade and frame elements on Building B that will provide a distinct architectural identity for the campus. This feature is at the Stocker entrance where it will have high visibility.

LU16-1 Protect Commercial Land. Protect commercially planned and zoned land from excessive encroachment by low intensity residential only development.

Residential use is not proposed. The 5-acre commercially zoned project site provides an increase of over 100,000 sf of non-residential floor area. The project will be in close proximity to the Metro K Line that runs along Crenshaw Boulevard and connects to the LAX airport.

LU17-1 Contextual New Development. Promote commercial infill projects that achieve harmony with the best of existing pedestrian oriented environments by enhancing desirable neighborhood character and supporting established connectivity.

The project is located directly across the street from the Baldwin Hills Crenshaw Plaza supports connectivity between the sites and is located within one half mile of the Metro K line on Crenshaw Boulevard. The proposed restaurants at the corner of Stocker and Santa Rosalia and community center along Santa Rosalia are designed to be pedestrian friendly and enhance the neighborhood character.

LU18-2 Attract Quality Sit-down Restaurants, Hotels and Entertainment Venues. Encourage the attraction of sit-down restaurants, high “star” rated lodging and legitimate and responsible entertainment venues. (P217)

The rooftop restaurant is a highlight of this development as it reflects the character of the neighborhood while inviting the neighborhood residents to enjoy the amenities of the facility. The developer is working with a restaurant developer to create a generously appointed high star sit-down restaurant with rooftop landscaping and expansive rooftop views that extend to Downtown Los Angeles and the Santa Monica Mountains.

LU19-1 Graffiti Abatement. Pursue urban design strategies that effectively address graffiti abatement. (P26, P144)

The project includes graffiti resistant paint at the lower 15 ft. of building facades. Where graffiti cannot be simply washed away, the exterior will be painted to match the color of the subject wall.

LU23a-1 Match Jobs to Resident Skills. Promote efforts to prioritize commercial/economic development strategies that match jobs to existing and desired resident skills. (P4, P97)

Media content creators do not have workspaces in the community. The site will provide pathways to careers in the film and entertainment industries and will serve as a single location with all of the pre- and post- production support for TV and film makers. Jobs from maintenance and reception through executive producers will be provided with this development.

LU28-2 Jobs/Housing Balance. Balance commercial and residential development (jobs and housing) within community commercial nodes, centers and transit-oriented development areas to reduce the number of people who must commute long distances to work. (P50)

The proximity of the site to transit, coupled with the added leasable commercial office space will allow entrepreneurs in the entertainment industry who live in the community to potentially relocate their businesses closer to home. New, high income jobs will be created as a result of the development for people of color and will provide families with the financial resources to enter the affluent housing market in the area.

LU29-1 Green building incentives. In addition to fulfilling the mandatory requirements of the City's Green Building Program and State CalGreen Code, encourage developers to seek the voluntary Standard of Sustainable Excellence and take advantage of the procedural incentives afforded at the LEED Silver, or higher, USGBC certification rating. (P168)

LU29-2 Green Roofs. Encourage all new building construction to incorporate green roofs and encourage conversions of existing roof space to green roofs in order to maximize opportunities for gardening and reduce heat gain. (P36)

The project will be built to LEED Gold standards and includes a Green Roof for Building B and landscaping along the sides and roof of the Building F parking building.

Crenshaw Corridor Specific Plan:

The Stocker Street Creative project substantially conforms to the Crenshaw Corridor Specific Plan in regards to use, height, setbacks, building facade articulation, and other regulations of the Plan. The project has specifically incorporated design elements to comply with the following guidelines of the Specific Plan:

- a. Section 6: Land Uses. The Crenshaw Corridor Specific Plan Map No. 3 designates the subject property as located in Subarea C. The Crenshaw Corridor Specific Plan provides for area-specific development standards along Crenshaw Boulevard and adjacent properties and provides design guidelines and design review for certain areas within the Specific Plan.
 - i. Prohibited Uses. Section 6.A. 1 of the Crenshaw Corridor Specific Plan prohibits the following uses in the Specific Plan Area: (a) gun and/or pawn shops; (b) swap meets; (c) public self-storage; (d) motels; (e) bars not attached to dining, dancing and/or entertainment related uses; (f) recycling collection or buyback centers and mobile recycling centers, except as permitted by State Law. The proposed project is a production studio campus with 4 restaurants which will not contain any of the aforementioned prohibited uses. Therefore, the project is in compliance with the land use section of the Specific Plan.
 - ii. Limited Uses. Section 6.8 of the Crenshaw Corridor Specific Plan limits the following uses in all areas of the Specific Plan Area: (a) Off-Site Alcohol Sales; (b) Automobile-Related Use; (c) Free-Standing Fast-Food Establishments. The proposed project is a production studio campus with four restaurants which will not contain any of the limited uses. Therefore, the project is in compliance with the limited uses section of the Specific Plan.
- b. Section 9: Floor Area Ratios and Height. The Crenshaw Corridor Specific Plan allows a maximum FAR of 1.5:1. The proposed FAR of the project is 1.15:1 and does not exceed the maximum allowed by the Specific Plan. The Crenshaw

Corridor Specific Plan Map No. 7 designates the eastern portion of the subject property with a 45-foot height limit. The remainder of the C2-1 Zoned property has an unlimited height allowance. The proposed project includes two buildings, Buildings A and F, zoned C2-1-SP within the boundaries of the Crenshaw Corridor Specific. Both will be built to a maximum height of 45 feet with Architectural Features up to 54 feet as allowed by Section 9.F of the Crenshaw Corridor Specific Plan. The proposed project qualifies for a Transit Oriented Community (TOC) incentive for an additional height of up to 33 additional feet, allowing the project a maximum height of 93 feet. Building B, located on the C2-1 zoned portion of the site will build to a maximum height of 110-feet and is the tallest proposed building on the campus.

- c. Section 11: Signs. Campus Signage. Projects with a floor area of 50,000 square feet or more shall comply with LAMC Chapter 1, Article 4.4 and all of the following:
1. A sign program fully delineating the size, number, location, color, material finish for all exterior signage (including identity, retail, parking, etc.) shall be submitted and reviewed by the Design Review Board to make a recommendation prior to the Director of Planning issuing an approval. A signage plan in conformance with Section 11.J. of the Crenshaw Corridor Specific Plan has been submitted and is included as part of Exhibit A of this report.

GUIDELINE 1. Projects should be designed with articulation, which provides variation and visual interest. New developments should enhance the street frontage by providing continuity while providing views into businesses located along the pedestrian and arterial streets. The mass, portion, and scale of all new buildings and remodels should be at a pedestrian scale.

The project has been designed to highlight the corner facade at the intersection of Stocker and Santa Rosalia. The building features a casual dining restaurant with outdoor patio seating that feature glass facades arranged to acknowledge the art deco designs that are prominent in the community. Articulation spans the facade of the building while highlighting the ground level pedestrian uses.

The parking building along Santa Rosalia has been enhanced with a community room along the street frontage that features a glass facade to allow a view into the interior design of the reception area. This is intended to allow the site to remain a vibrant addition to the community over time and accommodate various types of community activities. Articulation is provided on the ground level. At the second level and extending upward, a large expanse will be used for movie and TV program signage that will provide visual breaks, visual interest, and commercial art that will vary as new projects are released.

GUIDELINE 3. Promote a feeling of safety while encouraging and enhancing pedestrian orientation.

The project intentionally minimizes the use of perimeter fencing, choosing instead to utilize building walls as the perimeter boundaries, so that the production studio is as safe for high profile celebrity occupants as it is inviting and welcoming to the community. At the casual dining on the ground level, natural grade level changes allow outdoor dining that is adjacent to the sidewalk and slightly elevated so that there is limited unintended interaction between patrons and pedestrians. At the corner of Stocker and Santa Rosalia, there is direct access to the restaurants to encourage pedestrians to enter and enjoy the public onsite amenities.

GUIDELINE 4 Incorporate architectural, ancillary, and open space features into the overall design of the project.

An approximately 31,000 sf open courtyard has been incorporated into the site that will serve as passive open space with landscaping and outdoor furniture. This space will double as an assembly space for scheduled events, such as movie and TV premieres and events associated with the annual film festival in Leimert Park. The courtyard will be open to the public during designated hours and closed intermittently for filming and scheduled events. The plaza provides a break in the massing of buildings and allows natural light to filter through the site while air circulates.

GUIDELINE 7. Minimize glare upon adjacent properties.

All lighting shall be shielded from adjacent residential uses. At the parking garage, a parapet wall at each level shall serve to shield car headlights. Planter boxes at each level shall also serve to block light from the parking structure. Light fixtures within the parking structure shall be shielded from residential uses.

6. **That 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 is located in the West Adams – Baldwin Hills – Leimert Community Plan area and the Crenshaw Corridor Specific Plan. The property is zoned C2-1SP and C2-1 with a General Plan Land Use Designation of Community Commercial and Neighborhood Commercial with corresponding zones CR, C1, C1.5, C2, C4, R3, R4, RAS3 and RAS4. The property to the South (across Stocker Street) is located outside of the City of Los Angeles jurisdiction. The property to the west (across Don Felipe Drive) is a vacant lot, in the RD2-1 Zone. The property adjacent to the north is developed with two Condominium Buildings and an office building in the [Q]RD1.5-1XL, [Q]C2-1 and C2-1-SP Zones. The property located to the east (across Santa Rosalia Drive) is developed with the Baldwin Hills Crenshaw Plaza, in the [T][Q]C2-2D Zone.

With 257,155 sf of combined floor area, the proposed development is below the 1.5:1 FAR allowed in the Crenshaw Specific Plan, and the 2.0:1 FAR allowed at the remainder of the site. The site is designed with building massing that allows substantial open space and provides a minimum of 40 ft. between an onsite building and the nearest residential use. This allows light and air to flow throughout the property without overwhelming adjacent uses.

The height of the development is consistent with the height of the 6-story multi-family condominium development north of the site, the 3-story condominium development to the south across stocker, and the proposed multi-story mixed-use redevelopment approved for the Baldwin Hills Crenshaw Mall site. The site sits on a slope and is designed to minimize height impacts on adjacent uses. While the 5-story parking garage is adjacent to the 6-story condominium building, it is separated by a 24 ft. fire lane and side yard easement. Further, it is built into the hillside so that only the top 3 stories are above grade with 1.5 levels of rooftop parking. Wall openings in the parking building that are needed for ventilation will be sufficient height to screen car headlights and will feature maintained planter boxes that will soften the facade of the building.

The operations of the site are consistent with uses allowed in the commercial zone. The sound stages and the parking building serve as buffers between the new campus and adjacent uses to minimize light and noise impacts. The beautiful space for dining and celebrating life's

special moments. The community space will provide a venue for community gatherings. The security building will ensure that operations are conducted safely.

The development and use of the site will not degrade the adjacent properties because it will create a desirable landmark that many will want to have associated with their community. The project has been designed with substantial 40 ft. setback from the adjacent residential use, due to the side yard and fire lane, and this space will allow nearby uses to continue to have expansive views that will be landscaped and will be superior to the large flat paved parking lot that the project is replacing. The parking structure will be screened with climbing vines and parapet walls at each story. Overhead light fixtures will be shielded so that no direct light will shine on nearby residential uses

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

The proposed development is for the construction use and maintenance of a Construction of a campus for studio and sound stage production totaling approximately 256,758 square feet with a 1.15:1 FAR within 6 new buildings ranging in height from one story (14 feet height) up to a height of seven stories (110 feet high). The project includes approximately 111,814 square feet of studio production and associated ancillary facilities; approximately 18,033 square feet of restaurant/ retail space; 126,911 square feet of office spaces and a parking garage with 344 parking stalls, and a 2,684 square foot community room. The project also includes the removal of 29 non-protected on-site trees; no trees within the public right-of-way are proposed to be removed. A Haul Route is proposed for the export of approximately 21,800 cubic yards of soil.

WAIVER OF DEDICATION AND IMPROVEMENT FINDINGS

In order to approve an application, the decision maker must decide if the facts presented in the record are such to establish the following findings (i.e. criteria for approval). On a separate page copy one (1) of the findings below and follow it with a detailed justification/explanation of how the proposed project complies with the required finding. The Director of Planning may waive, reduce or modify the required dedication or improvement as appropriate after making any of the following findings below, set forth in Section 12.37.1.2(b), in writing:

- i. The dedication or improvement requirement does not bear a reasonable relationship to any project impact.
- ii. The dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on guidelines the Streets Standards Committee has established.
- iii. The dedication or improvement requirement is physically impractical.

8. The dedication or improvement requirement does not bear a reasonable relationship to any project impact.

The proposed development of a production studio with restaurants, outdoor open space, office space, and a parking structure has been carefully designed to mitigate environmental impacts, including impacts of traffic and pedestrian access. A CEQA Initial Study for a Mitigated Negative Declaration has been prepared and the measures identified to mitigate potential project impacts do not include a recommendation for street or sidewalk widening. A waiver of

street widening improvements allows the existing street trees on Stocker, Santa Rosalia, and Don Felipe to remain. Maintaining the existing trees minimizes the impact of the development on the mature trees that currently enhance the street facade.

The traffic study proposes mitigation measures that do not require street or sidewalk widening. The proposed improvements do not increase the size of the sidewalk for pedestrians; it only relocates the sidewalk. Similarly, the site has been designed to direct vehicular traffic to Santa Rosalia, where a long entry driveway allows space for cars to queue as they enter the parking structure. Only delivery trucks will access the site using Stocker St. A mitigated negative declaration and traffic study show that the project will not have a significant impact on traffic or Vehicle Miles Traveled (VMT). The dedication and improvement requirements do not bear a reasonable relationship to any project impact because all the project's environmental impacts are being mitigated through design and other methods. The Stocker Street Creative project is being designed to LEED Gold standards with certification.

Upon consultation with the Bureau of Engineering and The Planning Department, the project proposes to widen the existing sidewalks along Stocker St. and Don Felipe by 3 ft, for the length of the sidewalk that abuts the property. Street widening is not proposed in order to maintain the existing street trees along Stocker Street, Don Felipe, and Santa Rosalia.

CEQA FINDINGS

9. **Mitigated Negative Declaration.** A Mitigated Negative Declaration (ENV-2024-326-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, that 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 judgment and analysis. Pursuant to Assembly Bill 52, the City completed the tribal consultation process in compliance with the California Environmental Quality Act. The records upon which this decision is based are with the Project Planning Division of the Planning Department in Room 721, 200 North Spring Street.

10. **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 X, areas of 500-year flood.