

**DEPARTMENT OF CITY PLANNING**  
**RECOMMENDATION REPORT**

**City Planning Commission**

**Date:** February 26, 2026  
**Time:** after 8:30 a.m.  
**Place:** Van Nuys City Hall  
Council Chambers, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

This meeting may be available virtually, in a hybrid format. The meeting's telephone number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting [cpc@lacity.org](mailto:cpc@lacity.org)

**Public Hearing:** January 9, 2026  
**Appeal Status:** Appealable to City Council  
**Expiration Date:** February 26, 2026  
**Multiple Approval:** Yes

**Case No.:** CPC-2024-325-CU-MCUP-CUX-SPP-DRB-SPR-WDI  
**CEQA No.:** ENV-2024-326-MND  
**Incidental Cases:** N/A  
**Related Cases:** N/A  
**Council No.:** 8 – Harris-Dawson  
**Plan Area:** West Adams – Baldwin Hills – Leimert  
**Plan Overlay:** Crenshaw Corridor Specific Plan; South Los Angeles Alcohol Specific Plan  
**Certified NC:** Empowerment Congress West  
**GPLU:** Community Commercial; Neighborhood Commercial  
**Zone:** C2-1-SP; C2-1  
**Applicant:** 3731-41 Stocker Opportunity LLC & 3751-3761 Stocker Traditional LLC  
**Representative:** Nichole Smith, Horizon Development + Entitlement

**PROJECT LOCATION:** **3701 – 3761 Stocker Street**  
(legally described as Lot PT LT 41, Arb 78-82, Block None, Tract Rancho Cienega O'Paso de La Tijera)

**PROPOSED PROJECT:** 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) up to a height of seven stories (110 feet). 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 space 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.

**REQUESTED ACTIONS:** The City Planning Commission, will consider:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2024-326-MND ("Mitigated Negative Declaration") SCH No. 2025110100, all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24.U.15, a Conditional Use to allow a Motion picture studio with incidental uses, including outdoor sets in the C2 Zone.
3. Pursuant to LAMC Section 12.24.W.1, 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 including two restaurants, an outdoor plaza and campus events from 7am to 2am daily.
4. Pursuant to LAMC Section 12.24.W.18, a Main Conditional Use Permit (CUX) to allow dancing and live entertainment at four on-site locations including two restaurants, an outdoor plaza and campus events from 7am to 2am daily:
5. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review and Design Review for a project within the boundaries of the Crenshaw Corridor Specific Plan.
6. Pursuant to LAMC Section 16.05, Site Plan Review for a development project in excess of 50,000 square feet in net new non-residential or non-warehouse use in the C2 Zone.
7. Pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to waive the 3-foot dedication requirement along Don Felipe Drive and 15-foot dedication requirement along Stocker Street, and to provide a 3-foot sidewalk widening along Don Felipe and a 3-foot sidewalk widening along Stocker in lieu of the 12-feet along Stocker Street as otherwise required.

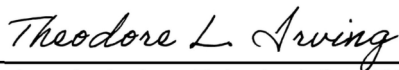
#### RECOMMENDED ACTIONS:

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2024-326-MND ("Mitigated Negative Declaration") SCH No. 2025110100, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. **Approve**, pursuant to LAMC Section 12.24.U.15, a Conditional Use to allow a Motion picture studio with incidental uses, including outdoor sets in the C2 Zone.
3. **Approve**, pursuant to LAMC Section 12.24.W.1, 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 including two restaurants, an outdoor plaza and campus events from 7am to 2am daily.
4. **Approve**, pursuant to LAMC Section 12.24.W.18, a Main Conditional Use Permit (CUX) to allow dancing and live entertainment at four on-site locations including two restaurants, an outdoor plaza and campus events :
5. **Approve**, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review and Design Review for a project within the boundaries of the Crenshaw Corridor Specific Plan.
6. **Approve**, pursuant to LAMC Section 16.05, Site Plan Review for a development project in excess of 50,000 square feet in net new non-residential or non-warehouse use in the C2-Zone.
7. **Approve**, pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to waive the 3-foot dedication requirement along Don Felipe Drive and 15-foot dedication requirement along Stocker Street, and

to provide a 3-foot sidewalk widening along Don Felipe and a 3-foot sidewalk widening along Stocker in lieu of the 12-feet along Stocker Street as otherwise required.


8. **Adopt** the attached Conditions and Findings.

VINCENT P. BERTONI, AICP  
Director of Planning



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Theodore L. Irving, Principal City Planner



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Kyle Winston, City Planner

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 273, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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## PROJECT ANALYSIS

### **PROJECT SUMMARY**

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) up to a height of seven stories (110 feet). 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 space 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.

### **BACKGROUND**

#### **Subject Property**

The site is an amorphous-shaped lot with frontages along Stocker Street, Santa Rosalia Drive, and Don Felipe Drive; adjacent to Metro Line 102 bus stop located along Stocker Street, the project is also just 1 block west of Metro bus lines 40, 105, and 210 at the intersection of Stocker Street and Crenshaw Boulevards, and the Metro K (Crenshaw) Line Martin Luther King Jr. Station within ¼ mile.

The project site is located in the West Adams – Baldwin Hills – Leimert Community Plan. The property is a relatively flat comprised of five (5) lots totaling approximately 222,156 square feet of lot area, with approximately 338 feet of frontage along the west side of Santa Rosalia, 657 feet of frontage along the north side of Stocker Street, and 345 feet of frontage along the east side of Don Felipe Drive. The site is currently improved with four (4) two-story office buildings and one (1) 4-story office building, all of which will be demolished. The project site is located approximately one mile from the Newport – Inglewood Fault Zone and is located within a 500-year flood zone, and a Bureau Of Engineering Special Grading Area (BOE Basic Grid Map A-13372). This site, however, is not located within the Alquist-Priolo Fault Zone, Liquefaction Zone, Landslide Area, Methane Zone, or Very High Fire Severity Zone.

#### **Zoning and Land Use Designation**

The project is located in the West Adams – Baldwin Hills – Leimert Community Plan area and the Crenshaw Corridor Specific Plan (CCSP). The site 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 Crenshaw Corridor Specific Plan allows a base height of 45 feet, and a base FAR of 1.5:1. The C2-1 Zone allows unlimited height and an FAR of 1.5:1.

#### **Surrounding Uses**

The subject site is in an urbanized area surrounded primarily by single-family residential and commercial uses, and some multi-family buildings. Properties to the South across Stocker Street are outside of the City of Los Angeles' jurisdiction. The property to the west across Don Felipe Drive is a vacant lot, in a RD2-1 Zone. The properties adjacent to the north are comprised of two condominium buildings and an office building in the [Q]RD1.5-1XL, [Q]C2-1 and C2-1-SP Zones.

The property to the east across Santa Rosalia Drive is developed with the Baldwin Hills Crenshaw Plaza, located in the [T][Q]C2-2D Zone.

### **Streets and Circulation**

Stocker Street, abutting the property to the south, is designated by the Mobility Plan as a Boulevard II, with a designated right-of-way width of 110 feet and roadway width of 80 feet, and is currently improved with a curb, gutter, and sidewalk.

Santa Rosalia Drive, abutting the property to the east, is designated by the Mobility Plan as a Collector Street, with a designated right-of-way width of 66 feet and roadway width of 40 feet, and is currently improved with a curb, gutter, and sidewalk.

Don Felipe Drive, abutting the property to the west, is designated by the Mobility Plan as a Collector Street, with a designated right-of-way width of 66 feet and roadway width of 40 feet, and is currently improved with a curb, gutter, and sidewalk.

### **Public Transit**

The site is an amorphous-shaped lot with frontages along Stocker Street, Santa Rosalia Drive, and Don Felipe Drive; adjacent to Metro Line 102 bus stop located along Stocker Street, the project is also just 1 block west of Metro Bus Lines 40, 105, and 210, at the intersection of Stocker Street and Crenshaw Boulevards, and the Metro K (Crenshaw) Line Martin Luther King Jr. Station within ¼ mile.

### **Relevant Cases and Building Permits**

#### **Subject Site:**

There are no cases identified on the subject site. The building permit numbers associated with this proposal are: 24030-10000-03055; 25019-10000-00576; 25019-10000-02813. Permits are all pending approval of requested entitlements.

#### **Surrounding Sites:**

Case No. DIR-2024-6250-PR-HCA - Located at 3901-3939, and 3945 S. Crenshaw Boulevard, and 3691 W Martin Luther King Jr Boulevard. The approval of a Project Review for a development project which results in 50 or more residential dwelling units.

Case No. CPC-2015-4398-GPA-ZC-HD-ZAD-CU – Located at 3650 and 3691 West Martin Luther King Jr. Boulevard; 3901-4145 South Crenshaw Boulevard; 4020 – 4090 South Marlton Avenue; 3701 – 3791 West Santa Rosalia Drive; 3649 West Stocker Street. The redevelopment of the existing Baldwin Hills Crenshaw Plaza, resulting in a mixed-use retail, commercial, office, hotel, and residential project totaling approximately 3,072,956 square feet of floor area.

## **REQUESTED ACTIONS**

### Conditional Use

Pursuant to LAMC Section 12.24.U.15, a Conditional Use to allow a Motion picture studio with incidental uses, including outdoor sets in the C2 Zone.

Pursuant to LAMC Section 12.24.W.1, 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 including two restaurants, an outdoor plaza and campus events.

Pursuant to LAMC Section 12.24.W.18, a Main Conditional Use Permit (CUX) to allow dancing and live entertainment at four on-site locations including two restaurants, an outdoor plaza, and campus events.

### Project Permit Compliance and Design Review

Pursuant to LAMC Sections 11.5.7.C and 16.50, a Project Permit Compliance and Design Review for the 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 space 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.

### Site Plan Review

Pursuant to LAMC Section 16.05, Site Plan Review for a development project in excess of 50,000 square feet in net new non-residential or non-warehouse use in the C2 Zone. The project includes the 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).

### Waiver of Dedication and Improvement

Pursuant to LAMC Section 12.31.I, a Waiver of Dedication and Improvement to waive the 3-foot dedication requirement along Don Felipe Drive and 15-foot dedication requirement along Stocker Street, and to provide a 3-foot sidewalk widening along Don Felipe and a 3-foot sidewalk widening along Stocker in lieu of the 12-feet along Stocker Street as otherwise required.

### California Environmental Quality Act Compliance

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.

## **ISSUES**

### **Public Hearing**

The public hearing was held on January 9, 2026 at approximately 9:00 a.m. Due to concerns over COVID-19, the Public Hearing was conducted in a virtual format. The public hearing was attended by the applicant's representatives (Nichole Smith, Aaron Green, Brandon Ayala, Shane Parker, Steve Albert) and approximately 60 other members from the community. There were 21 speakers who provided comments at the hearing.

There were five (5) comments in support of the project, sixteen (16) comments in opposition to the project. Objections raised included concerns about construction impacts, questions about local hire, and parking. The applicant responded noting that the project is designed to be in compliance with the Crenshaw Corridor Specific Plan, and allowances granted by the State of California for parking. The project is eligible for zero parking under the state's AB 2097. The project is proposed with 344 parking spaces. The applicant further noted that they would be using local hire and that it is a goal through their LEED Certification to source locally. There was equal support for the project with members of the community citing how the job creation, design, and local hiring will all benefit the community at large.

## **CONCLUSION**

Based on the information submitted to the record, and the surrounding uses and zones, staff recommends that the City Planning Commission approve the project, as recommended, subject to the Conditions of Approval. The project will redevelop an underutilized site with a new motion picture production studio with new office and restaurant space.

## CONDITIONS OF APPROVAL

1. **Site Development.** The project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped “Exhibit A,” and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, West/South/Coastal Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code or project conditions.
2. **Automobile Parking.** Pursuant to California Government Code Section 65585 and Assembly Bill 2097 (2021), the project shall be allowed to provide a minimum of zero parking spaces. The project is voluntarily providing 344 parking spaces, as shown in Exhibit “A”.
3. **Floor Area Ratio (FAR).** The project total Floor Area shall be limited to a maximum of 1.5:1 per Section 9A of the Crenshaw Corridor Specific Plan (CCSP).
4. **Use.** The project shall not include any use prohibited by Section 6A of the Crenshaw Corridor Specific Plan (CCSP). Uses limited by the Specific Plan shall be in conformance with Section 6B of the CCSP and must be reviewed by the Department of City Planning, West/South/Coastal Project Planning Division, and obtain written approval by the Director of Planning.
5. **Studio Land Use.** The uses permitted within the boundaries of the subject property shall be consistent with the following Studio Land Uses: Sound Stage, Production Support, Production Office, Set Production, General Office, and Restaurant/Retail, including ancillary uses pursuant to Los Angeles Municipal Code (LAMC) Section 12.24.U.15.
6. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.
7. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
8. **Parking Structure Design.** Parking structures or that portion of a building or structure that is used for parking at grade or above grade shall be designed to minimize vehicle headlight and parking structure interior lighting impacts (“spillover”) on adjacent streets and properties.
9. **Landscape Plan.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The landscape plan shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines “O”.
10. **Soil Depths.** Shrubs, perennials, and groundcover shall require a minimum soil depth as follows:
  - a. A minimum depth with a height ranging from 15 to 40 feet shall be 42 inches.
  - b. A minimum depth with a height ranging from 1 to 15 feet shall be 24 to 36 inches.
  - c. A minimum depth with a height of less than 1 foot shall be 18 inches.
  - d. A minimum depth of an extensive green roof shall be 3 inches.

Trees shall require a 42-inch minimum soil depth. Further, the minimum amount of soil volume for tree wells on the rooftop or any above grade open spaces shall be based on the size of the tree at maturity:

- e. 220 cubic feet for trees with a canopy diameter ranging from 15 to 19 feet.
- f. 400 cubic feet for trees with a canopy diameter ranging from 20 to 24 feet.
- g. 620 cubic feet for trees with a canopy diameter ranging from 25 to 29 feet.
- h. 900 cubic feet for trees with a canopy diameter ranging from 30 to 34 feet.

#### 11. **Street Trees.**

- a. New street trees shall be planted within the public right-of-way, where feasible, at a ratio of at least one (1) tree for every 25 feet of lot length, to the satisfaction of the Bureau of Street Services, Urban Forestry Division, Department of Public Works.
- b. The project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

12. **Stormwater/Irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) Guidelines.

13. **Lighting.** All pedestrian walkways and vehicle access points will be well-lit. All outdoor lighting will be shielded to prevent excessive illumination and mitigate light impacts on adjacent residential properties and the public right-of-way. Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.

14. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.

15. **Heat Island Effect.** To reduce the heat island effect, a minimum of 50% of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.

16. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.

Or: Where power poles are available, electricity from power poles and/or solar-powered generators rather than temporary diesel or gasoline generators shall be used during construction.

17. **Solar-ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

18. **Rooftop Equipment.** All rooftop equipment shall be screened to the top of the equipment. The mechanical systems shall be located at a minimum of 10 feet from the property line, ensuring it is not visible from adjacent properties.

19. **Underground Utilities.** To the extent physically feasible, all new utility lines that directly service a Project shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service, as determined appropriate by the Department of Water and Power per Section 13 of the Crenshaw Corridor Specific Plan (CCSP).

20. **Streetscape Requirements.** When right-of-way improvements are required of any Project I the Specific Plan area, pursuant to LAMC Section 12.37, LAMC Chapter 1, Articles 2 or 7, or other City ordinance, for a right-of-way with a streetscape plan, the improvements shall be consistent with the streetscape plan unless the LADOT General Manger or the City Engineer finds either of the following:

- a. Consistency with the streetscape plan is not feasible or practical;
- b. The cost of making the improvement consistent with the streetscape plan is generally in excess of the cost to other property owners who are required to make improvements consistent with the streetscape plan in the streetscape plan area.

21. **Design Review Board.** The project shall comply with the following conditions of the Crenshaw Corridor Design Review Board.

- i. There shall be no electronic signs on the property, except the proposed electronic signs located on the south façade of Building F, oriented towards the internal plaza.
- ii. All DWP transformers shall be screened.
- iii. The blue columns/bollards along Santa Rosalia Drive and Stocker Street shall be redesigned in a softer shape.
- iv. The pedestrian gate on Santa Rosalia Drive which provides public access on the property shall remain open during business hours.
- v. Make the corner wall condition on Stocker and Don Felipe more cohesive, wrap it, and add a 3D art element.
- vi. The parking sign located on the corner of Santa Rosalia Drive and Stocker shall include less white background space and shall not exceed the height of the railing located behind it

22. **Campus Signage.** Projects with a floor area of 50,000 square feet or more shall comply with LAMC Chapter 1, Article 4.4.

23. **Security Devices.** Exterior roll-down doors shall be no less than 75 percent transparent.

**Conditions for On-Site Alcohol Consumption, Live Entertainment and Dancing**

24. **Authorization.** Approved herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption, live entertainment and public dancing in conjunction with a maximum of four establishments shall be allowed for the sale and service of a full line of alcoholic beverages for onsite consumption, including, but not limited to, restaurant, bar, or other space upon the following:
  - a. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
  - b. The hours of operation are limited to 7 a.m. to 2 a.m. daily.
25. A maximum of four establishments shall be allowed for the sale and service of a full line of alcoholic beverages for onsite consumption, including, but not limited to, restaurant, bar, or other space.
26. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
27. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning (City Planning) and the Department of Building and Safety (LADBS) for purposes of having a building permit issued at any time during the term of this grant.
28. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
29. Prior to the effectuation of this grant, a Covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office.
30. The Covenant and Agreement (CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in the case file.
31. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
32. Electronic age verification device(s) may be used to determine the age of any individual attempting to purchase alcoholic beverages. If utilized, these devices shall be installed or utilized as handheld devices on the premises, maintained in an operational condition, and all establishment employees shall be instructed in their use.
33. Each employee of said establishment/permittee who sells or serves alcoholic beverages shall enroll in, attend and complete a certified, State Department of Alcoholic Beverage Control (ABC)-recognized, training program for the responsible sale and service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment, or within 30 days after the start of employment, whichever applies. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request of the Director.

34. A copy of these conditions shall be retained on the premises at all times and be immediately produced upon the request of any peace officer, employee of the ABC, the LADBS, or City Planning. The on-site manager and employees shall be knowledgeable of the conditions herein.
35. MVIP – Monitoring Verification and Inspection Program. Prior to the effectuation of this grant, fees required per Section 19.01 E.3 of the Code - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 of the Code - Miscellaneous ZA Sign Offs shall be paid to the City.
36. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
  - a. The owner and operator shall be notified of any deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by LADBS which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the decision-maker.
  - b. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement or number of seats of the new operation.
37. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (upon his/her initiative, or upon written request by the Los Angeles Police Department [LAPD] or ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to Code Section 19.01 E of the Code, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions.
38. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 300-foot radius of the property, the Council Office and LAPD's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

39. Complaint Log. A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
- a. Entry, visible to pedestrians.
  - b. Customer service desk, front desk or near the reception area. Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint; and (3) the manner in which the complaint was resolved.
40. STAR/LEAD/RBS Training. Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department “Standardized Training for Alcohol Retailers” (STAR) or ABC “Licensee Education on Alcohol and Drugs” (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request LAPD or ABC to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
41. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager’s responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by ABC and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
42. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris or litter.
43. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.

### **Restaurant Conditions**

44. Restaurants with sales and service of alcohol shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a full menu containing an assortment of foods normally offered in such restaurants. The establishment shall provide seating and dispense food and refreshments primarily for consumption on the premises and not solely for the purpose of food takeout or delivery.
45. A restaurant, café, or food hall shall be considered a single permit and shall be permitted to sell a full line of alcoholic beverages from one or more bars, lounges, or restaurants/stalls within a single restaurant, cafe or food hall establishment.
46. Amplified Sound. Outdoor amplified sound shall comply with the City of Los Angeles Noise Ordinance as codified in Chapter XI of the Code.

**Bar/Lounge Conditions**

47. Designated Driver Program. Prior to the utilization of this grant, establishments that do not serve food with alcohol sales shall establish a "Designated Driver Program" which shall include, but not be limited to, signs/cards, notation on websites/social media, notifying patrons of the program. The signs/cards/website/social media shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards on each table, at the entrance, at the host station, in the waiting area, at the bars, or on the bathrooms, or a statement in the menus, a website, or on social media.
48. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by LAPD.
49. Only the front door shall be used for patron access to bar/lounge uses. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries, trash removal, and emergency access.
50. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
51. The exterior windows and glass doors of the establishments shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.
52. The applicant shall utilize social media, webpages, or other media to provide travel information to the establishment. Such information shall promote the use of alternate travel means to automotive transportation (walk, bike, public transit, rideshare/service, or carpool).

**Environmental Conditions**

53. The proposed project shall comply with the adopted Mitigation Monitoring Program in compliance with Appendix J of the State CEQA Guidelines.
54. GS-1 Qualified Professional Paleontologist. Prior to excavation, the project applicant shall retain a Qualified Professional Paleontologist, as defined by the Society of Vertebrates Paleontology's Standard Practices (SVPS) (2010). The Qualified Professional Paleontologist shall direct all mitigation measures related to paleontological resources.

Paleontological Worker Environmental Awareness Program. Prior to the start of construction, the Qualified Professional Paleontologist or their designee shall conduct a paleontological Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction personnel to comply with Policy CR9 of the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay District.

Paleontological Monitoring. Initial part-time monitoring (i.e., spot-checking) shall be conducted for all ground-disturbing activities that reach 6 feet or more below the surface to check for the presence of geologic units of high sensitivity (i.e., Quaternary older alluvium). If such sediments are observed at depth, then full-time monitoring shall be conducted. Paleontological monitoring shall be conducted by a paleontological monitor with experience with collection and salvage of paleontological resources and who meets the minimum standards of the SVPS (2010) for a Paleontological Resources Monitor. The Qualified

Professional Paleontologist may recommend that monitoring be reduced in frequency or ceased entirely based on geologic observations. Such decisions shall be subject to review and approval by the City of Los Angeles. In the event of a fossil discovery by the paleontological monitor or construction personnel, all construction activity within 50 feet of the find shall cease, and the Qualified Professional Paleontologist shall evaluate the find. If the fossil(s) is (are) not scientifically significant, then construction activity may resume. If it is determined that the fossil(s) is (are) scientifically significant, the following shall be completed:

**Fossil Salvage.** The paleontological monitor shall salvage (i.e., excavate and recover) the fossil to protect it from damage/destruction. Typically, fossils can be safely salvaged quickly by a single paleontological monitor with minimal disruption to construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. Bulk matrix sampling may be necessary to recover small invertebrates or microvertebrates from within paleontologically sensitive deposits. After the fossil(s) is (are) salvaged, construction activity may resume.

**Fossil Preparation and Curation.** Fossils shall be identified to the lowest (i.e., most-specific) possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Professional Paleontologist.

**Final Paleontological Mitigation Report.** Upon completion of ground-disturbing activities (or laboratory preparation and curation of fossils, if necessary), the Qualified Professional Paleontologist shall prepare a final report describing the results of the paleontological monitoring efforts. The report shall include a summary of the field and laboratory methods employed; an overview of project geology; and, if fossils were discovered, an analysis of the fossils, including physical description, taxonomic identification, and scientific significance. The report shall be submitted to the City of Los Angeles and, if fossil curation occurred, the designated scientific institution.

55. N-1 Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with state-of-the-art noise shielding and muffling devices (consistent with manufacturers' standards). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
56. N-2 A temporary construction noise barrier, or equivalent noise reduction strategy, shall be installed on the northern property line that is capable of reducing noise by 10 dBA or greater as needed at affected residences.
57. N-3 Noise and vibration construction activities whose specific location on the Project site may be flexible (e.g., operation of compressors and generators) shall be conducted as far away as possible from the nearest sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses. The construction contractor shall locate construction staging areas away from noise-sensitive uses.
58. N-4 Amplified sound shall not be permitted after 10:00 pm and special events with no amplified sound equipment shall not be permitted after 12:00 am without further study. The applicant shall prepare an acoustical study to predict operational noise levels of outdoor gathering spaces once the acoustical equipment layout and anticipated event hours and occupancy have been identified. The acoustical study shall predict noise levels based on amplified sound equipment locations, equipment maximum noise level, number of pieces of equipment, and occupancy of each of the outdoor gathering spaces. The acoustical study

shall identify any additional mitigation measures to ensure ambient noise levels at sensitive receptors would not result in an incremental increase in community noise equivalent level of 5 dBA or more at surrounding sensitive receptors. Noise reduction methods that may be implemented include, but are not limited to:

- a. Time restrictions on operation of amplified sound and events.
  - b. Design features, such as solid barriers to reduce noise at off-site sensitive receptors.
  - c. Restrictions on decibel levels of amplified sound equipment.
59. N-5 Prior to commencement of construction activity, a qualified structural engineer licensed in California shall survey the existing foundation and other structural aspects of Sanchez Ranch Adobe. The survey shall provide a shoring design to protect the identified land uses from potential damage. The qualified structural engineer shall submit a pre-construction survey letter establishing baseline conditions at the historic buildings. These baseline conditions shall be forwarded to the lead agency and to the mitigation monitor prior to issuance of any foundation only or building permit. At the conclusion of vibration causing activities, the qualified structural engineer shall issue a follow-on letter describing damage, if any, to the historic buildings. The letter shall include recommendations for any repair, as may be necessary, in conformance with the Secretary of the Interior Standards. Repairs to shall be undertaken and completed in conformance with all applicable codes including the California Historical Building Code (Part 8 of Title 24) prior to issuance of any temporary or permanent certificate of occupancy for the new building.
60. T-1 The Project shall implement the following intersection improvements at Santa Rosalia Drive/Angeles Vista Boulevard and Stocker Street.
- a. Install a protected-only left-turn phase for the northbound Santa Rosalia Drive/Angeles Vista Boulevard at Stocker Street, which includes restriping the approach from a shared left-through and right-turn lane to a dedicated left-turn lane, a through lane, and a right-turn lane. Restriping of the approach may require the removal of existing on-street parking on both sides of the street.
  - b. Implement a protected-permissive left-turn phasing for the eastbound and westbound approaches of Stocker Street.
  - c. Install a dedicated right-turn lane for the southbound approach of Santa Rosalia Drive/Angeles Vista Boulevard.
61. T-2 The Project shall install stop signs or electronic warning devices at site access points; install stop-signs and pavement markings internal to the site; and install devices to augment driver/pedestrian sight lines.
62. T-3 Intersection improvement at Santa Rosalia Drive/ Angeles Vista Boulevard and Stocker Street.
- a. Install a protected-only left-turn phase for the northbound Santa Rosalia Drive/ Angeles Vista Boulevard at Stocker Street, which includes restriping the approach from a shared left-through and right-turn lane to a dedicated left-turn lane, a through lane, and a right-turn lane. Restriping of the approach may require the removal of existing on-street parking on both sides of the street.

- b. Implement a protected-permissive left-turn phasing for the eastbound and westbound approaches of Stocker Street.
  - c. Install a dedicated right-turn lane for the southbound approach of Santa Rosalia Drive/ Angeles Vista Boulevard.
  - d. Installation of stop signs or electronic warning devices at site access points
  - e. Installation of stop signs and pavement markings internal to the site.
  - f. Installation of devices to augment driver/pedestrian sight lines.
63. TCR-1: Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain qualified tribal monitors/consultants from the Gabrieleno Band of Mission Indians Kizh-Nation and a qualified archaeologist/archaeological monitor. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil, pavement removal, grubbing, tree removals, boring or a similar activity at the project site. Any tribal monitor/consultant shall be approved by the Gabrieleno Band of Mission Indians-Kizh Nation Tribal Government. A qualified archaeologist/archaeological monitor shall be identified as principal personnel who must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in Southern California. The archaeologist shall ensure that all other personnel associated with and hired for the archaeological monitoring are appropriately trained and qualified.
- a. While any ground disturbance activities are taking place, the archaeological and tribal monitors/consultants shall observe all ground disturbance activities on the project site at all times. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archaeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the City has determined that the Project site has a low potential for impacting tribal cultural resources after consultation with the tribal monitor/consultant and archaeologist.
  - b. Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor/consultant, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that includes information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation establishing the WEAP training was completed for all members of the construction crew involved in ground disturbance activities.
  - c. In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by the archaeologist, in consultation with the tribal monitor/consultant approved by the Gabrieleno Band of Mission Indians-Kizh

Nation, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

- i. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities in the immediate vicinity of the find until the find can be assessed by the archaeologist and tribal monitor/consultant.
- ii. If the archaeologist and tribal monitor/consultant determine the resources are Native American in origin, the Gabrieleno Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes.
- iii. The Applicant, or its successor, shall implement the tribe's recommendations if the archaeologist, in consultation with the tribal monitor/consultant, reasonably conclude that the tribe's recommendations are reasonable and feasible.
- iv. In addition to any recommendations from the Gabrieleno Band of Mission Indians-Kizh Nation, the archaeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation. Any discrepancies between the implementation of the recommendations shall be resolved through the City as the Lead Agency, in consultation with the archaeologist and tribal monitor/consultant.
- v. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the archaeologist and tribal monitor/consultant and determined to be reasonable and appropriate.
- vi. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs ii through iv above.
- vii. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
- viii. Notwithstanding paragraph 7 above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, Section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.

- ix. Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken.

### **Department of Transportation Conditions**

64. A minimum of 60-foot reservoir space be provided between any security gate(s) and the property line or as shall be determined to the satisfaction of the Department of Transportation.
65. The driveway from Stocker Street will be limited to ingress only or to right-turn restrictions if it is to be used for both ingress and egress or as shall be determined to the satisfaction of the Department of Transportation.
66. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A.
67. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, contact LADOT's One Stop email at: [ladot.onestop@lacity.org](mailto:ladot.onestop@lacity.org).
68. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

### **Administrative Conditions**

69. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
70. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval, herein attached, as a cover sheet and shall include any modifications or notations required herein.
71. **Approval, Verification, and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
72. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

73. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
74. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
75. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.
76. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

## 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. It is anticipated 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 the proposed 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 Chapter 7 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.

## PUBLIC HEARING AND COMMUNICATIONS

### PUBLIC HEARING

The public hearing was held on January 9, 2026 at approximately 9:00 a.m. Due to concerns over COVID-19, the Public Hearing was conducted in a virtual format. The public hearing was attended by the applicant's representatives (Nichole Smith, Aaron Green, Brandon Ayala, Shane Parker, Steve Albert) and approximately 60 other members from the community. There were 21 speakers who provided comments at the hearing, which can be summarized as follows:

#### Parking / Construction Noise /Local Hire

Staff received several comment letters and public comments at the hearing expressing concerns regarding the potential street parking, construction noise and pollution, and Local Hire.

- State law under Assembly Bill 2097 ("AB" 2097) and Government Code Section 65863.2(a) prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop<sup>1</sup>. Therefore, AB 2097 prohibits the city from imposing parking requirements. The project will provide 344 parking spaces in a five story parking structure, with one driveway entrance accessed from Santa Rosalia Drive. The project will also provide 50 long-term and 32 short-term bicycle parking spaces, meeting LAMC Section 12.21 A.16 bicycle parking requirements.

A health risk assessment (HRA) was prepared to address detailed project-specific construction information and the updated schedule. The Air Quality and Energy Calculations are provided as part of Exhibit D. The air quality modeling for the Project was refined based on comprehensive project-specific information provided by the Applicant, as the initial analysis was prepared using unrealistically conservative generic assumptions regarding the magnitude of on-site equipment activity that would be required during construction. The schedule was adjusted given that the construction start date in the IS/MND's air quality assessment has already passed. As discussed in the Project Description on page 23 of the IS/MND, the Project is committed to achieving Leadership in Energy and Environmental Design (LEED) Gold Standard certification. In addition to energy conservation, water conservation, waste reduction, and transportation demand management features that the Project includes to reduce associated Greenhouse gas emissions and help minimize the impact on natural resources, Project construction activities will also be required to achieve LEED Gold certification. Consistent with LEED Gold, the Project all construction equipment above 50 horsepower (hp) would meet Tier 4 emissions standards. Tier 4 construction equipment complies with the United States Environmental Protection Agency (U.S. EPA) emission standards, significantly reducing nitrogen oxides (NOx) and particulate matter (PM) from diesel engines. These machines, including excavators and loaders, use advanced technologies like Selective Catalytic Reduction (SCR) and Diesel Particulate Filters (DPF) to meet regulations, often improving fuel efficiency despite higher initial costs.

The IS/MND includes a comprehensive operational noise analysis which considers mechanical equipment, the outdoor gathering spaces with amplified sound, the service plaza, trash pick-up, studio trailers loading and unloading, on-site vehicle movements, composite noise levels of all on-

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<sup>1</sup> Pursuant to Assembly Bill (AB) 2097, the City of Los Angeles is prohibited from imposing or enforcing minimum parking requirements on any residential, commercial or other development project (excluding event centers, hotels and similar transient lodging) that are within a one-half mile radius of a Major Transit Stop. The Department of City Planning issued a memorandum on December 31, 2022 which serves as guidance for project applicants and staff on the implementation of AB 2097.

site noise sources predicted at nearby sensitive receptors, and analysis of off-site noise sources such as vehicle trips. The operational noise analysis is included on pages 107 through 114 of the IS/MND. Additionally, a Noise and Vibration Impact Study is included as Appendix G. The operational noise analysis in the Noise and Vibration Impact Study is discussed on pages 32 through 45.

**Applicant Presentation:**

The applicant's representatives described the site location, project description, requested entitlements, and community outreach, which had been completed.

There were five (5) comments in support of the project, sixteen (16) comments in objection to the project. Objections raised included concerns about construction impacts, questions about local hire, and parking. The applicant responded noting that the project is designed to be in compliance with The Crenshaw Corridor Specific Plan, and allowances that are granted by the state for parking. The applicant further noted they would be using local hire and that it is a goal through their LEED Certification to source locally. There was equal support for the project with members of the community citing how the job creation, design, and local hiring will all benefit the community at large.

**WRITTEN CORRESPONDENCE**

Staff received over 100 letters of support and a petition with nearly 100 signatures in support of the proposed project, citing the creation of jobs, local employment, new dining options, and quality design as benefits to the community. All the letters have been attached to the case file (Exhibit E).