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July 24, 2026

Applicant/Owner

6007 Sunset (LA) OZ, LLC
4700 Wilshire Boulevard
Los Angeles, CA 90010

Representative

Chris Manasserian
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707 Wilshire Boulevard, Suite 4350
Los Angeles, CA 90017

Case No. CPC-2021-1557-DB-SPR-
HCA-M1

CEQA: ENV-2026-2496-CE

Location: 6007 West Sunset Boulevard
6001 - 6023 West Sunset
Boulevard; 1503 -1517
North Gordon Street; 1506-
1512 North La Baig Avenue

Council District: 13 - Hugo Soto-Martinez

Community Plan Area: Hollywood

Land Use Designation: Regional Center
Commercial; High Medium
Residential

Zones: Q]C2-2D-SN-CPIO; [Q]R4-
1VL-CPIO

Last Day to Appeal: August 10, 2026

DETERMINATION – Modification of Entitlement

Pursuant to the Los Angeles Municipal Code (LAMC) Sections 13B.2.3 and 13B.5.4 of Chapter 1A, and as the designee of the Director of Planning on behalf of the City Planning Commission, I hereby:

Determine based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

Approve a Modification of Entitlements to modify Condition Nos. 1 and 7e of the previously approved Density Bonus for a Housing Development; and

Adopt the attached Findings.

CONDITIONS OF APPROVAL

Pursuant to LAMC Sections 13B.2.3 and 13B.5.4 of Chapter 1A, the following conditions are hereby imposed upon the use of the subject property (deletions in ~~strike through~~ and additions in underline):

Development Conditions:

1. **[Modified] Site Development.** Except as modified herein, the project shall be in substantial conformance with the architectural plans, renderings, and materials submitted by the Applicant, ~~dated January 12, 2022~~, stamped "Exhibit A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of City Planning. Each change shall be identified and justified in writing.
2. **Residential Density.** The project shall be limited to a maximum density of 109 dwelling units.
3. **Affordable Units.**
 - a. A minimum of 14 dwelling units, or 15% of the base dwelling units, shall be reserved for Very Low Income Households, as defined by Government Code Section 65915(C)(2).
 - b. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A,25.
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make 15% of the site's base density units available to Very Low Income Households for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination.
5. **Incentives.**
 - a. **Floor Area Ratio, and Density Averaging and Vehicular Access.** The project shall be permitted floor area ratio, density averaging and vehicular access the entire site.
 - b. **FAR.** The project shall be permitted a maximum FAR of 3:1.
6. **Open Space.**
 - a. **Open Space.** The project shall be permitted a 22 percent reduction in open space.

7. **Parking.**

- a. Residential parking shall be provided in compliance with California Government Code Section 65915, the project would be required to provide 0.5 automobile parking spaces per dwelling unit. Commercial parking shall be in conformance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
- b. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by LAHD.
- c. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth pursuant to LAMC Section 12.22-A,25.
- d. **Bicycle Parking.** Bicycle parking shall be provided in compliance with the Los Angeles Municipal Code, Section 12.21-A,16 and to the satisfaction of the Department of Building and Safety.
- e. **[MODIFIED]** Floor to floor heights of all above grade parking levels shall be a minimum of 44 10 feet. The project is permitted an increase of one foot in height to accommodate the required floor to floor heights of 44 10 feet for all levels of above grade parking.

Site Plan Review

8. **Landscaping.**

- a. All open areas not used for buildings, driveways, parking areas, or recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape development plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the decision maker.
- b. All planters containing trees shall have a minimum depth of 48 inches (48")

9. **Solar Panels.** The project shall comply with Sections 99.05.211.1 and 99.04.211.1 of the LAMC.

10. **Electric Vehicle Parking.**

- a. 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 the LAMC.

The project shall provide 20 percent of the total number of parking as operational EVCS spaces at the beginning of the operation of the project, as volunteered by the applicant and approved by the City Planning Commission.

- b. The project shall include 71 parking spaces capable of supporting future electric vehicle supply equipment (EVSE) such as the required conduit.

11. **Lighting.**

- a. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
- b. The above grade parking levels of the project shall utilize screening methods that achieve an average opacity of 60 percent to prevent light and glare spillover.

12. **Graffiti.** 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.

13. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view.

14. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

Administrative Conditions

15. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

16. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.

17. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

18. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.

19. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

20. **Building Plans.** 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 Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

21. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose

additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

22. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

23. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. 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.
- b. 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.
- c. 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 (b).
- d. 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 (b).
- e. 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 include 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.

Project Background

The subject property is comprised of five (5) lots that measure approximately 38,063 square feet (0.874 acres). The project site is bounded by La Baig Avenue to the west, Sunset Boulevard to the south and Gordon Street to the east. The property has a frontage of 210 feet along Sunset Boulevard, a frontage of 134 feet along La Baig Avenue and a frontage of 212 feet along Gordon Street. The property is located within the Hollywood Community Plan Area, the Hollywood Community Plan Implementation Overlay, the Hollywood Signage (Media District) Sign District, the Los Angeles State Enterprise Zone, the Urban Agriculture Incentive Zone, and the Transit Priority Area in the City of Los Angeles. The site is 1.187 kilometers from the Hollywood Fault Zone.

At its meeting on May 12, 2022, the City Planning Commission approved Case No. CPC-2021-1557-DB-SPR-HCA, granting a Density Bonus and Site Plan Review for the construction, use and maintenance of a new seven-story, 102,224 square-foot mixed-use building with 109 dwelling units (including 14 units – 15% of the base density set aside for Very Low Income Households), and 14,657 square feet of ground floor commercial space with a proposed building height of 86 feet and a total of 196 automobile parking spaces within one (1) subterranean and three (3) above ground level of parking and a total of 148 bicycle spaces.

Subsequent to the issuance of the City Planning Commission determination, an appeal of the Site Plan Review entitlement of the project was filed to the Los Angeles City Council on June 21, 2022; Council File: 22-0807. On July 29, 2022, the Appellant submitted written correspondence withdrawing the appeal.

A Letter of Clarification was issued on September 26, 2022, that clarified the approval letter for Case No. CPC-2021-1557-DB-SPR-HCA by modifying Condition Nos. 5(a), 7(e), 10, and 11(b) for clarification regarding the permitted floor area ratio, and density averaging and vehicular access, above grade parking and the required electric vehicle parking requirements. All other terms and Conditions of CPC-2021-1557-DB-SPR-HCA remained as originally granted.

On January 30, 2024, the Los Angeles Department of Building and Safety (“LADBS”) issued Building Permit No. 22010-10002-04324 for the project. The project is actively under construction pursuant to the Existing Building Permit.

The subject request is for a Modification of Entitlement of Condition of Approval No. 7.e to reduce the required minimum floor-to-floor height at all above-grade parking levels from 11 feet to 10 feet. The Modification does not seek any new rights or any deviation from the underlying zoning regulations, and no other condition of approval is proposed for modification through this application.

Surrounding Properties

The land use and zoning within proximity of the property site consists of a mix of commercial and multi-family uses. The properties to the north abutting the site are zoned RD2-1XL-CPIO and [Q]R4-1VL-CPIO and are improved with multi-family residential structures. The property to the east, across Gordon Street, is zoned (T)(Q)C2-2D-CPIO and (T)(Q)C2-2D-SN-CPIO and is developed with a 23-story mixed-use building. The properties to the south, across Sunset Boulevard, are zoned (T)[Q]C2-2D-CPIO and M1-1 and are developed with Emerson College and a music recording studio. The property to the west, across La Baig Avenue, is zoned [Q]C2-2D-SN-CPIO is improved with a motel.

Streets and Circulation

Sunset Boulevard, designated as an Avenue I, is dedicated to a width of 100 feet and is improved with paved roadway, and concrete curb, gutter, and sidewalks.

Gordon Street, is a Local Street - Standard, dedicated to a width of 60 feet and is improved with paved roadway, concrete curb, gutter, and sidewalks.

La Baig Avenue, is a Local Street – Standard, dedicated to a width of 60 feet and is improved with paved roadway, and concrete curb, gutter, and sidewalks.

Related Case

Case No. CPC-2021-1557-DB-SPR-HCA – On May 12, 2022, the City Planning Commission approved a Density Bonus, and Site Plan Review for the construction, use and maintenance of a new seven-story, 102,224 square-foot mixed-use building with 109 dwelling units (including 14 units – 15% of the base density set aside for Very Low Income Households), and 14,657 square feet of ground floor commercial space with a proposed building height of 86 feet and a total of 196 automobile parking spaces within one (1) subterranean and three (3) above ground level of parking and a total of 148 bicycle spaces.

FINDINGS

1. Pursuant to Section 12.22-A,25 of the LAMC and Government Code 65915, the Director shall approve a density bonus and requested incentive(s) unless the director finds that:

- a. The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

As previously approved, the record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The approved project provides 15 percent (14 units) of the base units for Very Low Income Households as a means to qualify for the 23 percent Density Bonus and Incentives that was approved by the City Planning Commission. The project allowed the developer the ability to expand the building envelope so the additional and affordable units can be constructed, and the overall space dedicated to residential uses is increased with the approved increase in FAR, the reduction in open space, and vehicular access across the entire site for the construction of additional units that will result in a reduction in the cost of constructing affordable housing. The subject request for the Modification of Entitlement does not materially affect the previously approved project because the request is for a one (1) foot reduction in the floor-to-floor heights of the parking levels.

- b. The incentives will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households.*

As previously approved, there was no substantial evidence in the record that the proposed incentives would have a specific adverse impact. A “specific adverse impact” is defined as, “a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” (Former LAMC Section 12.22-A,25(b)). As required by the former Section 12.22-A,25(e)(2), the project met the eligibility criterion that is required for density bonus projects. The project did not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The subject request for the Modification of Entitlement does not materially affect the previously approved project because the request is for a one (1) foot reduction in the floor-to-floor heights of the parking levels.

Therefore, there is no substantial evidence that the approved incentives or modifications will have a specific adverse impact on public health and safety.

- c. The incentives are contrary to state or federal law.*

There is no substantial evidence in the record that the proposed incentives are contrary to state or federal law.

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

The Los Angeles General Plan sets forth goals, objectives, and policies that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, but not limited to, Land Use, Housing, Transportation/Mobility, Noise, and Safety. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. The City's Land Use Element is divided into 34 community plans that establish parameters for land use decisions within those sub-areas of the City. While the General Plan sets out a long-range vision and guide to future development, the 34 Community Plans provide the specific, neighborhood-level detail, relevant policies, and implementation strategies necessary to achieve the General Plan objectives. The project site is located in the Hollywood Community Plan area and is not subject to any applicable specific plans.

Hollywood Community Plan

Goal LU1: Complete, livable and quality residential neighborhoods that provide a variety of housing types, densities, forms, and designs and a mix of uses and services that support the needs of residents throughout Hollywood.

Policy LU1.1: **Neighborhood character.** Maintain the distinguishing characteristics of Hollywood's residential neighborhoods with respect to lot size, topography, housing scale and landscaping, to protect the character of existing stable neighborhoods from new, out-of-scale development.

Policy LU1.2: **Adequate housing and services.** Provide housing that accommodates households of all sizes, as well as integrates safe and convenient access to schools, parks, and other amenities and services.

Goal LU3: Improved height transitions between established single-family neighborhoods, low-scale multi-family neighborhoods, and neighborhood commercial uses.

Policy LU3.1: **Design for context.** Encourage smooth transitions in scale, form and character where new neighborhood commercial development abuts residential neighborhoods.

Goal LU4: Multi-family residential neighborhoods that are well-designed, safe, provide amenities for residents, and exhibit the architectural characteristics and qualities that distinguish Hollywood neighborhoods.

Policy LU4.1: **Context-sensitive housing.** Encourage multi-family housing development within neighborhoods designated for higher density multi-family residential.

Policy LU4.2: **Design for scale.** Support design standards to achieve transition in scale where neighborhoods planned for multi-family residential

uses abut neighborhoods planned for single-family residential uses.

Policy LU4.3: **Compatibility with adjacent development.** Seek a high degree of architectural compatibility, parking design configuration, and landscaping for new and infill development to protect the character and scale of existing multi-family residential neighborhoods.

Goal LU5: Multi-family residential neighborhoods that provide a range of housing opportunities at a variety of price points including affordable housing, through a mix of ownership and rental units.

Policy LU5.1: **Individual choice and affordability.** Provide a variety of rental and ownership housing opportunities for households of all income levels, sizes, and needs, including middle income and workforce populations.

Policy LU5.3: **Housing for families.** Promote family-friendly projects that include more bedrooms suitable for larger families.

Goal LU8: A vital Regional Center that serves as the heart of Hollywood, balances new development and existing scale, and promotes jobs, housing, and visitor-serving uses.

Policy LU8.1: **Commercial and residential development.** Provide opportunities for commercial office and residential development within the heart of Hollywood.

Policy LU8.4: **Entertainment and tourism.** Support entertainment, hotel, and tourist-serving land uses in the Regional Center which address the needs of visitors who come to Hollywood for business, conventions, trade shows, entertainment and tourism.

Goal LU9: Residential and commercial density, transit-oriented districts, affordable housing, and employment opportunities near transit infrastructure that support sustainable and walkable neighborhoods.

Policy LU9.2: **Affordable housing near transit.** Encourage new affordable housing near transit in the Regional Center.

Policy LU9.3: **Mixed-use around transit.** Utilize higher Floor Area Ratios (FAR) to incentivize mixed-use development around transit nodes and along commercial corridors served by the Metro Rail, Metro Rapid buses or high frequency bus service.

Policy LU9.4: **Alternative modes of transportation.** Encourage projects that utilize Floor Area Ratio (FAR) incentives to incorporate uses and amenities that make it easier for residents to use alternative modes of transportation and minimize automobile trips. Encourage affordable housing near transit. Consider neighborhood-serving uses such as grocery stores, shared mobility options, bicycle parking, bicycle lockers, safe and secure bicycle storage, and/or other vehicle trip reducing features.

Policy LU9.6: **Diverse and affordable housing.** Prioritize housing that is affordable to a broad cross-section of income levels, that provides a range of residential product types, and that supports the ability to live near work.

The project as previously approved and under construction furthers the development of Hollywood as a major center of population, employment, retail services, and entertainment by allowing for the development of the mixed-use building. Therefore, the project is consistent with the Hollywood Community Plan.

The **Framework Element** for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Policy 3.2.2: Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

As previously approved, and under construction, the project resulted in the development of a mixed-use building that provides 109 dwelling units, including 14 units reserved for Very Low Income Households and 14,657 square feet of commercial space on the ground floor of the building thereby contributing toward and facilitating the City's long-term economic viability and vision for a more liveable city and is consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

The **Housing Element** of the General Plan (2021-2029) is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following objectives and policies relevant to the instant request:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.1: Forecast and plan for existing and projected housing needs over time with the intention of furthering Citywide Housing Priorities.

Policy 1.1.2: Plan for appropriate land use designations and density to accommodate an ample supply of housing units by type, cost, and size within the City to meet housing needs, according to Citywide Housing Priorities and the City's General Plan.

Policy 1.1.6: Allocate citywide housing targets across Community Plan areas in a way that seeks to address patterns of racial and economic segregation, promote jobs/ housing balance, provide ample housing opportunities, and affirmatively further fair housing.

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

Objective 1.3: Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.

Policy 1.3.1: Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.

Goal 2: A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

Objective 2.3: Preserve, conserve and improve the quality of housing.

Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Objective 3.1: Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods.

Policy 3.1.5: Develop and implement environmentally sustainable urban design standards and pedestrian-centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.

Policy 3.1.6: Establish plans and development standards that promote positive health outcomes for the most vulnerable communities and populations.

Policy 3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.

Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.

Policy 3.2.1: Promote the integration of housing with other compatible land uses at both the building and neighborhood level.

Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing.

The project that was previously approved and is currently under construction implements the Housing Element by increasing the housing supply consistent with the High Medium Residential and Regional Center Commercial land use designations. The development includes 109 dwelling units with 14 units set aside for Very Low Income Household producing new housing opportunities, meeting the needs of the city, while facilitating the construction of a range of different housing types (studios, one- and two -bedroom units) that address the needs of the city's diverse households. Therefore, the project is consistent with the Housing Element goals, objectives and policies of the General Plan.

The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Sunset Boulevard, designated as an Avenue I, is dedicated to a width of 100 feet and is improved with paved roadway, and concrete curb, gutter, and sidewalks. Gordon Street is a Local Street - Standard, dedicated to a width of 60 feet and is improved with paved roadway, and concrete curb, gutter, and sidewalks. La Baig Avenue is a Local Street - Standard dedicated to a width of 60 feet and is improved with paved roadway, concrete curb, gutter, and sidewalks.

The project as designed will support the development of these Networks and meets the following goals and objectives of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Vehicular access to the project site is provided via two (2) driveways off Gordon Street and La Baig Avenue. All commercial parking spaces would be accessed via the Gordon Street driveway and residential parking spaces would be accessed via the La Baig Avenue driveway. Pedestrian access will be via Sunset Boulevard, La Baig Avenue and Gordon Street.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.7: Improve transit access and service to major regional destinations, job centers, and inter-modal facilities.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

Policy 5.4 Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As conditioned in the previously approved project, all electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) are required to comply with the regulations outlined in the LAMC.

Therefore, the project is consistent with Mobility Plan 2035 goals, objectives, and policies of the General Plan.

The **Air Quality Element** of the General Plan will be implemented by the recommended action herein. The Air Quality Element sets forth the goals, objectives and policies which will guide the City in the implementation of its air quality improvement programs and strategies. The Air Quality Element recognizes that air quality strategies must be integrated into land use decisions and represent the City's effort to achieve consistency with regional Air Quality, Growth Management, Mobility and Congestion Management Plans. The Air Quality Element includes the following Goal and Objective relevant to the instant request:

Goal 5 Energy efficiency through land use and transportation planning, the use of renewable resources and less polluting fuels, and the implementation of conservation measures including passive methods such as site orientation and tree planting.

Objective 5.1 It is the objective of the City of Los Angeles to increase energy efficiency of City facilities and private developments.

As conditioned, the project that is currently under construction is required to comply with Sections 99.05.211.1 and 99.04.211 of the LAMC. Therefore, the project is in conformance with the goals and policies of the Air Quality Element.

Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan.

- 3. 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 subject property is a flat, rectangular, 38,063 square-foot (0.874 acre) lot comprised of five (5) contiguous parcels with 210 feet along Sunset Boulevard, a frontage of 134 feet along La Baig Avenue and a frontage of 212 feet along Gordon Street. The property is currently under construction of a new, seven-story, 102,224 square-foot mixed-use building with 109 dwelling units, including 14 dwelling units set aside for Very Low Income Households.

On January 30, 2024, the Los Angeles Department of Building and Safety issued Building Permit No. 22010-10002-04324 for the project. The project is actively under construction pursuant to the Existing Building Permit.

The subject request is for a Modification of Entitlement of Condition of Approval No. 7.e to reduce the required minimum floor-to-floor height at all above-grade parking levels from 11 feet to 10 feet. The Modification does not seek any new rights or any deviation from the underlying zoning regulations, and no other condition of approval is proposed for modification through this application.

As previously approved the project included 30 studio units, 40 one-bedroom units and 39 two-bedroom units, 14,657 square feet of ground floor commercial space and a total of 9,384 square feet of open space for residents and provided approximately 9,384 square feet total of open space, which includes a 3,875 square-foot pool deck on the fourth floor, a 600 square-foot club room, a 966 square-foot recreation room, a 2,541 square foot courtyard and a 403 square-foot courtyard. The project also included 1,000 square feet of private balconies.

Vehicular access to the project site is provided via two (2) driveways off Gordon Street and La Baig Avenue. All commercial parking spaces would be accessed via the Gordon Street driveway and residential parking spaces would be accessed via the La Baig Avenue driveway. Pedestrian access will be via Sunset Boulevard, La Baig Avenue and Gordon Street. The previously approved project included a total of 196 parking spaces and 138 long-term bicycle parking spaces. Short-term bicycle racks will be provided along La Baig Avenue.

As previously approved, the project consists of a seven-story, mixed-use building, with parking on-site for residents and commercial parking spaces, lighting, landscaping, trash collection, and other pertinent improvements, that is compatible with existing and future development in the surrounding area.

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

On January 30, 2024, the Los Angeles Department of Building and Safety issued Building Permit No. 22010-10002-04324 for the project. The project is actively under construction pursuant to the Existing Building Permit.

The subject request is for a Modification of Entitlement of Condition of Approval No. 7.e to reduce the required minimum floor-to-floor height at all above-grade parking levels from 11 feet to 10 feet. The Modification does not seek any new rights or any deviation from the underlying zoning regulations, and no other condition of approval is proposed for modification through this application.

As previously approved, the project provides a variety of unit types which includes: 30 studio units, 40 one-bedroom units and 39 two-bedroom units. The project that is currently under construction provides open space for residents which includes a 3,875 square-foot pool deck on the fourth floor, a 600 square-foot club room, a 966 square-foot recreation room, a 2,541 square foot courtyard, a 403 square-foot courtyard, and 1,000 square feet of private balconies.

Additional Findings

5. It has been determined based on the whole of the administrative record that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15301 (Class 1), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2, applies.
6. 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. 186,952, have been reviewed and it has been determined that this project is located outside of a flood zone.

APPEALS

WHO CAN FILE AN APPEAL

Only an applicant or an owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property aggrieved by the Director's decision may file an appeal on projects seeking approval pursuant to Chapter I. (General Provisions and Zoning), Sec. 12.22 A.37(d)(5)(ii) (State Density Bonus Program), Sec. 12.22 A.38(d)(3) (Mixed Income Incentive Program), Sec. 12.22 A.39.d.3 (Affordable Housing Incentive Program), or Sec. 12.22 A.25. (Affordable Housing Incentives – Density Bonus) of this Code; or Sec. 9.2.1. (State Density Bonus Program), Sec. 9.2.2. (Affordable Housing Incentive Program), Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program), Sec. 9.2.4. (Corridor Transitions Incentive Program), Sec. 9.2.5. (Transit Oriented Incentive Program) of this Zoning Code (Chapter 1A).

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

QR Code to
Online Appeal
Filing

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN PERSON APPEAL FILINGS

QR Code to
Forms for In-
Person Appeal
Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St 4th Floor Los Angeles, CA 90012	(213) 482- 7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374- 5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Ave, 1st Floor Los Angeles, CA 90044	(213) 978- 1465	planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS

QR Code to BuildLA
Appointment Portal for
Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination..

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in blue ink, appearing to read 'Heather Bleemers', positioned above a horizontal line.

Heather Bleemers
Senior City Planner

A handwritten signature in blue ink, appearing to read 'Michelle Carter', positioned above a horizontal line.

Michelle Carter
City Planner

Attachments:
Exhibit A: Updated Architectural Plans