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EAST HOLLYWOOD
NC
ACROSS STREET
FROM GG-PNC

VERMONT/WESTERN STATION NEIGHBORHOOD AREA PLAN PROJECT PERMIT COMPLIANCE REVIEW

July 19, 2010

Owner

Edward Eghiaian
4648 1/2 Hollywood Blvd.
Los Angeles, CA 990027

Applicant

Behzad Compani
100 N Brand Blvd, Ste 600
Glendale, CA 91203

CASE NO. DIR-2010-1579-SPP
PROJECT PERMIT COMPLIANCE
Sub Area C – Community Center
CEQA: ENV 2010-1577-CE

Location: 4648 Hollywood Blvd.
Plan Area: Hollywood
Plan Land Use: Highway Oriented
Commercial
Council District: 13 - Garcetti
Zone: C2-1
District Map: 147B197
Legal Description: Tract 2646, Lot 7

Pursuant to Los Angeles Municipal Code Section 11.5.7 and the Vermont/Western Transit Oriented District Specific Plan (Ordinance No. 173,749), as the designee of the Director of Planning I hereby **conditionally approve:**

A Specific Plan Project Permit Compliance Determination to allow the change of use from retail to restaurant.

The project is **Categorically Exempt** from environmental review Pursuant to Section 15300, Article III, Section 1, Class 5, Category 34 of the California Environmental Quality Act.

Approval of this project does not waive compliance with any of the requirements as determined by the Department of Building and Safety or any other City agency. This Project Permit Compliance approval is subject to the following additional terms and conditions:

TERMS AND CONDITIONS OF APPROVAL

Pursuant to Ordinance No. 173,749, approval of the subject development project is made with the following Terms and Conditions imposed, in order to ensure compliance with applicable requirements of the Vermont/Western Transit Oriented District Specific Plan, and the promotion of development compatible with existing and future development of neighboring properties.

CONDITIONS OF APPROVAL

1. **Site Development.** The use and development of the subject property shall be in substantial conformance with the attached plans labeled as "Exhibit 1", stamped, signed and dated by the Department of City Planning, Community Planning Bureau attached to the subject case file, except as the Director of Planning may subsequently approve modifications of the site plan.
2. **Street Trees.** In the event that the existing street tree located in front of the subject site is removed, a new 36-inch box shade tree shall be located in its place. Tree removal and replacement shall be conducted consistent with Department of Street Services, Urban Forestry Division requirements.
3. **Bike Rack.** The project shall include a minimum of two bike racks located along the sidewalk consistent with Department of Street Services requirements. Prior to the issuance of a building permit, the applicant shall provide adequate evidence (either through the posting of a bond or through obtaining a Revocable Permit from the Department of Street Services) to the Department of City Planning that bike racks will be installed prior to the completion of the project.
4. **Utilities.** All new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made by the applicant for future underground service.
5. **Security Devices.** If at any time during the life of the project the property owner wishes to install security devices such as window grilles and/or gates, such security devices shall be designed so as to be fully concealed from public view during the facility's hours of operation. The project owner shall be required to acquire approval from the Director of Planning, via a Building Permit clearance sign off, for the installation of any security devices on the exterior or the structure.
6. **Building Materials – Bulkhead.** Tenant improvements shall include the construction of a bulkhead between the ground and the bottom of the storefront window at the storefront that is at minimum 18 inches and at maximum 36 inches. The bulkhead shall be comprised of a decorative materials such as wood or tile.
7. **Transparent Building Elements.** The requirement for a bulkhead withstanding (Condition No. 6), the existing storefront bay and transom window shall be comprised of transparent windows within minimal tinting, and shall remain open and unobstructed.
8. **Trash, Storage Areas and Recycling Bins.** All trash and storage areas shall be completely enclosed. Trash bins and storage areas shall be located within a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building. The trash

enclosure shall be minimum six foot high, and shall have a separate area for recyclable materials.

9. **Signage.** All new signage proposed for the building shall be installed in compliance with the Vermont/Western Station Neighborhood Area Plan signage guidelines and regulations. Cabinet signs, pole signs, flashing LED or other similar electronic signs and roof signs are prohibited.

ADMINISTRATIVE CONDITIONS

10. **Compliance.** The proposed project shall comply with all other code (L.A.M.C.) regulation of the zone classification of the subject property except such regulations herein required or superseded by the regulations set forth in the Vermont/Western Station Neighborhood Area Specific Plan.
11. **Approval Verification.** Copies of any approvals, covenants, bonds, letter of credit, or verification of consultants or review as required by the conditions of approval contained herein shall be provided to the Department of City Planning for attachment to the subject file.
12. **Submittal to the Department of Building and Safety.** Prior to the Project-permit sign-off and the issuance of any building permit(s), a copy of the first page of this grant and all its conditions; and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification; or any written approval resulting from a change to the plans hereby approved shall be included in the notes portion of the building plans submitted to the Department of Building and Safety.
13. **Revised Plans Approval.** Four (4) sets of revised plans, including the Vermont/Western Transit Oriented District Specific Plan cover sheet, any modifications and all corrections noted on the plans originally submitted, shall be submitted to the Department of City Planning, Community Planning Bureau for verification of compliance with the Director of Planning's Condition's of Approval.
14. **Building Permit.** Within 10 days from the date the plans have been stamped as approved and signed by the Department of Building and Safety, the applicant shall return to the Department of City Planning, Community Planning Bureau one (1) set of plans to be attached to the subject Project Permit case file, labeled as Exhibit No. "2."

FINDINGS

Pursuant to LAMC 11.5.7 C.2 the Director of Planning adopts the following findings:

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

The subject site is zoned C2-1 and is designated for Highway Oriented Commercial use in the Hollywood Community Plan. The Specific Plan designates the site as "Subarea C, Community Center" to reflect the new terminology for land use designations created by the General Plan Framework Element (adopted December 11, 1996). The Community Center designation is used in the Framework and the Specific Plan to intensify commercial and mixed-use development along the major and secondary highways and to reinforce transit-oriented land uses and densities around the Vermont-Sunset Metro Red Line Subway Station. The proposed project is consistent with the prevailing density and character of surrounding structures and is an allowable use in designated Subarea C – Community Center, Section 9 of the Specific Plan Ordinance.

9.A Land Use. Section 9.A of the Vermont/Western Specific Plan states that C4 commercial land uses are allowed by-right within Subarea C of the Specific Plan area. The proposed restaurant use is an allowed use in C4 zones pursuant to LAMC 12.16 and therefore complies with section 9.A of the Specific Plan.

9.B Height & Floor Area. Section 9.B of the Vermont/Western Specific Plan states that commercial uses cannot exceed a height of 35 feet and a floor area ratio of 1.5:1. The project involves a change of use within an existing two-story commercial structure and Section 9.B therefore does not apply.

9.C Transitional Height. Section 9.C of the Vermont/Western Specific Plan states that portions of buildings on a lot located within Subarea C shall not exceed specified transitional height limits set forth when located within specified distances of a lot within Subarea A. The project involves a change of use within an existing two-story commercial structure and Section 9.C therefore does not apply.

9.D Open Space. Section 9.D of the Vermont/Western Specific Plan states that mixed-use and residential projects must provide specified amounts of public and private open space within the development. The Project is a non-residential change of use and Section 9.D therefore does not apply.

9.E Project Parking Requirements. Section 9.E.5 of the Vermont/Western Specific Plan states that changes of use within existing buildings need not provide additional parking provided that existing onsite parking is maintained. The project site does not currently provide onsite parking, and no new onsite parking spaces are required in compliance with the Specific Plan provisions in Section 9.E. The Specific Plan also requires the provision of one bicycle parking space for every 1,000 square feet of floor area. The project involves approximately 980 square feet of floor area and is therefore required to provide a single onsite bicycle parking space. Limitations onsite will require that the

bicycle parking space be provided offsite on the sidewalk however. This requirement is reflected in the Conditions of Approval.

- 9.F **Conversion Requirements.** Section 9.F of the Vermont/Western Specific Plan sets forth requirements pertaining to conversion of existing structures from commercial uses to residential uses. The Project is a restaurant use within an existing commercial structure. Section 9.F of the Specific Plan therefore does not apply
- 9.G **Pedestrian Throughways.** Section 9.G of the Vermont/Western Specific Plan requires that applicants provide a pedestrian walkway, throughway or path for every 250 feet of street frontage for a project. The Project is a change of use within an existing structure. Section 9.G of the Specific Plan therefore does not apply
- 9.H **Yards.** Section 9.H of the Vermont/Western Specific Plan specifies that no front, side or rear yard setbacks shall be required for the development of any project within Subarea C. The Project is a change of use within an existing commercial structure. Section 9.H of the Specific Plan therefore does not apply
- 9.I **Development Standards.** Section 9.I of the Vermont/Western Specific Plan requires that all projects be in substantial conformance with the Design Guidelines and Development Standards. However, the Project is a change of use within an existing commercial structure and most of the Development Standards relate to new construction. The following Standards are relevant to the project and all others are deemed inapplicable.

Streetscape Elements – Street Trees: The Development Standards require that one 36-inch box shade tree be planted and maintained in the sidewalk for every 30 feet of street frontage. The project site is currently improved with a single mature ficus tree in the right-of-way. In the event that the existing tree is ever removed, the Conditions of Approval require that it be replaced consistent with the Development Standard requirements.

Streetscape Elements – Bike Racks: The Development Standards require that one bike rack be provided for every 50 feet of project street frontage. The project is therefore required to provide a single bike rack as part of its Streetscape Elements improvements. Additionally, the project is required to provide an onsite bicycle parking space. However, development constraints do not allow for a space to be provided onsite, and the onsite space is required to be provided along the sidewalk. Therefore, the project is required to provide bike racks for a minimum of two bicycles along the sidewalk and the Conditions of Approval reflect this requirement.

Building Design – Transparent Building Elements: The Development Standard requires that facades facing the street maintain a minimum transparency of at least 50-percent. The project, which faces Hollywood Boulevard, utilizes an existing tenant space within a two-story commercial structure. The tenant space is comprised of a typical storefront bay that is approximately 16 feet wide (including the entrance) and that provides a transom above the storefront. The Conditions of Approval require that the entirety of the storefront be maintained in an open and transparent manner, in keeping with the intent of the Development Standard.

Building Design – Building Materials: The Development Standard requires that all buildings utilize mix of at least two complementary building materials. The existing commercial structure is comprised of brick masonry with typical metal and glass storefront openings. The Conditions of Approval require that the project incorporate a bulkhead at the storefront which utilizes a secondary building material such as decorative wood or tile.

Design Guidelines – Signs: The Design Guidelines portion of the Development Standards provides extensive guidance related to the placement, type and style of signage to be used for projects. The Guidelines indicate that signs should coordinate with the building and not dominate or obscure architectural elements; that window signs should allow for clear views into and out of tenant spaces; that awning signs should be confined to awning valances; that pedestrian oriented “hanging” signs; which are visible from the sidewalk are encouraged—as are neon signs, portable signs and hand painted lettering. The Guidelines prohibit the use of roof signs, pole signs, electronic signs and cabinet signs. The Conditions of Approval stipulate that signs for the project shall be limited pursuant to the requirements listed above and shall be gracefully integrated into the overall building.

- 2. 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 is Categorically Exempt from environmental review Pursuant to Section 15300, Article III, Section 1, Class 5, Category 34 of the California Environmental Quality Act. Therefore, no mitigation or monitoring measures are necessary, no project alternatives are required for analysis, and no negative environmental effects are anticipated.

IMPORTANT NOTICE

The regulations set forth in the Vermont/Western Station Neighborhood Area Plan are in addition to those set forth in the Los Angeles Municipal Code (LAMC), as amended, and do not convey any rights or privileges not otherwise granted under the provisions and procedures contained therein, except as specifically provided herein.

Wherever the Specific Plan contains provisions which require or permit greater or lesser setbacks, street dedications, open space, densities, heights, uses, parking, or other controls on development than would be allowed or required pursuant to the provisions contained in LAMC Chapter 1, the Specific Plan will prevail and supersede the applicable provisions of the Code (per Section 3 of Ordinance 173,749, effective March 1, 2001).

APPEAL PERIOD - EFFECTIVE DATE

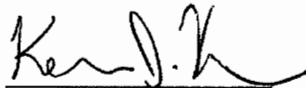
The Planning Director's Determination in this matter will become effective 15 days after the mailing date unless an appeal therefrom is filed to the Central Area Planning Commission. It is strongly advised that the appeal be filed early during the appeal period and in person so that imperfections / incompleteness may be corrected before the appeal period expires.

An applicant or any other person aggrieved by this determination may appeal to the Central Area Planning Commission. The appeals will be in writing and set forth the specific reasons why the determination should not be upheld. Appeals will be filed at the Planning Public Counter of the Department of City Planning at 201 North Figueroa Street, 3rd floor, counter 8 Telephone Number (213) 473-2300, and accompanied by the applicable fees.

All subsequent contact with this office regarding this determination including clarification, verification of condition compliance and plans or building permit applications, etc., shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. The applicant is further advised to notify any consultant representing you of this requirement as well.

S. GAIL GOLDBERG, AICP
Director of Planning

BY:



Kevin J. Keller
Senior City Planner

PREPARED BY:



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City Planner
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