



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

## 8150 Sunset Boulevard / CPC-2013-2551: Confirmation of Entitlement Requests

Nytzen, Michael <michaelnytzen@paulhastings.com>

Tue, Apr 26, 2016 at 6:42 PM

To: Luci Ibarra <Luciralia.Ibarra@lacity.org>, William Lamborn <william.lamborn@lacity.org>

Cc: "Haber, Jeffrey S." <jeffreyhaber@paulhastings.com>

Luci and Will:

As requested, I am attaching a letter confirming the requested entitlements for the 8150 Sunset Boulevard project, along with a revised request page from the Master Land Use Permit application form.

Please let us know if you have any questions or would like to discuss.

Thanks,

Michael

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**E. Michael Nytzen | Senior Land Use Project Manager**  
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 **8150 Sunset - Confirmation of Entitlement Requests.pdf**  
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# PAUL HASTINGS

April 26, 2016

**VIA EMAIL**

Ms. Luci Ibarra  
Senior City Planner  
City of Los Angeles  
200 N. Spring Street, Room 750  
Los Angeles, California 90071

Re: 8150 Sunset Boulevard  
Revised Entitlement Request  
CPC-2013-2551-CUB-DB-SPR

Dear Ms. Ibarra:

As requested, we are submitting this letter to confirm the entitlements that are being requested in connection with the 8150 Sunset Boulevard project (the "Project"), submitted under Case No. CPC-2013-2551. These changes reflect revisions to the Project that were made in response to comments received on the Project as originally submitted. The revised Project is referred to as Alternative 9, and is described in detail in the Recirculated Portions of the Draft EIR dated September 2015.

The entitlements being requested in connection with Alternative 9 include:

1. Pursuant to Section 12.22-A,25 of the Los Angeles Municipal Code (LAMC), a Density Bonus approval to permit a 249-unit Housing Development Project with 28 units restricted to Very Low Income Households in lieu of the base 204 units permitted by the High Residential Density category under the Hollywood Community Plan, and the utilization of Parking Option 1 to allow 1 parking space for the 0-1 bedroom units, 2 parking spaces for the 2-3 bedroom units, and 2.5 parking spaces for the 4 bedroom units; and two (2) Off-Menu Incentives, as follows:
  - a. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to permit the area of land required to be dedicated for street purposes to be included as lot area for purposes of calculating the maximum allowable floor area, in lieu of calculating the maximum floor area ratio on the post-dedication area of the lot as required by Article 7 of the LAMC;
  - b. Pursuant to Section LAMC 12.22-A,25(g)(3), an Off-Menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC §12.22-A,25(f)(4)(ii);

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2. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms;<sup>1</sup>
3. Pursuant to LAMC Section 12.24-W,1, a Conditional Use Permit for the on-site sale of a full line of alcoholic beverages in connection with four restaurants, and the off-site sale of a full line of alcoholic beverages in connection with a grocery store.

We have revised the attached request portion of the Master Land Use Application to reflect the changes to the requested entitlements.

In addition, the Project includes a subdivision request for condominium purposes and to create airspace lots that has been filed under Vesting Tentative Tract Number 72370.

Please let us know if you have any questions or would like to discuss further.

Sincerely yours,



Jeffrey S. Haber  
of PAUL HASTINGS LLP

cc: AG SCH 8150 Sunset Boulevard Owner, LP  
LEGAL\_US\_W # 85649552.2

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<sup>1</sup> Site Plan Review is normally required for the addition of 50,000 square feet or more of non-residential floor area and/or the addition of 50 or more residential units. In the case of the Project, fewer than 50,000 square feet of additional non-residential uses are proposed. The proposed 249 residential units, which would otherwise trigger Site Plan Review, would only be added as a result of the density bonus and incentives requested pursuant to California Government Code §65915 and LAMC §12.22-A,25 for the provision of affordable housing. Pursuant to LAMC Section 12.22-A,25(c)(8) and Government Code §65915(j), the granting of a density bonus and concession or incentive shall not be interpreted, in and of itself, to require another discretionary approval, such as Site Plan Review. Therefore, Site Plan Review should not be required for the Project.

**MASTER LAND USE PERMIT APPLICATION**  
LOS ANGELES CITY PLANNING DEPARTMENT

Revised April 26, 2016

<i>Planning Staff Use Only</i>			
ENV No.	ENV-2013-2552-EIR	Existing Zone	C2-1D
APC		Community Plan	District Map 147B173, 147B177
Census Tract	1942.00	APN	5554007014 5554007015
		Case Filed with [DSC Staff]	Steve Kim
			Date 8/19/13
			Council District 4

**THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT**

CASE No. CPC-2013-2551-CUB-DB-SPR

APPLICATION TYPE Density Bonus, Affordable Housing Incentives, Site Plan Review, Conditional Use Beverage  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 8150 Sunset Boulevard Zip Code 90046  
 Legal Description: Lot 1 Block                      Tract 31173  
 Lot Dimensions Irregular Lot Area (sq. ft.) 111,339 Total Project Size (sq. ft.) 334,000

**2. PROJECT DESCRIPTION**

Describe what is to be done: Demolish existing commercial buildings and construct a mixed-use commercial/residential development with 65,000 sf of commercial uses (24,811 sf organic grocery store, 11,937 sf of retail uses, 23,158 sf of restaurant uses, and 5,094 sf of bank uses) and 249 dwelling units with approximately 269,000 sf of floor area.

Present Use: Shopping center. Proposed Use: Mixed-use residential/commercial development.

Plan Check No. (if available)                      Date Filed:                     

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code
Additions to the building:	<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height
No. of residential units:	Existing <u>0</u>	To be demolished <u>0</u>	Adding <u>249</u> Total <u>249</u>

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: High Residential Density limit of 80 units/acre under the Hollywood Community Plan  
 Code Section which authorizes relief: 12.22-A,25(c)

A Density Bonus to permit a 249-unit Housing Development Project with 28 units restricted to Very Low Income Households in lieu of the base 204 units permitted by the High Residential Density category under the Hollywood Community Plan.

Code Section from which relief is requested: 12.21-A,4(a) Code Section which authorizes relief: 12.22-A,25(d)(1)

Parking Option 1 for a mixed-use Housing Development Project.

Code Section from which relief is requested: LAMC Article 7 Code Section which authorizes relief: 12.22-A,25(g)(3)

An off-menu Incentive to permit the area of land required to be dedicated for street purposes to be included as lot area for purposes of calculating the maximum allowable floor area ratio (FAR), in lieu of calculating FAR on the post-dedication area of the lot as required by Article 7 of the LAMC.

Code Section from which relief is requested: 12.22-A,25(f)(4)(ii) Code Section which authorizes relief: 12.22-A,25(g)(3)

An off-menu Incentive to permit a 3:1 FAR for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC §12.22-A,25(f)(4)(ii).

Code Section from which relief is requested:                      Code Section which authorizes relief: 16.05

Site Plan Review for a development project which creates 50 or more dwelling units.<sup>1</sup>

Code Section from which relief is requested: 12.16 Code Section which authorizes relief: 12.24-W,1

Conditional Use Permit for the on-site sale of a full line of alcoholic beverages in connection with four restaurants, and the off-site sale of a full line of alcoholic beverages in connection with an organic grocery store.

List related or pending case numbers relating to this site  
VTT-72370

<sup>1</sup> Site Plan Review is normally required for the addition of 50,000 square feet or more of non-residential floor area and/or the addition of 50 or more residential units. In the case of the Project, fewer than 50,000 square feet of additional non-residential uses are proposed. The proposed 249 residential units, which would otherwise trigger Site Plan Review, would only be added as a result of the density bonus and incentives requested pursuant to California Government Code §65915 and LAMC §12.22-A,25 for the provision of affordable housing. Pursuant to LAMC Section 12.22-A,25(c)(8) and Government Code §65915(j), the granting of a density bonus and concession or incentive shall not be interpreted, in and of itself, to require another discretionary approval, such as Site Plan Review. Therefore, Site Plan Review should not be required for the Project.