

# Planning Division Permit Application

**PERMIT NUMBERS:**

**PROPERTY INFORMATION:**

8920 W. Sunset Boulevard and 1024-1026 N. Hilldale Avenue

STREET ADDRESS

General retail, office, and personal fitness training.

PRESENT/LAST USE OF PROPERTY

**PROJECT PROPOSAL**

Summarize the project below or attach a narrative on additional pages that describes:

1. Demolition of structures and new construction (in square feet for commercial; number of units for residential).
2. Proposed use or activities.
3. For map or text amendments, include a specific proposal for new language and a statement as to how the amendment is consistent with the General Plan. The statement should cite specific sections in the General Plan.

The Applicant proposes the development of a multi-use commercial building of approximately 131,000 sq.ft., which would be United States West Coast location of the Arts Club with dining ares, bars, 15 guestrooms, fitness/spa, screening rooms, and an outdoor pool. Components open to the public would be retail and an art gallery on the (grade level), and creative office space. Please see Attachment A for full project description.

**PROPERTY OWNER**

8920 Sunset Boulevard, LLC c/o L&R (US) Holdings Manager, LLC

NAME

11661 San Vicente Boulevard, Suite 301

ADDRESS

Los Angeles

CA

90049-5118

CITY

STATE

ZIP

310.826.5333

310.826.5444

PHONE NUMBER

FAX

jgilbert@eimsi.net

E-MAIL

**APPLICANT** (If different than property owner)

(This is the person who will be contacted regarding this application. This person will be named as the applicant in all documents relating to the permits.)

Applicant same as Owner above.

Representative (R): Latham & Watkins, James L. Arnone

NAME

(R) 355 S. Grand Avenue

ADDRESS

(R) Los Angeles

(R) CA

(R) 90071

CITY

STATE

ZIP

(R) 213.891.8204

FAX

PHONE NUMBER

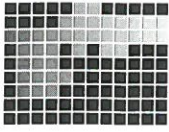
(R) james.arnone@LW.com

E-MAIL

**LEGAL DESCRIPTION:**

Assessor's Parcel Number - Book: 4340 Page: 001 Parcel: 024 INIT

Applicant's Signature  Date December 18, 2015



# Planning Division Permit Application

## OWNER'S AFFIDAVIT

State of California, County of Los Angeles

I, (We), 8920 Sunset Boulevard, LLC, Julie A. Gilbert,  
hereby declare under the penalty of perjury that I (we) am (are) the owner(s) of the property involved in this request, or if the owner is a corporation or other entity, that I (we) am (are) duly authorized to execute this affidavit on behalf of said corporations or entity. I (we) further declare that the foregoing statements and the information submitted herewith are true and correct.

I (we) hereby authorize 8920 Sunset Boulevard, LLC c/o Julie A. Gilbert (list applicant's name)  
to apply for GPA, ZMA, SPA, DVP, DMP, CUP, MCUP, and AP (application type: CUP, MCUP, PUP, DVP, AP, DMP, etc.)  
for an approx. 144,000 sq.ft. multi-use commercial building including members-only social club with accessory uses. (list type of activity).

### PROPERTY OWNER'S INFORMATION

8920 Sunset Boulevard, LLC c/o L&R (US) Holdings Manager, LLC  
OWNER(S) NAME(S)  
*Julie A. Gilbert*  
OWNER(S) SIGNATURE(S)  
11661 San Vicente Boulevard, Suite 301  
ADDRESS  
Los Angeles, CA 90049-5118  
CITY, STATE, ZIP CODE  
310.826.5333  
TELEPHONE

### CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S)       CORPORATE OFFICER(S)  
 PARTNER(S)       ATTORNEY-IN-FACT  
 TRUSTEE(S)       OTHER

SIGNER IS REPRESENTING:

8920 Sunset Boulevard, LLC  
NAME OF PERSON(S) OR ENTITY(IES)

On \_\_\_\_\_ before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY'S SIGNATURE

SEAL:

### TO ALL APPLICANTS:

Employees of the City of West Hollywood will give every possible assistance to anyone who desires to utilize the remedies provided by the City's zoning ordinance. However, the burden of proof is on the applicant to make the showing necessary before any of the described permits can be granted. Also, there is no guarantee - expressed or implied - that any permit will be granted by whatever agency or individual has authority in the matter. The applicant shall understand also that each matter must be carefully investigated and, after a staff investigation has been made or a public hearing has been held, the staff's recommendation or decision may be contrary to a position taken in any preliminary discussions.

The staff is not permitted to assist the applicant or any opponents of the applicant in preparing arguments for or against a request. I have read the foregoing and understand that I HAVE THE BURDEN OF PROOF in the matter arising under the application made by me.

*Julie A. Gilbert*  
APPLICANT'S SIGNATURE

December 18, 2015  
DATE



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Los Angeles )

On 12/18/15 before me, Janet Correa Gonzalez, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Julie A. Gilbert  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Janet Correa Gonzalez  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

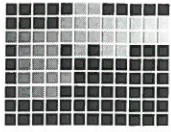
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



# Planning Division Permit Application

## LETTER OF AGENCY

This letter empowers the Sheriff's Department to remove any unauthorized persons from your property without first contacting the owner for a formal trespassing complaint. Without this letter, the Sheriff's Department can only warn people that they should leave, but cannot force them to do so. This Letter of Agency should be filled out and signed by the property owner, then submitted to the Department of Community Development or West Hollywood Sheriff's Station. The Letter of Agency will only be valid if you have closed your property to public access and posted "No Trespassing" signs. The letter needs to be renewed every six months if necessary.

December 18, 2015

DATE  
8920 Sunset Boulevard, LLC c/o L&R (US) Holdings Manager, LLC

NAME  
11661 San Vicente Boulevard, Suite 301

STREET  
Los Angeles, CA 90049-5118

CITY STATE ZIP  
O: 310.826.5333

HOME PHONE BUSINESS PHONE


**TO:** Captain Lynda Castro  
West Hollywood Sheriff's Station

I AM THE OWNER OF THE PROPERTY AT 8920 W. Sunset Boulevard and 1024-1026 N. Hilldale Avenue  
THE PROPERTY IS AN:  APARTMENT HOUSE  PRIVATE RESIDENCE  BUSINESS  VACANT LOT

I AM AUTHORIZING THE LOS ANGELES COUNTY SHERIFF'S DEPARTMENT TO ARREST FOR TRESPASSING ANY PERSONS FOUND ON THE PROPERTY WITHOUT MY CONSENT OR WITHOUT LAWFUL PURPOSE.

I CERTIFY THAT THE PROPERTY LISTED ABOVE IS CLOSED TO THE PUBLIC AND IS POSTED AS BEING CLOSED IN ACCORDANCE WITH 602 n.P.C.\*

I UNDERSTAND THAT THIS LETTER IS VALID FOR A MAXIMUM PERIOD OF SIX MONTHS AND IT IS MY RESPONSIBILITY TO RENEW THE LETTER AT THAT ITEM IF THE NEED STILL EXISTS.

 December 18, 2015  
SIGNATURE DATE

\* Please be advised: This letter is only enforceable if "No Trespassing" signs are correctly posted.

SHERIFF'S DEPARTMENT USE ONLY	
BRIEFED:	_____
PLACED W/DEP BOARD:	PROCESSED BY: _____
EXPIRES ON:	DATE: _____

**Project Site**

8920 W. Sunset Boulevard and  
1026 N. Hilldale Avenue  
APN: 4340-001-024

**Owner / Applicant**

8920 Sunset Boulevard, LLC  
c/o L&R (US) Holdings Manager, LLC  
11661 San Vicente Boulevard, Suite 301  
Los Angeles, CA, 90049-5118

**Short Project Description**

On an approximately 20,241 square-foot site located at 8920 W. Sunset Boulevard, the Applicant proposes the demolition of an existing two-story approximately 17,800 square-foot commercial building and the development of an approximately 132,000 square-foot, nine-story multi-use commercial building. The proposed project would be the United States West Coast location of the Arts Club, a membership club founded in London, with restaurants, lounges and bars, private dining, dining terraces, a supper club, fifteen guestrooms, and fitness/spa on Levels 5-8, and a pool, changing rooms and sun deck, and bar on Level 9. Building components open to the public would include retail spaces and an art gallery located on Level 1 (the Sunset Boulevard level), and creative office space on Levels 2, 3 and 4. An internal valet court and lobby for the Arts Club, and the building loading area would occur on the partially subterranean Level B1 with ingress and egress occurring to and from Hilldale Avenue. Approximately 220 parking spaces would be provided on four subterranean Levels B2-B5.

**Entitlement Requests**

The Applicant requests the approval of the following entitlements to allow the development of the Arts Club project:

- **General Plan Amendment (GPA)** to change the General Plan Land Use designation on the southern portion of the property from High Density Residential (R4B) to Sunset Specific Plan (SSP).
- **Specific Plan Amendment (SPA)** to add the southern portion of the property currently in the High Density Residential (R4B) zone and Parking Overlay (PK) zone to the Sunset Specific Plan (SSP) Geographic Site 7-B, split SSP Geographic Site 7-B into two geographic Sites “7-B East” and “7-B West”, and establish development standards for SSP Geographic Site 7-B West for the proposed project.
- **Zone Map Amendment (ZMA)** to change the zoning on the southern portion of the property from Multi-family High Density Residential (R4B) and Parking Overlay (PK) to Sunset Specific Plan (SSP).
- **Development Permit (DVP)** to allow development of a new project over 1,000 square feet with a request for parking reduction based on a shared parking demand study.
- **Demolition Permit (DMP)** to allow demolition of the existing two-story approximately 17, 800 square-foot commercial building in conjunction with the requested Development Permit and other entitlements.

- **Major Conditional Use Permit** for a Private Membership Club in the SSP zone with restaurants, bars, private dining, supper club, outdoor dining terraces, screening rooms, fifteen guestrooms, spa/fitness center, and outdoor pool.
- **Minor Conditional Use Permit** for alcohol sales and service for on-site consumption throughout the Arts Club including the restaurants, bars, private dining, supper club, outdoor dining terraces, screening rooms, fifteen guestrooms, spa/fitness center, and outdoor pool deck.
- **Administrative Permit** for outdoor dining on the Arts Club’s dining terraces and pool deck.

### **Background**

The Arts Club is a London private members club founded in 1863 by, amongst others, Charles Dickens, Anthony Trollope, and Lord Deighton in Mayfair, London, England. The Arts Club was a hub of the arts during the 19<sup>th</sup> century and, although a social venue, it was known to be a place where influence could be exerted and careers developed. The principal areas of interest amongst the current members are: art, architecture, fashion, film, literature, music, performance, photography, science, theatre and TV/media. It is now very much a place where creative and entrepreneurial patrons come together to meet, exchange ideas, dine and participate in the various events, and the Club has reclaimed its place at the heart of contemporary cultural life in London.

The Arts Club has continued to provide a forum and meeting place for those involved in all of the arts. The visual arts predominate the professional artists among today’s membership, while the vast majority of Royal Academicians still are members. Members not professionally active as artists include art dealers, gallery owners, artists’ agents, as well as those who simply have an amateur or recreational interest in the arts. Membership requirements are a participation or interest in the arts, literature or science. Members must be proposed and seconded by existing members. Current members include Grayson Perry, the photographer Tom Hunter, the actresses Gwyneth Paltrow and Kim Cattrall, and also the musician Ronnie Wood. Additionally, The Arts Club includes a salon, brasserie, Kyubi restaurant, members lounge, conservatory, 1863 supper club, and outdoor gardens dining space.

The Arts Club is located in the historic Mayfair area of London and does not include any on-site parking. Members, guests and employees arrive via walking, public transport (e.g., the nearest Tube station is Green Park about two blocks away), limousine, Uber, taxi and other car services.

### **Detailed Project Description**

As mentioned above, the Applicant proposes the demolition of an existing two-story approximately 17,800 square-foot commercial building that currently has retail, office, and fitness studio and the development of a nine-story multi-use commercial building of approximately 132,000 square feet with a partial subterranean level for valet and reception lobbies and four subterranean levels of parking containing 220 spaces (the “Project”). Commercial public spaces would occur on Levels 1 – 4 and the members-only Arts Club would

occupy Levels 5 – 9 with an outdoor pool and deck on the Pool Terrace / Level 9. The Creative Offices on Levels 2-4 would include open-air terraces on each level. The Spa/Gym/Wellness Center on Level 5 would have an open-air dining terrace on the south side of the building and a view terrace on the northeast corner. The valet court and lobbies serving all uses in the building would be on partial subterranean Level B-1 and valet-only parking would occur on four subterranean Levels B2 – B5. The Applicant is requesting approval of a reduction in the number of parking spaces required based on shared parking demand study. A detailed breakdown of the uses and floor areas is provided in the Area Table in the accompanying project drawings.

### **Building Setbacks**

Northern and Western Setbacks. Along the Sunset Boulevard (northern) façade at grade level and the Hilldale Street (western) façade, the building would be setback from the northern and western property lines a distance of 15'-0" to create a plaza at the northwest corner of the site at the Sunset Boulevard level. Due to the rising grade elevation of Sunset Boulevard from east to west (lower to higher), the Level 1 would be approximately 6 feet above the sidewalk at the northeast corner of the site and level with the sidewalk at the northwest corner of the site at the plaza area.

Eastern and Southern Setbacks. The building would be setback 5'-0" from the eastern and southern property lines.

### **Building Height**

The building would have a valet court and lobbies serving all uses in the building on a partial subterranean level and four subterranean parking levels. The lowest point of the lowest B5 level would be approximately 60'-6" below Sunset Boulevard grade level at the northwest corner of the site. The building would be nine stories above Sunset Boulevard with the Pool Terrace / Level 9 being a partial level with changing rooms, elevator lobbies, an enclosed stairwell to the lower Arts Club levels, mechanical space, and outdoor areas including outdoor dining, a bar, pool, and pool deck. The Pool Terrace / Level 9 would be 110'-0" above Sunset Boulevard at the northwest corner of the site and approximately 115'-0" above Sunset Boulevard at the northeast corner of the site. The roof of the building would be 130'-0" above Sunset Boulevard at the northwest corner of the site and approximately 135'-0" above Sunset Boulevard at the northeast corner of the site. An emergency helipad would be located 6'-0" above the roof at approximately 141'-0" above Sunset at the northeast corner of the site.

### **Design Narrative**

The Arts Club West Hollywood building would integrate a variety of commercial uses into a vibrant vertical campus that includes club, retail, art gallery, and creative office. The proposed project would create an iconic design that enhances the Sunset Boulevard experience and its dynamic urban environment. Through dynamic building façades that reflect the project program and enliven street activity, the Arts Club would create a transformative building that reflects the every changing cultural arts and technology.



The ground level would be comprised of a beautiful landscape community plaza that engages the streets and neighborhood community, while upper levels would engage outdoor terraces that would be visually interactive with the street.

Responding to program and privacy considerations, the building skin system would be comprised of vertical fins that would visually undulate and rotate along the building’s facades although fixed in position. The end-product would create subtle, wave-like impressions through a very contemporary architectonic language. Simple in idea, yet highly customized in its application, advanced prototyping methods would allow for easy fabrication and an economy of scale that would achieve a high level of sophistication on the exterior. Aluminum panels would be individually water-jet cut using software that optimizes the building skin. Further transparency and light transmittance would be achieved utilizing perforated panels. After the panels are individually cut, the aluminum is then powder-coated to achieve a pewter tone that would enhance the overall architectural composition. Complementing the streamlined exterior design, terraces and pockets of the façade would utilize decorative panels that reference art deco styles of a bygone era of classic Hollywood.

Through its program and design, the Arts Club would complement the diverse mix of styles, building heights and uses along Sunset Boulevard to drive a unique architectural style.

**Sunset Specific Plan Amendment**

The Applicant requests a Sunset Specific Plan Amendment (SPA) to add the southern portion of the property currently in the High Density Residential (R4B) zone located at 1026 N. Hilldale Avenue to the Sunset Specific Plan (SSP) Geographic Site 7-B, split SSP Geographic Site 7-B into two SSP Geographic Sites “7-B East” and “7-B West” and establish development standards for Geographic Site 7-B West for the project site. Specifically, the following amendments of the Sunset Specific Plan are requested:

- Amend *Part II, Section 1, Policies, Development Requirements* of the SSP as follows:
  - Revise the maps on SSP page 57 to add the southern portion of the property to be within the SSP boundaries, Geographic Site 7-B, and split SSP Geographic Site 7-B into two SSP Geographic Sites “7-B East” and “7-B West”
  - Revise the chart on SSP page 59 describing Site 7-B to read:

SITE	BASE DENSITY	POSSIBLE BONUSES						TOTAL POSSIBLE
		residential	bldg. renov.	landmark design	theater use	consol. dev.	park dev.	
7-B East	1.50							1.50
7-B West	1.50							6.50



- Add a note to the Maximum Allowable Height Limit map on SSP page 65 that reads:

The maximum allowable height in Geographic Site 7-B West may be nine stories up to 135'-0" above grade on Sunset Boulevard at the northeast corner of the Geographic Site with a height allowance of up to 141'-0" above Sunset Boulevard for an emergency helipad stop provided that all of Geographic Site 7-B West is developed as a multi-use commercial building of approximately 132,000 square feet with a private membership club and public art gallery.

- Amend *Part II, Section 2, Geographic Area 7* of the SSP as follows:

- On page 229 of the SSP, revise the boundaries of boundaries of SSP Site 7-B such that the entirety of the Project Site, which is a single legal parcel, is Site 7-B West including the property located at 1026 N. Hilldale Avenue and the row describing Site 7-B is revised to read as follows:

Sites:	7-A:	8901-9059 Sunset Blvd.
	7-B East:	8900-89208912 Sunset Blvd.
	7-B West:	8920 Sunset Blvd. and 1026 N. Hilldale Dr.
	7-C:	8950-8978 Sunset Blvd.
	7-D:	9000-9024 Sunset Blvd.
	7-E:	9040-9056 Sunset Blvd., 1018-1022 N. Doheny Dr., 9031-9041 W. Harratt St.

- On page 231, revise the Density and Height to read:

Density and Height: The base FAR for this area is 1.5. If Site 7-B West is developed as a multi-use commercial building of approximately 132,000 square feet with a private membership club and art gallery, the maximum density allowed is a FAR of 6.5 with a maximum height of 135 feet above grade on Sunset Boulevard at the northeast corner of Site 7-B West with an additional allowance for an emergency helipad of up to 141 feet above Sunset Boulevard.

Site 7-C is a Target site and has a base density of 2.75 FAR with a 0.5 bonus for residential development and a 0.2 FAR bonus for landmark design, for a total of 3.45 FAR. Site 7-D has a Target site FAR of 2.75. Site 7-D has an additional density bonus of 0.1 for building renovation, creating a total possible FAR of 2.85. The maximum height is 100 feet at the east end of 7-D, with most other height limits set at 45-60 feet. If Site 7-E is developed as an Expanded Target Site as provided for on page 55 of the Sunset Specific Plan with a mixed-use hotel project in conjunction with a Development Agreement, the Expanded Target Site has an FAR of 4.07 with a maximum height of 128 feet above grade along Sunset (136 feet above grade along Doheny) and 126 feet above grade on Harratt Street. (See Height Limit Map.) The heights are designed to step down from the 9000 Building, on either side, to create a transition in scale. Higher allowances have been located on the south side of the street to take advantage of the slope. Requirements for the Target Site include the creation of view corridors to open up public views.

Attachment A – Project Description

<u>Site</u>	<u>Base</u>	<u>Bonus</u>	<u>Type</u>	<u>Total</u>
7-A	1.5	0.1	base + renovation	1.6
7-B East	1.5		base	1.5
7-B West	1.5	5.0	base + bonus	6.5
7-C	2.75	0.5	base + res	3.25
7-D	2.75	0.1	target + renovation	2.85
7-E	1.5	2.57	develop. agreement	4.07

**Hours of Operation**

The Applicant proposes the following hours of operation and alcohol sales, service and consumption for each of the areas of the Project.

<b>Location</b>	<b>Hours</b>
<b>Level 5</b>	
Spa /Gym/Wellness Center – Permitted Hours	7:00 am to 11:00 pm Daily
▪ Spa Terraces – Sales, Service, Consumption of Alcohol	8:00 am to 9:00 pm Daily
Screening Rooms and Holding Bar – Permitted Hours	8:00 am to 2:00 am Daily
<b>Level 6</b>	
Guestrooms Room Service – Food Service	24 hours Daily
Guestrooms Room Service – Sales and Service of Alcohol	7:00 am to 2:00 am Daily
Guestrooms Mini-bars	24 hours Daily
<b>Level 7</b>	
Drawing Room, Ante-Room, and Private Dining – Permitted Hours	7:00 am to 2:00 am Daily
▪ Drawing Room, Ante-Room, and Private Dining Terraces – Sales, Service, Consumption of Alcohol	7:00 am to 2:00 am Daily
Brasserie Interior – Permitted Hours	24 hours Daily
▪ Brasserie Interior – Sales, Service, Consumption of Alcohol	7:00 am to 2:00 am Daily
Brasserie South Dining Terrace – Permitted Hours	8:00 am to 12:00 am Su – Th 8:00 am to 1:00 am Fri – Sat
▪ Brasserie South Dining Terrace – Sales, Service, Consumption of Alcohol	8:00 am to 11:30 pm Su – Th 8:00 am to 12:30 am Fri – Sat
Members Lounge, Members Lounge Terrace and Holding Bar – Permitted Hours	7:00 am to 2:00 am Daily
▪ Members Lounge, Members Lounge Terrace, and Holding Bar – Sales, Service, Consumption of Alcohol	7:00 am to 2:00 am Daily
<b>Level 8</b>	
Japanese/Latino Restaurant – Permitted Hours	11:00 am to 2:00 am Daily
▪ Japanese/Latino Restaurant – Sales, Service, Consumption of Alcohol	11:00 am to 2:00 am Daily
Japanese/Latino Restaurant South Dining Terrace – Permitted Hours	11:00 am to 12:00 am Su – Th 11:00 am to 1:00 am Fri – Sat
▪ Japanese/Latino Restaurant South Dining Terrace – Sales, Service, Consumption of Alcohol	11:00 am to 11:30 pm Su – Th 11:00 am to 12:30 am Fri – Sat

Attachment A – Project Description

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<b>Location</b>	<b>Hours</b>
Tequilla / Pisco / Sake Bar – Permitted Hours	11:00 am to 2:00 am Daily
▪ Tequilla / Pisco / Sake Bar – Sales, Service, Consumption of Alcohol	11:00 am to 2:00 am Daily
Supper Club – Permitted Hours as Supper Club	5:00 pm to 2:00 am Daily
▪ Supper Club – Sales, Service, Consumption of Alcohol	5:00 pm to 2:00 am Daily
Supper Club – Permitted Hours as Private Event Space	7:00 am to 5:00 pm Daily
▪ Supper Club – Sales, Service, Consumption of Alcohol	7:00 am to 5:00 pm Daily
Pool Deck and Pool Bar – Permitted Hours	7:30 am to 11:30 pm Su – Th 7:30 am to 12:00 am Fri – Sat
▪ Pool Deck and Pool Bar – Sales, Service, Consumption of Alcohol	7:30 am to 11:30 pm Su – Th 7:30 am to 12:00 am Fri – Sat

### **General Plan Amendment**

The project site currently has two General Plan land use designations – Sunset Specific Plan (SPP) on the northern 100 feet of the project site fronting Sunset Boulevard and High Density Residential (R4B) on the southern 60 feet of the site fronting Hilldale Avenue. The project site is located in the Sunset Boulevard commercial subarea as described in the Land Use Element of the General Plan.

The proposed General Plan Amendment from High Density Residential (R4B) on the southern portion of the site to Sunset Specific Plan (SSP) would be consistent with the General Plan. Specifically, the proposed General Plan Amendment would be consistent with the following Goals and Policies of the General Plan:

*Goal LU-1: Maintain an urban form and land use pattern that enhances quality of life and meets the community's vision for its future.*

*Policy LU-1.1: Maintain a balanced land use pattern and buildings to support a broad range of housing choices, retail businesses, employment opportunities, cultural institutions, entertainment venues, educational institutions, and other supportive urban uses within the City.*

*Policy LU-1.3: Encourage new development to enhance the pedestrian experience.*

*Policy LU-1.10: Encourage new non-residential land uses that contribute to a strong and diversified local economy.*

*Policy LU-1.21: Provide for the expansion and recruitment of commercial uses that provide economic and fiscal benefits for the City, including entertainment businesses, music and entertainment venues, bars and night clubs, hotels and hospitality, and design and creative arts.*

*Policy LU-2.8: Consider increases in the General Plan's permitted FAR and height for projects in all commercial designations that provide one or more of the following:*

- a. Expand existing facilities or introduce new uses which are considered to be of significant importance (public benefits, historical use, socially-valued use, etc.).*
- b. Provide significant benefits to the City.*
- c. Offer architectural design that is of unusual merit and will enhance the City.*

The northern approximately 100 feet of the project site is located and designated as Sunset Specific Plan. The southern approximately 60 feet of the project site is currently designated High Density Residential with a corresponding R4B zone. The southern portion of the site is already used for commercial purposes including parking for the existing commercial building proposed to be demolished. The proposed Sunset Specific Plan amendment would unify the entire site with the SSP land use designation. The proposed General Plan amendment would allow the proposed project to fulfill several of the General Plan policies noted above including the development of a unique cultural use, the Arts Club, which would contribute to the City's economy with an entertainment and creative arts-related venue that includes restaurants, bars,



and hospitality uses. The Sunset Strip has historically offered a diversity of entertainment uses. The proposed project with a public art gallery and retail on the Sunset level and the Arts Club on the upper levels would be a new cultural destination with uses centered around the creative arts. The proposed project would contribute to and expand the diversity of iconic entertainment and cultural venues on the Sunset Strip with the Arts Club, which has a long history in the creative arts, in a building that would be of unique architectural merit. Since 1863, the Arts Club in London has continued to provide a forum and meeting place for those involved in all of the arts. The visual arts predominate the professional artists among the membership, while the vast majority of Royal Academicians still are members. Members not professionally active as artists include art dealers, gallery owners, artists' agents, as well as those who simply have an amateur or recreational interest in the arts.

### **Zoning Map Amendment**

The proposed Zoning Map Amendment of the southern approximately 60 feet of project site from Multi-family High Density Residential (R4B) and Parking Overlay (PK) to Sunset Specific Plan (SSP) would be consistent with the Goals, Objectives, Policies, General Land Uses and Programs of the General Plan, and the City's other adopted goals and policies for the reasons set forth above in the General Plan Amendment findings. The proposed Zoning Map Amendment would be necessary to maintain consistency with the proposed General Plan designation of Sunset Specific Plan (SSP).

### **Sunset Specific Plan Amendment**

The proposed Sunset Specific Plan Amendment would be consistent with the following Goal, Intent, and Policies for Sunset Boulevard in the General Plan:

*Goal LU-15: Maintain Sunset Boulevard as a regional, national, and international destination for entertainment, and the primary economic engine of the City.*

*Intent: To enhance Sunset Boulevard as the highest intensity area of West Hollywood, a popular and iconic national and international destination for entertainment, and the primary economic engine of the City. Also known as The Sunset Strip, the area will continue to have a diverse mix of entertainment, retail, office and hotels that support the entertainment and destination-oriented character of the area. This will include a vital and varied streetscape with a diverse mix of architectural styles, building heights, and uses. General Plan polices call for continued varied land use as well as an enhanced pedestrian environment to promote walking between destinations. To further activate the pedestrian environment, additional ground-floor retail uses are encouraged and parking is called for in centralized locations, thus encouraging people to park once and walk to their destinations.*

*Policy LU-15.1: Continue to promote a great diversity of uses on Sunset Boulevard including the following:*

- a. Entertainment and related uses to support the community's vision of a high-quality national and international entertainment destination.*
- b. Offices catering particularly to entertainment and creative businesses.*

- c. *Night clubs, music venues, theaters, and other live entertainment venues.*
- d. *Restaurants, bars, and cafés that support both the daytime and night-time populations.*
- e. *Neighborhood-serving retail businesses that provide goods and services for nearby residents.*
- f. *Hotels and other hospitality uses.*

*Policy LU-15.3: Maintain the identity of Sunset Boulevard as an eclectic urban environment with varied building heights and architectural styles.*

*Policy LU-15.4: Require high density development identified in the Sunset Specific Plan to support the economic development goals of the City.*

*Policy LU-15.5: As feasible, locate parking behind buildings or in structures hidden from public view so as not to detract from the pedestrian experience.*

The proposed Arts Club would be a unique use on Sunset Boulevard adding to the diversity of entertainment uses on Sunset. Founded in London in 1863 by Charles Dickens, the Arts Club is an internationally renowned club for individuals working the creative arts industries. The proposed Arts Club building would support the community's vision of the Sunset Strip as a high-quality international entertainment destination. The proposed project would include a mix of retail, art gallery, creative offices, entertainment, hospitality, dining, bars, and guestrooms that would further the Specific Plan's goals to develop the Sunset Strip with a diversity of uses that support daytime and nighttime populations, along with goods and services for City residents.

The proposed project would also add to the eclectic urban environment of the Sunset Strip creating an iconic design that enhances the Sunset Boulevard experience and its dynamic urban environment. Through dynamic building façades that reflect the project program and enliven street activity, the Arts Club would create a transformative building that reflects the every changing cultural arts and technology. The ground level would be comprised of a beautiful landscape community plaza that engages the streets and neighborhood community, while upper levels would engage outdoor terraces that would be visually interactive with the street.

Responding to program and privacy considerations, the building skin system would be comprised of vertical fins that would visually undulate and rotate along the building's facades although fixed in position. The end-product would create subtle, wave-like impressions through a very contemporary architectonic language. Simple in idea, yet highly customized in its application, advanced prototyping methods would allow for easy fabrication and an economy of scale that would achieve a high level of sophistication on the exterior. Aluminum panels would be individually water-jet cut using software that optimizes the building skin. Further transparency and light transmittance would be achieved utilizing perforated panels. After the panels are individually cut, the aluminum is then powder-coated to achieve a pewter tone that would enhance the overall architectural composition. Complementing the streamlined exterior design, terraces and pockets of the façade would utilize decorative panels that reference art deco styles of a bygone era of classic Hollywood. Through its program and design, the Arts Club

would complement the diverse mix of styles, building heights and uses along Sunset Boulevard to drive a unique architectural style.

The valet services and parking would be fully enclosed on the site with all vehicle ingress/egress for the building occurring from/to Hilldale Avenue at the southwest corner of the site with limited public view so as not to detract from the pedestrian experience on Sunset Boulevard.

### **Demolition Permit**

In accordance with Section 19 50.050 (Findings) of the West Hollywood Municipal Code, the Applicant suggests the following draft findings of fact regarding the requested Demolition Permit (DMP) for the proposed project:

*A. All other applications for discretionary permits necessary for the new project to be constructed on the site have been approved, or, alternatively, the requirements of Section 19.50.040(C) of the Zoning Ordinance are satisfied.*

The Applicant has submitted an application for all necessary discretionary permits for the proposed project including General Plan Amendment, Sunset Specific Plan Amendment, Zoning Map Amendment, Demolition Permit, Development Permit, Conditional Use Permit, Minor Conditional Use Permit, and Administrative Permit.

*B. The building or structure is not a designated historic resource, is not being formally considered for this designation, and is not listed on the city's List of Potential Resources or, alternatively, the building is a designated resource, but is being demolished or remodeled pursuant to a certificate of appropriateness issued by the Historic Preservation Commission.*

The existing building on the site proposed for demolition is not designated a historic resource, is not being formally being considered for designation, and is not listed on the city's List of Potential Resources.

### **Development Permit**

In accordance with Section 19.48.050 (Findings) of the West Hollywood Municipal Code, the Applicant suggests the following draft findings of fact regarding the requested Development Permit (DVP) for the proposed project, a commercial building with a variety of uses including the private membership Arts Club including

*A. The proposed use or construction is allowed by Article 19-2 within the applicable zoning district, and complies with all other applicable provisions of this Zoning Ordinance and the municipal code.*

The proposed project's various uses are allowed within the SSP zoning district on the northern portion of the project site. In conjunction with the proposed General Plan Amendment, Zoning Map Amendment and Sunset Specific Plan Amendment, those uses would also be allowed on the southern portion of the site. The proposed project would be conditioned to ensure compliance with applicable provisions of the Zoning Ordinance and the Municipal Code.

*B. The proposed project can be adequately conditioned so as not to endanger, jeopardize, or otherwise constitute a menace to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

The design, location, size and operating characteristics of the proposed project would be compatible with the existing and future land uses on site and in the vicinity of the project. The goals and objectives of the Sunset Specific Plan encourage the development of mixed use projects of landmark design within the Sunset Specific Plan area. The proposed project would be conditioned so as not to endanger, jeopardize, or otherwise constitute a menace to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed project in that any and all measures identified during the environmental review of the proposed project would be incorporated as conditions of approval in addition to the City's standard conditions of approval.

*C. The proposed use or construction is consistent with the objectives, policies, general land uses, and programs of the General Plan and any applicable specific plan.*

The proposed Arts Club would be a unique use on Sunset Boulevard adding to the diversity of entertainment uses on Sunset. Founded in London in 1863 by Charles Dickens, the Arts Club is an internationally renowned club for individuals working the creative arts industries. The proposed Arts Club building would support the community's vision of the Sunset Strip as a high-quality international entertainment destination. The proposed project would include a mix of retail, art gallery, creative offices, entertainment, hospitality, dining, bars, and guestrooms that would further the Specific Plan's goals to develop the Sunset Strip with a diversity of uses that support daytime and nighttime populations, along with goods and services for City residents.

The proposed project would also add to the eclectic urban environment of the Sunset Strip creating an iconic design that enhances the Sunset Boulevard experience and its dynamic urban environment. Through dynamic building façades that reflect the project program and enliven street activity, the Arts Club would create a transformative building that reflects the every changing cultural arts and technology. The ground level would be comprised of a beautiful landscape community plaza that engages the streets and neighborhood community, while upper levels would engage outdoor terraces that would be visually interactive with the street.

Responding to program and privacy considerations, the building skin system would be comprised of vertical fins that would visually undulate and rotate along the building's facades although fixed in position. The end-product would create subtle, wave-like impressions through a very contemporary architectonic language. Simple in idea, yet highly customized in its application, advanced prototyping methods would allow for easy fabrication and an economy of scale that would achieve a high level of sophistication on the exterior. Aluminum panels would be individually water-jet cut using software that optimizes the building skin. Further transparency and light transmittance would be achieved utilizing perforated panels. After the panels are individually cut, the aluminum is then powder-coated to achieve a pewter tone that would enhance the overall architectural composition. Complementing the streamlined exterior design, terraces and pockets of the façade would utilize decorative panels that reference art deco styles of a bygone era of classic Hollywood. Through its program and design, the Arts Club



would complement the diverse mix of styles, building heights and uses along Sunset Boulevard to drive a unique architectural style.

*Policy LU-4.6:* Require commercial development projects to provide for enhanced pedestrian activity in commercial areas through the following techniques:

- a. Minimizing vehicle intrusions across the sidewalk.*
- b. Locating the majority of a building's frontages in close proximity to the sidewalk edge.*
- c. Requiring that the first level of the building occupy a majority of the lot's frontage, with exceptions for vehicle access.*
- d. Allowing for the development of outdoor plazas and dining areas.*
- e. Requiring that the majority of the linear ground floor frontage be visually and physically "penetrable," incorporating windows and other design treatments to create an attractive street frontage.*
- f. Requiring that ground floor uses be primarily pedestrian-oriented.*
- g. Discouraging new surface parking lots.*

*Policy LU-15.5:* As feasible, locate parking behind buildings or in structures hidden from public view so as not to detract from the pedestrian experience.

The proposed project would comply with all of the above provisions of Land Use Policy LU-4.6 in that the majority of the building's frontages would be in close proximity to the sidewalk as the Sunset (first) level of the building would occupy the entirety of the lot's frontage on Sunset Boulevard with visually penetrable pedestrian-oriented retail space incorporating extensive windows. The project does not have any surface parking with the valet services and parking fully enclosed on the site with all vehicle ingress/egress for the building occurring from/to Hilldale Avenue at the southwest corner of the site with limited public view so as not to detract from the pedestrian experience on Sunset Boulevard.

*D. The new structure is compatible with the scale, bulk and mass of existing structures in the vicinity of the subject property, and does not impair the integrity and character of the zoning district in which it is to be located.*

The proposed project's design is a direct response to the site and the surrounding uses to create a unique building of exemplary design. The massing, scale, placement and height of the proposed project responds to the property location at this location on the Sunset Strip. The proposed project design also responds to the massing of the hotel proposed at 8950 W. Sunset and the existing 9000 W. Sunset Building. The use of additional height will allow the floor area necessary for a successful project that incorporates a pedestrian promenade and plaza at the Sunset level and open-air terraces on most upper levels of the building. The proposed project maintains and responds to the scale, bulk and mass of adjacent properties within the existing

neighborhood, and will not impair the integrity and character of the zoning district applicable to the site.

**Conditional Use Permit for Private Social Club**

In accordance with Section 19.52.040 (Findings) of the West Hollywood Municipal Code, the Applicant suggests the following draft findings of fact regarding the Conditional Use Permit for the proposed project with a private membership club:

*A. The proposed use is allowed within the applicable zoning district with conditional use permit approval, and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.*

As established in the SSP, private social clubs, art galleries, and unique visitor uses are allowed within the SSP on a case-by case basis. Other commercial uses such as retail, restaurants, and spas are allowed within the SSP. Pursuant to Municipal Code Section 19.10.030 Table 2.5, private membership clubs are permitted in the SSP area with approval of a Conditional Use Permit. As documented in the proposed project's application and accompanying drawings, the proposed project would comply with applicable provisions of the Zoning Ordinance and the Municipal Code, with the requested adoption of the General Plan Amendment, Zoning Map Amendment and Sunset Specific Plan Amendment. Specifically, the proposed project meets the development standards for the site with approval of the Sunset Specific Plan Amendment.

*B. The proposed use is consistent with the General Plan and any applicable specific plan.*

The proposed project including the private membership club would be consistent with the Goals, Objectives and Policies of the General Plan in that that it would help achieve General Plan Goal LU-15 to maintain Sunset Boulevard as a regional, national, and international destination for entertainment, and General Plan Policy LU-15.1 to promote a great diversity of uses on Sunset Boulevard including entertainment and related uses, music venues, restaurants, bars, and cafés that support both the daytime and night-time populations and hospitality uses such as the guestrooms in the Arts Club. The private membership is an essential aspect of the Arts Club's operation as an internationally renowned social organization for people within the creative arts. The proposed project would be conditioned to ensure it would be compatible with the existing and future land uses on site and in the vicinity of the project.

*C. The site is physically adequate for the type, density, and intensity (e.g., number of employees and customers) of use being proposed, including provision of services (e.g., sanitation and water), public access, and the absence of physical constraints.*

The site is physically adequate for the proposed project as it is illustrated on the drawings submitted with the application on December 22, 2015. The proposed project would be developed with an 132,000 square-foot, nine-story multi-use commercial building located in a highly urbanized area with the Arts Club, a creative arts social club with restaurants, lounges and bars, private dining, dining terraces, a supper club, fifteen guestrooms, and fitness/spa on Levels 5-8, and a pool, changing rooms and sun deck, and bar on Level 9. Building components open to the public would include retail spaces and an art gallery located on Level 1 (the Sunset Boulevard level), and creative office space on Levels 2, 3 and 4. An internal valet court and

lobby for the Arts Club, and the building loading area would occur on the partially subterranean Level B1 with ingress and egress occurring to and from Hilldale Avenue. Approximately 220 parking spaces would be provided on four subterranean Levels B2-B5.

As a highly urbanized site on Sunset Boulevard, there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety. As discussed above, vehicle access to the site would occur from/to Hilldale Avenue at the southwest corner of the site. Parking for all guests, visitors, and employees would be provided below grade. The loading areas would also all be on-site without any maneuvering on public streets.

*D. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property.*

The proposed project would help reinvigorate this section of the Sunset Strip in conjunction with the new hotel at 8950 Sunset and the new Edition hotel with a variety of eclectic uses. The patrons of the Arts Club would also support those uses. The Sunset level retail space and public art gallery would provide additional amenities for Arts Club members and guests in those new hotels within walking distance of the proposed project. The proposed project would be conditioned to help ensure that it would be compatible with the existing and future land uses on-site and in the vicinity of the subject property.

*E. The establishment, maintenance, or operation of the proposed use at the location proposed will not endanger, jeopardize, or otherwise constitute a menace to the public convenience, health, interest, safety, or the general welfare of persons residing or working in the vicinity of the proposed use.*

The proposed project would be conditioned so as not to endanger, jeopardize, or otherwise constitute a menace to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use in that any measures, if identified during the environmental review of the project would be incorporated as conditions of approval in addition to the City's standard conditions of approval.

### **Minor Conditional Use Permit for Alcohol Service**

In accordance with Section 19.52.040 (Findings) of the West Hollywood Municipal Code, the Applicant suggests the following draft findings of fact regarding the Minor Conditional Use Permit (MCUP) for on-site sales and service of alcohol in the Proposed Project:

*A. The proposed use is allowed within the applicable zoning district with conditional use permit approval, and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.*

The on-site sales and service of alcohol in the Arts Club including in the restaurants, lounges, bars, supper club, spa, pool deck, room service, and guestroom "mini bars" is conditionally permitted within the SSP zone and complies with the intent of all the applicable provisions of Title 19 of the West Hollywood Municipal Code. There are no existing Municipal Code violations.

*B. The proposed use is consistent with the General Plan and any applicable specific plan.*

The on-site sales and service of alcohol are consistent with the Goals, Objectives and Policies of the General Plan in that that it would help achieve General Plan Goal LU-15 to maintain Sunset Boulevard as a regional, national, and international destination for creative arts and entertainment, and General Plan Policy LU-15.1 to promote a great diversity of uses on Sunset Boulevard including creative arts and related uses, music venues, restaurants, bars, and cafés that support both the daytime and night-time populations and hospitality uses such as the guestrooms in the Arts Club. The on-site sales and service of alcohol is an essential amenity for the viability and operation of the Arts Club. The proposed project would be conditioned to ensure it would be compatible with the existing and future land uses on site and in the vicinity of the project.

*C. The site is physically adequate for the type, density, and intensity (e.g., number of employees and customers) of use being proposed, including provision of services (e.g., sanitation and water), public access, and the absence of physical constraints.*

The site is physically suitable for the type of land use being proposed, sales and service of alcohol, because the locations for the Arts Club's restaurants, lounges, bars, supper club, spa, pool deck, and guestrooms would fully utilize the site and the proposed project. The site is located in a highly urbanized area with water, sewer and other services available in the adjoining right-of-way that can adequately accommodate the proposed project. General vehicle access to the site would occur only from Hilldale Avenue at the west side of the site. Valet-only parking for all members, guests, visitors, and employees would be provided in four below grade parking levels. Pedestrians would easily access the ground floor retail, art gallery, Arts Club reception, and creative office lobby from Sunset Boulevard.

*D. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property.*

The design, location, size and operating characteristics of the proposed project are compatible with the existing and future land uses on-site and in the vicinity of the property. The proposed on-site sales and service of alcohol in the in the Arts Club's restaurants, lounges, bars, supper club, spa, pool deck, room service, and guestroom "mini bars" would be compatible with similar uses in the SSP area and other projects in the vicinity of the proposed project site. The Arts Club would be consistent with other membership club, restaurants and bars and entertainment venues within the SSP area.

*E. The establishment, maintenance, or operation of the proposed use at the location proposed will not endanger, jeopardize, or otherwise constitute a menace to the public convenience, health, interest, safety, or the general welfare of persons residing or working in the vicinity of the proposed use.*

The proposed project would be conditioned so as not to endanger, jeopardize, or otherwise constitute a menace to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use in that any measures, if identified during the environmental review of the project would be incorporated as conditions of approval in addition to the City's standard conditions of approval.



**Administrative Permit for Outdoor Dining**

In accordance with Section 19.44.050 (Findings) of the West Hollywood Municipal Code, the Applicant suggests the following draft findings of fact regarding the Administrative Permit for outdoor dining for the Arts Club.

*A. The proposed use or construction is allowed by Article 19-2 (Zoning Districts and Allowable Land Uses) within the applicable zoning district with administrative permit approval, and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.*

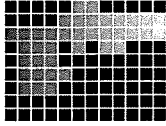
Pursuant to Municipal Code Section 19.10.030 Table 2-5 and Section 19.36.210, outdoor dining is permitted in the SSP zoning district with approval of an Administrative Permit. The outdoor dining areas would not be located in the public right-of-way, but fully on the project site on dining terraces and the pool deck. With appropriate conditions, the outdoor dining areas would be in compliance with the requirements and applicable provisions of the Zoning Ordinance (Section 19.36.210) and the Municipal Code.

*B. The proposed use or construction is consistent with the objectives, policies, general land uses, and programs of the General Plan, and any applicable specific plan.*

Outdoor dining is consistent with the Goals, Objectives and Policies of the General Plan in that that it would help achieve General Plan Goal LU-15 to maintain Sunset Boulevard as a regional, national, and international destination for entertainment, and General Plan Policy LU-15.1 to promote a great diversity of uses on Sunset Boulevard including creative arts and entertainment and related uses, music venues, restaurants, bars, and cafés that support both the daytime and night-time populations and hospitality uses such as the guestrooms in the Arts Club. The Sunset Specific Plan encourages creative arts related and hospitality uses such as the Art Club with restaurants and outdoor dining.

*C. The new structure or addition is compatible with the scale, bulk and mass of existing structures in the vicinity of the subject property, and does not impair the integrity and character of the zoning district in which it is to be located.*

The locations of the outside dining areas are compatible and responds to the scale, bulk and mass of existing structures in the vicinity, and would not impair the integrity and character of the SSP zoning district applicable to the site. The outdoor dining areas would be located on Levels 5, 7, 8, and 9 of the proposed building throughout the Arts Club. The outdoor dining areas would be consistent with the character of other restaurants in the Sunset Specific Plan area.



# Planning Division Permit Application

## ENVIRONMENTAL QUESTIONNAIRE

**I. If a project is subject to the requirements of the California Environmental Quality Act and not exempted under any of the provisions of the Guidelines for Implementation of CEQA, the City is required to conduct an initial study to determine if the project may have a significant effect on the environment. This Environmental information Form shall be completed and submitted to the Department of Community Development. Any other permit application, not including a Building Permit, required by the Department of Community development shall be filed concurrently with the attached form.**

**II. The following information and data shall accompany the Environmental Questionnaire form:**

- A. Photographs of the area in sufficient detail to depict existing physical conditions in the project area.**
- B. A boundary map clearly outlining the boundaries of the site.**

8920 Sunset Boulevard, LLC c/o L&R (US) Holdings Manager, LLC Attn: Julie A. Gilbert, Manager

APPLICANT/AUTHORIZED AGENT NAME  
 11661 San Vicente Boulevard, Suite 301

STREET  
 Los Angeles, CA 90049-5118

CITY, STATE, ZIP

HOME PHONE/BUSINESS PHONE

jgilbert@eimsi.net

E-MAIL

### 1.0 PROJECT DESCRIPTION

1.1 Nature of Project (Please give complete description of proposed project):

The development of a multi-use commercial building of approximately 132,000 sq.ft., which would be United States West Coast location of the Arts Club with dining areas, bars, 15 guestrooms, fitness/spa, screening rooms, and an outdoor pool. Components open to the public would be retail and an art gallery on the grade level, and creative office space. Please see Attachment A for full project description.

1.2 Location of Project (Address, nearest street intersections):

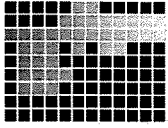
8920 W. Sunset Boulevard and 1024-1026 N. Hilldale Avenue at the southwest corner of the intersection of Sunset Boulevard and Hilldale Avenue.

1.3 Existing Zoning District:

Sunset Specific Plan (SSP) and High Density Residential (R4B) with a Parking Overlay (PK).

1.4 List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

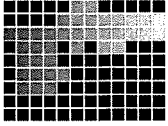
Standard grading, building, electrical, mechanical, plumbing, and fire construction permits. County health permits for food and drink facilities and the swimming pool.



**Planning Division Permit Application**

ENVIRONMENTAL QUESTIONNAIRE, CONT'D.

- 1.5 What is the surrounding land use to the:  
 Commercial uses in the SSP zone directly across Sunset Blvd. with multi-family residential north of the commercial area.  
 NORTH  
 Multi-family residential in the R4B zone.  
 SOUTH  
 Commercial uses in the SSP along Sunset Blvd.  
 EAST  
 Commercial uses in the SSP along Sunset Blvd.  
 WEST
- 1.6 If the project is commercial or industrial, give a complete description of activities and other pertinent information including but not limited to estimated employment per shift, and any potential hazardous materials which may be used, etc.  
 Please see Attachment A for the project description.
- 1.7 If the project is residential, indicate number, types and size of units and associated facilities:  
 Not applicable.
- 1.8 If the project is institutional, indicate the major function, estimated employment per shift and maximum occupancy:  
 Not applicable.
- 1.9 Describe any change in existing features of any hills or substantial alteration of ground contours:  
 The project site is a fully developed site. Excavation for below grade parking would be part of the project, but no changes to the adjacent ground contours.
- 1.10 Describe any change in scenic views or vistas from existing residential areas or public lands or roads:  
 Some changes to be determined to the views of the Los Angeles basin from Sunset Boulevard.
- 1.11 Project land area (square footage): 20,241 square-foot site
- 1.12 Number of parking spaces: 220 parking space provided.
- 1.13 Square feet of building area: Approximately 132,000 square feet
- 1.14 Numbers of floors: 9 above-grade levels including pool terrace, 1 partial subterranean level, and 4 below-grade levels.
- 1.15 Height of tallest structure involved in project: Emergency heliopad approximately 141 feet above grade.
- 1.16 Proposed scheduling and anticipated incremental development:  
Project would be built in one phase over approximately 24 months.



## Planning Division Permit Application

### ENVIRONMENTAL QUESTIONNAIRE, CONT'D.

#### 2.0 LAND FORM

- 2.1 Is the site presently graded? Yes. It is a fully developed site.
- 2.2 Indicate the gross cubic yard of grading proposed: Approximately 15,000 cubic yards of export.
- 2.3 What will be the maximum height and grade or fill after grading is completed?  
The site varies in elevation from north to south and east to west. No changes to the existing street grades are proposed.

#### 3.0 VEGETATION

- 3.1 Attach a map indicating the location, type, and size of trees located on site. Indicate below the number, type and size of trees to be removed as a result of the project:  
See survey included with project drawings for existing trees in the southern portion of the site.

#### 4.0 AIR QUALITY

- 4.1 If the project is industrial, describe and list air pollution sources and quantity and types of pollutants emitted as a result of the project:  
Not applicable.

#### 5.0 NOISE

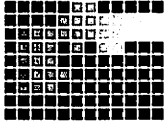
- 5.1 What noise will be produced by the property? If available, please give noise levels in decibel measurement and typical time distribution when noise will be produced.  
To be studied as part of the environmental review of the proposed project.
- 5.2 How will noise produced by the project compare with existing noise levels?  
To be studied as part of the environmental review of the proposed project.

#### 6.0 TRAFFIC

- 6.1 Approximately how much traffic will be generated by the project?
- |  |  |
|--|--|
| <input type="checkbox"/> 0-50 vehicular trips per day      | <input checked="" type="checkbox"/> 50 - 250 vehicular trips per day |
| <input type="checkbox"/> 250 - 500 vehicular trips per day | <input type="checkbox"/> 500 or more vehicular trips per day         |

#### 7.0 PUBLIC SERVICES AND FACILITIES

- 7.1 Will the project require installation or replacement of new water lines? To be determined.
- 7.2 Please estimate the daily water volume in gallons required to serve the project: To be determined.
- 7.3 Will the project require installation or replacement of new sewer lines? To be determined.
- 7.4 Please indicate the approximate amount of sewage generated from the project (pounds/day): To be determined.
- 7.5 Describe the type and amount (pounds/day) of solid waste generated by the project: To be determined.



**Planning Division Permit Application**

ENVIRONMENTAL QUESTIONNAIRE, CONT'D.

**8.0 POPULATION DISPLACEMENT**

8.1 Will any residential occupants be displaced by the project activities? None

8.2 Describe briefly the type of buildings or improvements to be demolished by the project:  
An existing two story commercial building of approximately 17,800 square-foot would be demolished.

**9.0 MUNICIPAL SERVICES**

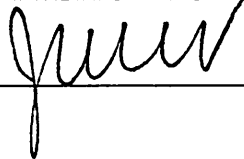
9.1 Indicate any substantial change in the demand for municipal services (i.e. police, fire, etc.):  
None anticipated. Municipal services will be studied as part of the environmental review.

**10.0 MITIGATING MEASURES**

10.1 What are included in the project which may conserve or protect the following: Nonrenewable resources, e.g., electricity, gas, water / Flora and fauna / Water:  
Proposed project will comply with Title 24.

10.2 What measures are proposed in the design of the project, e.g., architectural treatment and landscaping which have been coordinated with the design of the existing community to minimize visual effect? Please describe:  
Please see Attachment A Project Description.

I CERTIFY THAT THE INFORMATION HEREIN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

SIGNATURE 

12/22/2015  
 DATE