

Attachment A - Yucca Argyle

Project Description, Actions Requested, Findings, and Justifications

6210-6224 Yucca Street; 1765-1779 N. Vista Del Mar Avenue; 1756-1760 N. Argyle Avenue, Los Angeles, CA 90028

I. Project Description

The Yucca Argyle project (the “Project”) proposes a mixed-use development located in the Hollywood Community Plan area at 6210-6224 Yucca Street and 1765-1779 N. Vista Del Mar Avenue (the “Site”). The Project proposes to redevelop the Site with a total of 271 dwelling units of contemporary housing, and approximately 7,760 square feet of restaurant and commercial uses.

A. Site and Surrounding Uses

The Site is a rectangular shaped property that is bordered by Yucca Street to the north, Argyle Avenue to the west, Vista Del Mar Avenue to the east, and a vacant property to the south. The Site totals approximately 50,363.8 square feet (1.16 acres), and consists of lots currently zoned C4-2D-SN, R4-2D, and [Q]R3-1XL. The Site is presently improved with three apartment buildings located on the center and west portions of the Site along Yucca Street, and a single-family residence, a duplex, and a studio atop a detached garage on the eastern portion of the Site along Vista Del Mar Avenue.

The Site is located in the Hollywood Community Plan area, and contains lots with land use designations of either Regional Center Commercial or Medium Residential. The Site is located in the Hollywood Redevelopment Project Area, a Los Angeles State Enterprise Zone, an Adaptive Reuse Incentive Area and the Hollywood Signage Sign District. The Site is also within a designated Transit Priority Area, and is a Tier 4 site under the City of Los Angeles’ (the “City”) Transit Oriented Communities Affordable Housing Incentive Program.

Surrounding uses include mixed residential and commercial uses directly south of the Site; residential and church uses to the east of the Site across Vista Del Mar Avenue; mixed residential and commercial uses to the west of the Site across Argyle Avenue; and hotel, restaurant, multi-family residential uses to the north across Yucca Street. The greater vicinity of the Site includes a variety of entertainment, dining, historic, and cultural attractions. Nearby transit options in the surrounding area include the Metro Subway B Line (Red), which maintains a stop at the intersection of Hollywood Boulevard and Vine Street, numerous Metro transit and LADOT transit lines that run and stop in the vicinity of the Site, and the 101 Freeway, which runs to the north of the Site.

B. Project

The Project would demolish the three existing apartment buildings located on the center and west portions of the Site to construct a 30-story, approximately 348 feet tall mixed-use building with 269 dwelling units and approximately 7,760 square feet of commercial uses. In addition to

constructing the new mixed-use building at the Site, the Project would also revert the duplex and one studio atop a detached garage located at 1765-1767 Vista Del Mar Avenue into a single-family residence, and retain the existing single-family residence located at the Site at 1771 Vista Del Mar Avenue. Accordingly, the Project would have a total of 271 units.

The Site's lots are currently zoned C4-2D-SN, R4-2D, and [Q]R3-1XL. In order to ensure the development of the Project, the Applicant seeks a Zone Change and Height District Change of the Site's lots to zoning of C2-2D-SN, C2-2D, and R3-2D.

The Project would consist of approximately 312,246 square feet of new construction within the mixed-use building fronting Yucca Street, and 4,702 square feet for the existing residences to be renovated along Vista Del Mar Avenue. The Project's total floor area, including the existing residences, would total approximately 316,948 square feet, for a Floor Area Ratio ("FAR") of 6.6:1.

The parking garage of the proposed mixed-use building would include a total of 414 spaces within one subterranean level and within a five-story podium. The first and second floors of the podium would also contain 164 short-term and long-term bicycle parking spaces that would help encourage alternate forms of transit among Project visitors and residents. The Project's parking facilities would be accessed via a single driveway along Argyle Avenue.

In addition to the parking garage, the podium would also contain, on the ground floor, an approximately 1,540-square foot restaurant, and on the second floor, an approximately 2,380-square foot restaurant and commercial space, and an approximately 3,840-square foot restaurant and commercial space. The Project is seeking a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in all three restaurant spaces ("MCUP"), and a Conditional Use Permit to allow live entertainment in conjunction with the ground floor restaurant ("CUX"). All restaurant spaces will have hours of operation from 7 a.m. to 12 a.m. daily.

Above the podium, the Project's 6th through 30th floors would contain 269 dwelling units and various residential recreation and amenity spaces.

The Project would comply with the City's Density Bonus Ordinance and provide 8% (17 units) Very Low Income restricted affordable dwelling units ("VLI Units"). In exchange for the 8% VLI Units, the Project seeks an increase in density, and one on-menu incentive to increase the FAR permitted by 10% from 6:1 to 6.6:1. Additionally, all of the Project's residential units, with the exception of the 17 VLI units, would be rent stabilized and comply with the City's Rent Stabilization Ordinance.

As set forth in greater detail below, the Applicant seeks a Zone Change and Height District Change, a MCUP for the proposed restaurant and commercial spaces, a CUX for the ground floor restaurant use, a Vesting Tentative Tract Map ("VTTM") for the merger and resubdivision of lots, a Site Plan Review ("SPR") to allow the addition of more than 50-dwelling units, and a Project Compliance Review under the Hollywood Redevelopment Plan.

C. Streets, Circulation, and Transit

The Project abuts Yucca Street, Argyle Avenue, and Vista Del Mar Avenue:

Yucca Street, abutting the Site to the north, is designated a Local Street – Standard with a right-of-way of 60 feet along the Site’s frontage, and is improved with a curb and sidewalk.

Argyle Avenue, abutting the Site to the west, is designated a Local Street – Standard with a right-of-way of 60 feet along the Site’s frontage, and is improved with a curb and sidewalk.

Vista Del Mar Avenue, abutting the Site to the east, is designated a Local Street – Standard with a right-of-way of 60 feet along the Site’s frontage, and is improved with a curb and sidewalk.

D. Site Vicinity

North: The lots directly to the north of the Site across Yucca Street are zoned (T)(Q) C4-2-SN, C4-2D-SN, and [Q]R3-1XL, and are improved with a hotel, restaurant, and multi-family residential uses.

East: The lots directly to the east of the Site across Vista Del Mar Avenue are zoned [Q]R3-1XL, and are improved with residential and church uses.

South: The lots directly to the south of the Site are zoned R4-2D and are presently vacant, though historically were improved for church uses.

II. Actions Requested

- 1. Zone Change and Height District Change.** Pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.32, the Applicant seeks a Zone Change and Height District Change as follows:
 - Lots located at the west of Site (6220-6224 Yucca): From C4-2D-SN to C2-2D-SN.
 - Lots located at the center of Site (6210-6216 Yucca): From R4-2D to C2-2D.
 - Lots located at the east of the Site (1765; 1771; and 1777-1779 Vista Del Mar): From [Q]R3-1XL to R3-2D.
- 2. Site Plan Review.** Pursuant to LAMC Section 16.05, the Applicant requests Site Plan Review to allow the construction of a 30-story, approximately 348 feet tall mixed-use building with 269 dwelling units and approximately 7,760 square feet of commercial uses, and the retention of two single-family residences, for a total of 271 dwelling units and 316,948 square feet of floor area.
- 3. Density Bonus Incentives.** Pursuant to LAMC Section 12.22-A.25, the Applicant seeks to provide 8% of the Project’s units as VLI Units in exchange for a 27.5% Density Bonus, and requests an approval for one “on-menu” incentive under LAMC Section 12.22-A.25(f), in order to increase FAR to approximately 6.6:1, in lieu of the otherwise applicable FAR limit of 6:1.

4. **Vesting Tentative Tract Map.** Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map for a merger and subdivision resulting in one ground lot and five airspace lots. Additionally, a waiver from Advisory Agency Parking Policy AA2000-1 in order to allow residential parking spaces to be provided pursuant to LAMC Section 12.22-A.25.d.1, Density Bonus Parking Option 1.
5. **Master Conditional Use Permit for Alcohol.** Pursuant to LAMC 12.24-W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with three restaurants with hours of operation from 7 a.m. to 12 a.m.
6. **Conditional Use Permit for Live Entertainment.** Pursuant to LAMC 12.24-W.18, a Conditional Use Permit to allow live entertainment, including, but not limited to, weekend social events, live music, dancing, karaoke, theater, or magic shows, in conjunction with one ground floor restaurant with hours of operation from 7 a.m. to 12 a.m.
7. **Project Compliance Review Under the Hollywood Redevelopment Plan.** Pursuant to LAMC Section 11.5.14, a Project Compliance Review regarding the Project's compliance with the Hollywood Redevelopment Plan, including the zone standards, established development standards, and any supplemental use regulations.

III. Related Cases

CPC-2014-4705-ZV-HD-MCUP-SPR – On December 17, 2014, the Applicant filed an application for the development of a mixed-use project at the Site.

ENV-2014-706-EIR – On November 25, 2015, the City issued a Notice of Preparation of the Environmental Impact Report and Public Scoping Meeting pertaining to the development of a mixed-use project at the Site. The City released the Draft EIR on April 23, 2020, and the Public Comment Period ran from April 23, 2020 to June 8, 2020.

VTT-73718 – On December 30, 2015, the Applicant filed an application for VTTM No. 73718.

IV. **Zone Change and Height District Change Findings**

- A. Adoption of the proposed zone change is consistent with the General Plan and is in conformity with public necessity, convenience, general welfare and good zoning practice.**

The Site's lots are currently zoned as follows:

- Lots located at the west of Site (the "West Lots") at 6220-6224 Yucca: C4-2D-SN.
- Lots located at the center of Site (the "Center Lots") at 6210-6216 Yucca: R4-2D.
- Lots located at the east of the Site (the "East Lots") at 1765; 1771; and 1777-1779 Vista Del Mar: [Q]R3-1XL.

The Site is presently improved with three apartment buildings located to the center and west portions of the Site along Yucca Street, and two single-family buildings along the eastern portion of the Site along Vista Del Mar Avenue. While the West Lots and Center Lots are designated for Regional Center Commercial land uses under the Hollywood Community Plan, the East Lots are designated for Medium Residential land uses. The Site's current zoning would limit the development of the Site significantly such that the development would be inconsistent with the developments in the vicinity.

The Site lies within a densely developed neighborhood, with a range of commercial and multi-family residential uses. The vicinity of the Site is currently improved with development similar to the Project, including the 18-story mixed-use Argyle House Project at the southwest corner of Yucca Street and Argyle Avenue; a 16-story Kimpton Everly Hotel at the northeast corner of Yucca Street and Argyle Avenue; and a five-story mixed-use residential and commercial development to the northeast corner of Argyle Avenue and Hollywood Boulevard. While the Project is designed to be compatible with the neighboring developments, the Site's current zoning prohibits its development, restricting the Site to lower density uses that would be inconsistent with the surrounding development and incompatible with the City's need for additional affordable and rent stabilized residential dwelling units. As proposed, the Project would construct a 30-story mixed-use building on the West and Center Lots, with a maximum height of approximately 348 feet, and approximately 316,948 square feet of floor area for an FAR of approximately 6.6:1.

The requested zone change and height district change would facilitate this development and would be as follows:

- The West Lots: From C4-2D-SN to C2-2-SN.
- The Center Lots: From R4-2D to C2-2.
- The East Lots: From [Q]R3-1XL to R3-2.

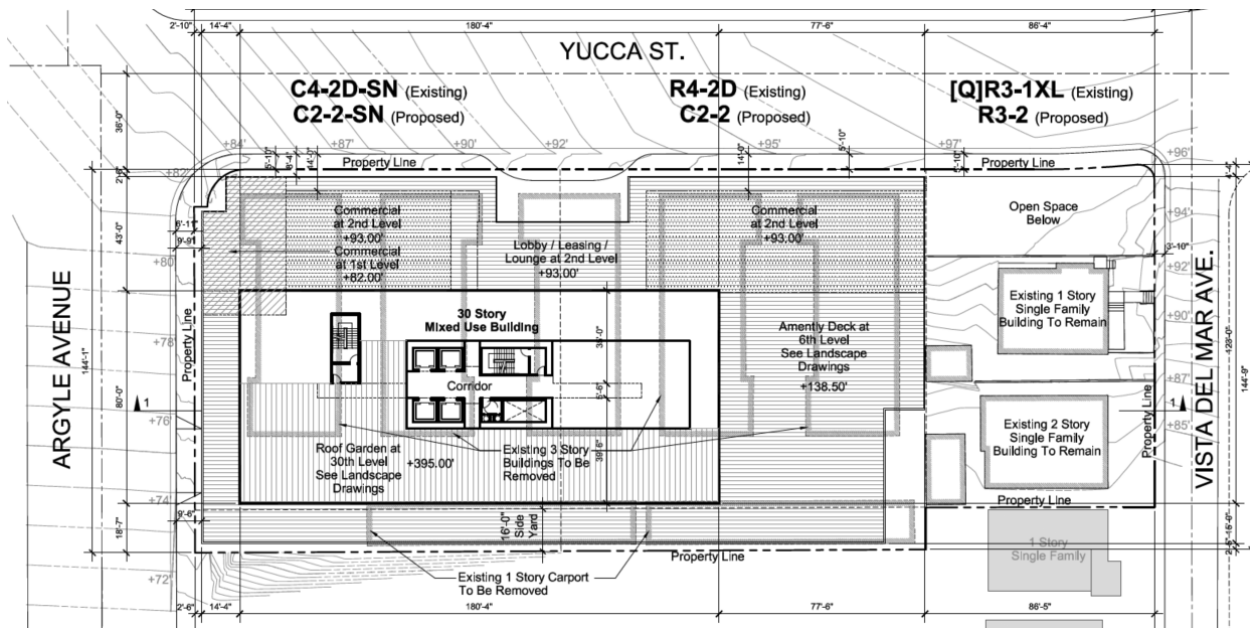


Figure 1 - Plot Plan

If the requested zone change and height district change are approved, the Site would be allowed to accommodate a maximum FAR of 6:1. The commercially zoned portions of the Site would not have a height restriction, and the R3 zoned portion of the Site would be restricted to a maximum height of 75 feet.

In addition to the requested zone change and height district change, a VTTM to merge and resubdivide the 0.9-acre West and Center lots, and a Density Bonus incentive to further increase the maximum FAR to 6.6:1, in order to ensure the Project can be constructed as proposed. The Applicant's also seeks other entitlements, which are described in greater detail elsewhere in the Project's findings.

The Site's proposed zoning would be consistent with the Community Plan's land use designations for the Site. The Regional Center Commercial land use designation applicable to the Center and West Lots is consistent with the following zones: C2, C4, P, PB, RAS3, and RAS4. Accordingly, the Site's proposed zoning of C2-2 for the Center and West Lots is consistent with the General Plan. The Medium Residential land use designation applicable to the East Lots is consistent with only the R3 zone. Accordingly, the Site's proposed zoning of R3 would continue to ensure General Plan consistency.

In allowing the construction of the Project, the proposed zone change also conforms with public necessity, convenience, general welfare and good zoning practice. As an initial matter of public necessity, the City is in the midst of a housing crisis, and requires additional housing production at all levels of affordability. The Project would ensure the production of 271 high-quality residential dwelling units, for a total net increase of 227 dwelling units in the City's housing stock. Of the 271 total dwelling units, a total of 17 units would be income restricted affordable VLI Units, thereby ensuring that the Project provides a mix of housing affordable to residents of

the City. Additionally, all of the Project's residential units, with the exception of the 17 VLI units, would be rent stabilized and comply with the City's Rent Stabilization Ordinance.

The Project would also provide approximately 7,760 square feet of restaurant and general commercial spaces, readily accessible on the first and second levels to residents, guests, and pedestrians along the streetscape. Accordingly, the Project would help activate the streetscape and encourage pedestrian activity in the vicinity of the Site. The Project's commercial uses would locate commercial activity in close proximity to a densely populated area, ensuring that the commercial uses would serve the Project's residents and the surrounding community, while also reducing unnecessary vehicle trips. Furthermore, the Project's commercial uses would generate job opportunities within a highly-dense area of the City ideal for accommodating such jobs.

The Project's proposed parking, within one subterranean floor and within an enclosed five-floor podium, would ensure that the Project does not detract from the streetscape through highly-visible parking or auto transportation. Instead, vehicular egress and ingress to the Project would occur through a single, discreet entrance along Argyle Avenue, leading to the subterranean floor and podium. The podium would incorporate creative façade design elements, such as through the placement of asymmetrical columns and beams, and the use of non-repetitive geometric patterns, to provide articulation, add visual interest, and enliven the streetscape. Furthermore, the proposed landscaping along the streets adjacent to the Site would help provide visual relief and verdant greenspace within a dense, urban environment.

The Project would also benefit the public necessity, convenience, general welfare, and would constitute good zoning practice due to its close proximity to transit. Nearby transit options in the surrounding area include the Metro Subway B Line (Red), which maintains a stop at the intersection of Hollywood Boulevard and Vine Street, numerous Metro transit and LADOT transit lines that run and stop in the vicinity of the Site, and the 101 Freeway, which runs to the north of the Site. The transit-rich vicinity of the Site is ideal for the density and job opportunities offered by the Project.

As such, the Project is in conformity with public necessity, convenience, general welfare and good zoning practice, as it will provide much-needed housing, jobs and an improved streetscape. Furthermore, the Project would do so in close proximity to various forms of transit, thereby ensuring that the Project's housing and job opportunities are well connected to the City.

V. Site Plan Review Findings

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

The City's General Plan is a comprehensive policy document that informs future land use decisions. The City's General Plan is comprised of 11 elements. Each of the General Plan's elements establishes land use designations and policies that apply to property in the City. These policies assist decision makers as they review planning approvals for a new project or consider a proposed ordinance or policy. The majority of the policies derived from these elements are implemented through the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the City into 35 Community Plan areas. The Site is located within the Hollywood Community Plan Area.

Under the applicable Hollywood Community Plan, the Site's West and Center Lots are designated Regional Center Commercial, while the East Lots are designated Medium Residential. Following the requested Zone Change and Height District Change, the West and Center Lots would respectively be re-zoned C2-2-SN and C2-2, while the East Lots would be rezoned R3-2. All of the proposed zoning would be consistent with the respective Regional Center Commercial and Medium Residential land use designations.

While height would not be restricted on the West and Center Lots, the East Lots would have a 75-foot height limit. Consistent with the proposed zoning, the Site would be limited to a 6:1 FAR. In accordance with the State Density Bonus Law (Government Code Section 65915 *et seq.*), the Project requests an on-menu Density Bonus incentive under the City's Density Bonus Program in order to increase the permitted FAR by 10%, to 6.6:1. With these requested entitlements, the Project would substantially conform with land use requirements applicable to the Site through the Hollywood Community Plan and the City's Zoning Code.

As discussed below, the Project would also substantially conform with the City's various planning documents, including the General Plan and the Hollywood Community Plan.

Hollywood Community Plan

The applicable Hollywood Community Plan was originally adopted by the City on December 13, 1988. The Project, as a mixed-use development, advances a number of specific objectives and policies of the Hollywood Community Plan, including:

Objective 1: *"To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the metropolitan area. To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry."*

Objective 3: *“To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice. To encourage the preservation and enhancement of the varied and distinctive residential character of the Community, and to protect lower density housing from the scattered intrusion of apartments.”*

Objective 4: *“To promote economic well-being and public convenience through: a. Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards...”*

Policy – Land Use – Commerce: *“Strategically distributed throughout the Community would be neighborhood shopping areas, emphasizing convenience retail stores and services. The Plan encourages the retention of neighborhood convenience clusters offering retail and service establishments oriented to pedestrians.”*

Policy – Land Use – Housing: *“Additional low and moderate-income housing is needed in all parts of this Community. Density bonuses for provision of such housing through Government Code 65915 may be granted in the Low-Medium I or less restrictive residential categories.”*

The Project would include a total of 271 dwelling units within the Hollywood Community Plan Area. Accordingly, the Project would increase the City’s available housing stock by providing a net increase of 227 dwelling units. Of the 271 total dwelling units, a total of 17 units would be income restricted affordable VLI Units. The Project would thus be consistent with the Hollywood Community Plan, by contributing towards the goals of providing adequate affordable and mixed-income housing to address the needs of the City’s households.

Further, the Project would also encourage the preservation and enhancement of the varied and distinctive residential character of the Hollywood Community Plan area, through the reversion of the three residences located at 1765-1767 Vista Del Mar Avenue into a single-family residence, and through retaining the existing single-family residence located at 1771 Vista Del Mar Avenue. Pursuant to the Cultural Resources study prepared by Environmental Science Associates, the homes at 1765-1767 Vista Del Mar Avenue and 1771 Vista Del Mar Avenue have been identified as “Altered Non-Contributors” within the Vista del Mar/Carlos Historic District, due to substantial alterations that have materially impaired their original integrity and significance. Nonetheless, the Project would retain the homes at 1765-1767 Vista Del Mar Avenue and 1771 Vista Del Mar Avenue, and only conduct interior renovation at the 1765-1767 Vista Del Mar Avenue home in order to revert the existing residences into a single-family residence with a detached garage. The Project would also replace an existing surface

parking lot at the corner of Vista Del Mar with a small park. The existing surface parking lot is also not a contributing resource to the Vista del Mar/Carlos Historic District, and the replacement of the parking lot with a small park would enhance the district, resulting in a beneficial addition that would create a new greenspace gateway to the southwest corner of Yucca Street and Vista Del Mar Avenue.

The Project would also include approximately 7,760 square feet of commercial spaces including a 1,540-square foot restaurant on the ground floor and two restaurants and commercial spaces with a total floor area of approximately 6,220 square feet on the second floor. These commercial spaces would further the Hollywood Community Plan's goal of strategically distributing commercial uses within the community, and would encourage a diversity of uses in the Project. The restaurant and commercial spaces would also be oriented toward Yucca Street to ensure that pedestrians could readily access them. The location of the restaurants and commercial spaces would encourage additional pedestrian activity in the area.

Housing Element of the General Plan

The Housing Element of the General Plan is the City's blueprint for housing conditions and needs, and establishes the goals, objectives, and policies that are the foundation of the City's housing and growth strategy. The current Housing Element was adopted on December 3, 2013 and is in effect through 2021.

The proposed mixed-use Project is consistent with several objectives and policies of the Housing Element. The plan text includes the following relevant housing objectives and policies.

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| <i>Objective 1.1:</i> | <i>Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.</i> |
| <i>Policy 1.1.2:</i> | <i>Expand affordable rental housing for all income groups that need assistance.</i> |
| <i>Policy 1.1.3:</i> | <i>Facilitate new construction and preservation of a range of different housing types that address the particular needs of the City's households.</i> |
| <i>Objective 1.3:</i> | <i>Forecast and plan for changing housing needs over time in relation to production and preservation needs.</i> |
| <i>Policy 1.3.5:</i> | <i>Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within the City to meet the projections of housing needs, according to the policies and objectives of the City's Framework Element of the General Plan.</i> |
| <i>Objective 2.2:</i> | <i>Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services, and transit.</i> |
| <i>Policy 2.2.3:</i> | <i>Promote and facilitate a job/housing balance at a citywide level.</i> |
| <i>Objective 2.5:</i> | <i>Promote a more equitable distribution of affordable housing opportunities throughout the City.</i> |

Policy 2.5.2 : Foster the development of new affordable housing units citywide and within each Community Plan area.

The Project would include a total of 271 high-quality residential dwelling units. Further, 17 of the total 271 units would be restricted VLI Units, thereby contributing towards the policies aimed at providing adequate housing to address the particular needs of the City's households. The mixed-use Project would also create job opportunities within the Site through the approximately 7,760 square feet of restaurant and commercial uses.

Further, as set forth above, the Site is located within a transit-rich area. Nearby transit options in the surrounding area include the Metro Subway B Line (Red), which maintains a stop at the intersection of Hollywood Boulevard and Vine Street, numerous Metro transit and LADOT transit lines that run and stop in the vicinity of the Site, and the 101 Freeway, which runs to the north of the Site. Therefore, the Project would link housing and jobs to transit, and would allow Project residents and workers to commute to work through the City's public transportation system.

Mobility Plan 2035

The Mobility Plan 2035, one of the elements of the City's General Plan, lays out the policy foundation for achieving a transportation system that balances the needs of all road users. The Mobility Plan 2035 was adopted by the City Council on August 11, 2015, and last amended on September 7, 2016.

The Project is consistent with Mobility Plan 2035, and would further multiple policies set forth in Mobility Plan 2035, including:

- Policy 2.3: Pedestrian Infrastructure. Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.*
- Policy 3.3: Land Use Access and Mix. Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.*
- Policy 3.8: Bicycle Parking. Provide bicyclists with convenient, secure, and well maintained bicycle parking facilities.*

The Project will improve the pedestrian experience in part through the proposed ground and second floor restaurant and commercial uses, which would be easily accessible to pedestrians along the Project's frontages along Yucca Street and Argyle Avenue. The Project's entrances along Argyle Avenue and Yucca Street would promote pedestrian activity by placing entrances at grade level, unobstructed from view from the public right-of-way. Storefront windows and high ceilings will be used for the commercial spaces along Argyle Avenue and Yucca Street, thereby enhancing the appearance of the restaurants and stores, and promoting the pedestrian experience. Further, the restaurants and commercial spaces would house neighborhood serving uses, including, but not limited to, restaurants, retail stores, fitness uses, or personal services.

These uses would benefit the residents nearby and would increase pedestrian activity by drawing neighboring residents to visit these commercial spaces on-foot. Due to the Project's location in a transit-rich area in close proximity to multiple Metro transit and LADOT transit lines, and the Metro Subway B (Red) Line, the Project would also help connect residents and guests to the surrounding neighborhood and transit amenities, thereby encouraging the pedestrian experience and convenient access to transit. The Project would also improve the pedestrian experience through tasteful landscaping along Yucca Street, Argyle Avenue, and Vista Del Mar Avenue, thereby providing relief and greenspace within a dense and urban environment.

The Project would also provide a total of 18 short-term bicycle parking and 146 long-term bicycle parking stalls, thereby encouraging alternative modes of transportation and fewer vehicle trips. Bicycle parking would be provided outdoors along Yucca Street, as well as within secured parking facilities within the podium on the first and second levels, and would comply with all requirements of the LAMC.

B. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

The proposed Project would be compatible with existing and future developments on adjacent and neighboring properties. The immediate vicinity of the Site along Yucca Street and Argyle Avenue maintains uses and buildings similar to and compatible with the proposed Project; namely a mixture of commercial uses and multi-family residential housing.

Height and Density

The Project's height and density would be compatible with other existing and future developments within the vicinity of the Project. The Project proposes to construct a 30-story building with 269 dwelling units and approximately 7,760 square feet of restaurant and commercial uses. The proposed FAR for the Project would be 6.6:1.

The height of the proposed building would be consistent with the proposed C2-2 zoning for the Center and West Lots. The Project requests a Density Bonus on-menu incentive to allow a 10% FAR increase to accommodate an FAR limitation of 6.6:1, and the Project would comply with the proposed FAR.

The nearby vicinity of the Site is currently improved with development similar to the Project, including the 18-story, mixed-use Argyle House project at the southwest corner of Yucca Street and Argyle Avenue, with an FAR of 4.5:1; the 16-story Kimpton Everly Hotel at the northeast corner of Yucca Street and Argyle Avenue, with an FAR of 6:1; and a five-story mixed-use residential and commercial development with 507 dwelling units at the northeast corner of Argyle Avenue and Hollywood Boulevard, with an FAR of 4.5:1. Other proposed nearby projects include the Hollywood Center mixed-use project at the southwest corner of Vine Street and Yucca Street, which would contain 1,005 dwelling units and would be comprised of two

35- and 46-story buildings, with an FAR of 6.97:1. Accordingly, the Project would have similar massing and FAR when compared to the neighboring development, and would be compatible with current and proposed developments in the vicinity.

Bulk, Massing Setbacks, and Entrances

The Project's bulk, massing, setbacks, and entrances would be compatible with existing and future development on adjacent and neighboring properties. In relevant part, the Project would be compatible due to the following characteristics:

- The Project and its ground-floor commercial uses would front Yucca Street, and pedestrian entrances to the Project's ground-floor commercial spaces would be provided along Yucca Street, similar to the hotel development to the north of the Site.
- The Project would comply with all requirements for the proposed zoning. The Project would thus be compatible with the setback requirements for the Site and properties in the Site's vicinity, which maintain similar commercial (C2 & C4) and residential (R4 & R3) zoning.
- The Project's facades would vary at each story, and would combine changes in depth or horizontal plane with changes in material and character.
- The Project's facades incorporate a variety of architectural features to create a building of visual interest. The Project's facades would feature breaks in the façade for private balconies and windows, and a variety of non-repetitive geometric shapes in order to provide articulation and visual interest to the streetscape. Through its entrances, massing, and façade orientation, the Project would break up building mass and contribute to a pedestrian scale environment.
- The Project would include articulation and architectural details equally on all building elevations.

Parking

The Project's proposed 414 parking spaces are located within one subterranean floor and a five-floor podium. The Project minimized the appearance of the podium by locating some of the required parking spaces below ground where they would not be visible to pedestrians and vehicles passing by. The remaining required parking spaces would be located above ground. However, to ensure that the Project does not detract from the streetscape and to minimize the visibility of the parking spaces, the podium's facade includes creative placement of asymmetrical columns and beams, and non-repetitive geometric shapes, in order to provide articulation and add visual interest. The visibility of the parking spaces are further minimized with the utilization of recessed colored panels and metal screens. Three restaurants and commercial spaces would be located within the podium along Yucca Street on the first and second floor to buffer the parking garage from the street. The entrance along Yucca Street would be surrounded by landscaping, creating a buffer from the parking areas to the streetscape along Yucca Street. Every effort has been made to create a podium that is beautiful and compatible with the streetscape and the surrounding neighborhood.

To avoid disrupting the streetscape along Yucca Street and Argyle Avenue, and to avoid disrupting traffic on Vista Del Mar Avenue, the Project proposes only one driveway on Argyle Avenue. This would ensure that the streetscape on Yucca Street would be uninterrupted to encourage pedestrian activity, and it would ensure that any potential vehicle ingress and egress are buffered by the proposed mixed-use building and shielded away from the low density residential neighborhood on the east side of the Project.

The Project also proposes 164 short-term and long-term bicycle parking spaces on the first and second level of the podium. These bicycle parking amenities would encourage residents and commercial patrons to utilize alternate forms of transportation, thereby minimizing the impact of vehicles on the environment.

Landscaping

The Project's landscaping would include a variety of water-conserving vegetation and trees in order to minimize the visual impact along the streetscape and create an inviting, pedestrian-friendly environment. The ground level along Argyle Avenue and Yucca Street, 6th level, and 30th levels of the project would include drought-tolerant trees such as the Chinese Flame Tree (*Koelreuteria Bipinnata*), the California Sycamore (*Platanus Racemosa*), the Fern Pine (*Podocarpus Gracilior*), the Brisbane Box (*Tristania Confertus*), the Desert Museum Palo Verde (*Parkinsonia*), the Date Palm (*Phoenix Dactylifera*), the Thornless Chilean Mesquite (*Prosopis Chilensis*), the California Palm (*Washingtonia Filifera*). The proposed landscaping would thus reduce the need for watering. Among this wide variety of trees, the California Palm, Desert Museum Palo Verde, and California Sycamore are native to California, and would help the Project blend into the natural landscape and climate of Southern California. Though required to provide 68 24-inch minimum box trees, the Project would provide approximately 76 24-inch minimum box trees.

The proposed trees and other landscaping along the exterior and within the interior of the building would help to create a visually attractive development, and reduce the perceived bulk of the Project. Further, the proposed trees at the Project would create shaded spaces and offer various ecological benefits to the Project.

Trash Collection

In order to ensure that trash collection causes minimal disruption within the vicinity of the Site, trash and recycling storage will be on the first level of the Project, away from the egress and ingress driveway located along Argyle Avenue. Trash and recycling storage will be within the enclosed podium, thereby ensuring that the vicinity of the Site is not disrupted by trash-related activities including fumes or noise from storage and collection.

As proposed, the Project's arrangement of building, including height, bulk, and setbacks, its off-street parking facilities on the ground level and the subterranean level, and its interior loading areas, pedestrian friendly lighting, thoughtful landscaping, and hidden trash enclosures, would be compatible with existing and future developments on adjacent properties and neighboring properties.

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

The Project will provide recreational and service amenities to improve habitability for its residents and to minimize impacts on neighboring properties. At the 6th level, the proposed building would provide an approximately 1,980-square foot lounge, a 2,170-square foot gym, and a 14,720-square foot amenity space. At the 30th level, the Project would include approximately 1,700 additional square feet of amenity space and a 6,260-square foot roof deck. These amenity areas would help encourage both physical activity and healthy lifestyles among Project residents. Furthermore, many of the units would include outdoor private balconies that provide expansive views of the Los Angeles skyline.

The Project would also replace an existing surface parking lot at the corner of Vista Del Mar with a small park and open space area. Similar to the other amenity and open space areas provided at the Project, the proposed park would offer a tastefully-landscaped area replete with drought-resistant trees and shrubs, which will serve as a space for communal gathering.

The available private and common open space would allow Project residents to enjoy the on-site offerings, without significantly impacting neighborhood parks or properties. The availability would also improve on-site habitability and help encourage an environment conducive to work-life balance for the Project residents. Accordingly, the Project would minimize the impact on neighboring properties.

VI. Density Bonus Findings

As a threshold matter, in order to be eligible for any incentives, a Housing Development Project shall comply with the following (per CP-3251):

A. The façade of any portion of a building that abuts a street shall be articulated with a change of material or with a break in plane, so that the façade is not a flat surface.

As seen in the Project's elevations and renderings, the façade of any portion of a building that abuts a street will be articulated with a break in plane and changes in materials. The Project's facades would vary at each story, and would combine changes in depth or horizontal plane with changes in character. Further, the Project's facades along Yucca Street, Argyle Avenue, and Vista Del Mar Avenue incorporate a variety of architectural features to create a building of visual interest. Additionally, the podium at the base of the proposed building would provide an additional change in massing through the transition from podium to the above residential floors.

Notably, the Project's facades would also maintain a variety of non-repetitive geometric shapes in order to provide articulation and add visual interest to the streetscape. The Project's facades would do so in part through breaks in the façade for private balconies and windows.

B. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations.

As seen in the Project's elevations and renderings, the Project is oriented to the street by providing entrances, windows, architectural features and balconies along the street-facing elevations. The Project abuts Yucca Street, Argyle Avenue, and Vista Del Mar Avenue. The Project's primary frontage would be along Yucca Street, and entries to the proposed commercial uses would be provided along Yucca Street and Argyle Avenue. The residential uses would maintain a pedestrian entrance accessible from Yucca Street. Each of the elevations facing Yucca Street, Argyle Avenue, and Vista Del Mar Avenue serves to activate the streetscape, through a mix of building materials, colors, and angles of articulation. Notably, each elevation along these frontages would feature windows and balconies of varying sizes at different points of each façade and level. Accordingly, the Project would be oriented to the street and would provide architectural interest through variations in the street-facing planes.

C. The Housing Development Project shall not be a contributing structure in a designated Historic Preservation Overlay Zone and shall not be on the City of Los Angeles list of Historical-Cultural Monuments.

The Site does not contain any structures identified as contributing structures in a designated Historic Preservation Overlay Zone, or any structures identified on the City's list of Historical-Cultural Monuments.

Pursuant to the Cultural Resources study prepared by Environmental Science Associates, the homes at 1765-1767 Vista Del Mar Avenue and 1771 Vista Del Mar Avenue have been

identified as “Altered Non-Contributors” within the Vista del Mar/Carlos Historic District, due to substantial alterations that have materially impaired their original integrity and significance. Nonetheless, the Project would retain the homes at 1765-1767 Vista Del Mar Avenue and 1771 Vista Del Mar Avenue, only conducting interior renovation at the 1765-1767 Vista Del Mar Avenue home in order to convert the existing residences into a single-family residence. The Project would also replace an existing surface parking lot at the corner of Vista Del Mar with a small park. The surface parking lot is also not a contributing resource to the Vista del Mar/Carlos Historic District, and the replacement of the parking lot with a small park will enhance the district, resulting in a beneficial addition that will create a new greenspace gateway to the north and Yucca Street.

D. The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.4908 of the Municipal Code.

The Site is not located in a Hillside Area or in a Very High Fire Hazard Severity Zone.

Density Bonus Counter Findings

Having met these threshold criteria, pursuant to LAMC Section 12.22-A.25.c, Applicant’s request for an on-menu density bonus incentive shall be approved, unless the following findings are made:

A. The Incentives Are Not Required In Order to Provide for Affordable Housing Costs as Defined in California Health and Safety Code Section 50052.5, or Section 50053 for Rents for the Affordable Units.

The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing, not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

On-Menu Incentive – Increase in FAR

The list of on-menu incentives in LAMC Section 12.22-A.25 were pre-evaluated at the time the City’s Density Bonus ordinance was adopted to include types of relief that minimize restrictions on the size of development projects. As such, the reviewing authority will always arrive at the conclusion that the Density Bonus on-menu incentives are required to provide for affordable housing costs, since the incentives by their nature increase the scale of development projects. Pursuant to the list of on-menu incentives in LAMC Section 12.22-A.25, the Applicant requests one on-menu incentive in order to increase the maximum FAR by 10%, from 6:1 to 6.6:1.

The requested FAR incentive, allowing an increase of 10% to the maximum FAR of 6:1 applicable under the Site’s proposed zoning, is expressed in the on-menu incentives in LAMC

Section 12.22-A.25.f. Specifically, LAMC Section 12.22-A.25-f.5 sets forth an on-menu incentive for “[a] percentage increase in the allowable Floor Area Ratio equal to the percentage of Density Bonus for which the Housing Development Project is eligible, not to exceed 35%...” In exchange for providing 8% of base units as VLI units, the Project is entitled to a 27.5% density bonus. In accordance with the density bonus, the Project would be entitled to an increase in FAR of up to 27.5%. Notwithstanding this, the Applicant only seeks a 10% increase in permitted FAR, which would result in a maximum FAR of 6.6:1.

By increasing the permitted amount of floor area in the Project, the requested height incentive permits an exception to zoning requirements that results in building design or construction efficiencies that facilitates affordable housing costs. The requested incentive allows the area dedicated to residential uses to be increased, so that the affordable housing units reserved for Very Low Income Households can be constructed.

B. The Incentives Will Have a Specific Adverse Impact Upon Public Health and Safety or the Physical Environment or on Any Real Property That is Listed in the California Register of Historical Resources and For Which There is No Feasible Method to Satisfactorily Mitigate or Avoid the Specific Adverse Impact Without Rendering the Development Unaffordable to Very Low, Low and Moderate Income Households. Inconsistency with the Zoning Ordinance or General Plan Land Use Designation Shall Not Constitute a Specific, Adverse Impact Upon the Public Health or Safety.

There is no evidence that the proposed incentives will have a specific adverse impact upon public health and safety, the physical environment, or any real property that is listed in the California Register of Historical Resources. Per LAMC Section 12.22-A.25, a “specific adverse impact” is defined as “a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.”

Furthermore, the Project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or a structure listed in the City’s list of Historic-Cultural Monuments, or in the California Register of Historical Resources. Therefore, there is no substantial evidence that the proposed Project, and thus the requested incentives, will have a specific adverse impact on the public’s health and safety, the physical environment, or on any Historical Resource.

VII. Vesting Tentative Tract Map Findings

Pursuant to Government Code Sections 66473.1, 66474.60, 66474.61, and 66474.63, the following findings are required in connection with the approval of Vesting Tentative Tract Map No. 83024:

A. The Proposed Map is Consistent with Applicable General and Specific Plans.

Section 66411 of the Subdivision Map Act (the “Map Act”) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The subdivision and merger of land is regulated pursuant to Article 7 of the LAMC. The LAMC also implements the goals, objectives, and policies of the General Plan, through zoning regulations, including Specific Plans. The VTTM has been filed to merge and resubdivide an approximately 0.90 acre portion of the Site (the “VTTM Site”) into 1 ground lot and 5 airspace lots.

In addition to LAMC Section 17.06-B, LAMC Section 17.05-C requires that the VTTM be designed in compliance with the zoning applicable to the VTTM Site, and that the map conform to all other elements of the General Plan. The General Plan, Specific Plans, and Zoning Code regulate, but are not limited to, the maximum permitted density, height, and the subdivision of the land. The VTTM Site is located within the adopted Hollywood Community Plan Area, and is designated Regional Center Commercial under the Hollywood Community Plan. The Regional Center Commercial land use designation corresponds with the C2, C4, P, PB, RAS3, and RAS4 zones. The VTTM Site is not located within the area of any adopted Specific Plan.

Following the requested Zone Change and Height District Change, discussed previously, the VTTM Site would be zoned C2-2-SN and C2-2, which is consistent with the VTTM Site’s Regional Center Commercial land use designation. The VTTM Site contains approximately 0.90 acres and consistent with the VTTM Site’s proposed zoning, there is no applicable minimum lot area requirement for the proposed subdivision.

The requested merger and resubdivision of the VTTM Site for 1 ground lot and 5 airspace lots also would include the development of a mixed-use structure containing approximately 269 dwelling units, and approximately 7,760 square feet dedicated to commercial uses. As discussed in greater detail in the findings regarding the Project’s concurrent request for the Site Plan Review entitlement, the proposed uses and density are consistent with the City’s General Plan.

The applicable Hollywood Community Plan was originally adopted by the City on December 13, 1988. The Project, as a mixed-use development, advances a number of specific objectives and policies of the Hollywood Community Plan, including:

Objective 1: *“To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the metropolitan area. To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to*

perpetuate its image as the international center of the motion picture industry.”

Objective 3: *“To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice. To encourage the preservation and enhancement of the varied and distinctive residential character of the Community, and to protect lower density housing from the scattered intrusion of apartments.”*

Objective 4: *“To promote economic well-being and public convenience through: a. Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards...”*

Policy – Land Use – Commerce: *“Strategically distributed throughout the Community would be neighborhood shopping areas, emphasizing convenience retail stores and services. The Plan encourages the retention of neighborhood convenience clusters offering retail and service establishments oriented to pedestrians.”*

Policy – Land Use – Housing: *“Additional low and moderate-income housing is needed in all parts of this Community. Density bonuses for provision of such housing through Government Code 65915 may be granted in the Low-Medium I or less restrictive residential categories.”*

The Project would include a total of 271 dwelling units within the Hollywood Community Plan Area. Accordingly, the Project would increase the City’s available housing stock by providing a net increase of 227 dwelling units. Of the 271 total dwelling units, a total of 17 units would be income restricted affordable VLI Units. The Project would thus be consistent with the Hollywood Community Plan, by contributing towards achieving the goal of providing adequate affordable and mixed-income housing to address the needs of the City’s households.

Pursuant to the Cultural Resources study prepared by Environmental Science Associates, the homes at 1765-1767 Vista Del Mar Avenue and 1771 Vista Del Mar Avenue have been identified as “Altered Non-Contributors” within the Vista del Mar/Carlos Historic District, due to substantial alterations that have materially impaired their original integrity and significance. Nonetheless, the Project would retain the homes at 1765-1767 Vista Del Mar Avenue and 1771 Vista Del Mar Avenue, only conducting interior renovation at the 1765-1767 Vista Del Mar Avenue home in order to convert the existing residences into a single-family residence. The Project would also replace an existing surface parking lot at the corner of Vista Del Mar with a small park. The surface parking lot is also not a contributing resource to the Vista del Mar/Carlos

Historic District, and the replacement of the parking lot with a small park will enhance the district, resulting in a beneficial addition that will create a new greenspace gateway to the north and Yucca Street. While the homes at 1765-1767 Vista Del Mar Avenue and 1771 Vista Del Mar Avenue are not within the VTTM Site, they are nonetheless within the scope of the Project, and are therefore related to the proposed VTTM.

The Project would also include approximately 7,760 square feet of commercial space. This commercial space would further the Hollywood Community Plan's goal of strategically distributing commercial uses within the community, and would encourage a diversity of uses in the Project. The Project's proposed commercial uses would be located on both the ground floor and the second floor, thereby ensuring that pedestrians could readily access the commercial spaces.

Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05-C and 17.06-C, and is consistent with the applicable General Plan.

B. The Design and Improvement of the Proposed Subdivision is Consistent with the Applicable General and Specific Plans.

For purposes of a subdivision, "design" and "improvement" are defined by Section 66418 of the Map Act, and LAMC Section 17.02. Section 66418 of the Map Act defines "design" as follows:

"'Design' means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) other specific physical requirements in the plan and configuration of the entire subdivision that are necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan[.]"

LAMC Section 17.02 defines "improvement" as follows:

"Such street work and utilities to be installed, or agreed to be installed by the subdivider on the land to be used for public or private streets, highways, ways, and easements as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs and required as a condition precedent to the approval and acceptance of the Final Map or Parcel Map. Such street work and utilities include necessary monuments, street name signs, guardrails, barricades, safety devices, fire hydrants, grading, retaining walls, storm drains and flood control channels and facilities, erosion control structures, sanitary sewers, street lights, street trees, traffic warning devices other than traffic signals and relocation of existing traffic signal systems directly affected by other subdivision improvements and other facilities as are required by the Bureau of Street Lighting or Bureau of Street Maintenance in conformance with other applicable provisions of this Code, or as are determined necessary by the Advisory Agency for the necessary and proper development of the proposed subdivision and to insure conformity to or the implementation of the general plan or any adopted specific plan."

Section 17.05-C of the Los Angeles Municipal Code enumerates the design standards for subdivisions, and requires that each Tentative Map be designed in conformance with the Street Design Standards and in conformance to the General Plan. LAMC Section 17.06-B and 17.15 list the map requirements for a tentative tract map and VTTM. Specifically, LAMC Section 17.06-B requires that the tract map be prepared by or under the direction of a licensed surveyor or registered civil engineer. The VTTM was prepared by a Registered Professional Engineer and

contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC. The map provides the required components of a VTTM.

The VTTM subdivision design includes the merger and resubdivision of the approximately 0.90 acre VTTM Site into 1 ground lot and 5 airspace lots, in furtherance of the proposed mixed-use development.

The design and layout of the map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including the Bureau of Engineering, Bureau of Sanitation, Bureau of Street Lighting, Department of Building and Safety - Grading Division and Zoning Division, Bureau of Street Lighting, Fire Department, Department of Building and Safety, Department of Transportation, and Department of Recreation and Parks) will review the map prior its adoption, in order to determine whether subdivision design is satisfactory, and to impose improvement requirements and/or conditions of approval.

The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the tentative map, building permit, grading permit, or certificate of occupancy.

The design and improvement of the proposed subdivision are consistent with the Hollywood Community Plan. The VTTM Site has frontage along Yucca Street and Argyle Avenue. The Project will be conditioned to comply with the requirements of the Bureau of Engineering as it relates to dedication and improvements of the public right-of-ways for compliance with the Mobility Element of the General Plan. As conditioned, the design and improvements of the proposed subdivision will be consistent with the General Plan.

C. The Site is Physically Suitable for the Proposed Type of Development.

The VTTM Site is an approximately 0.90-acre flat, rectangular shaped property immediately bound by Argyle Avenue to the west, Yucca Street to the north, residences to the east, and a vacant property to the south.

The VTTM Site is currently developed with three two-story apartment buildings, and associated carports and paved surface parking areas. The existing development located on the VTTM Site were not deemed historic resources. All existing development within the VTTM Site will be demolished in order to facilitate the construction of the Project.

The VTTM Site is large and flat, and is not within a hillside area, a flood zone, a City of Los Angeles Methane Zone or a Methane Buffer Zone. The VTTM Site is however located within the Alquist-Priolo Fault Zone for the Hollywood Fault. However, as noted within the Project's Geotechnical Feasibility Report, fault activity investigations performed by Group Delta Consultants indicated that there is no active fault beneath the VTTM Site or projecting towards the VTTM Site. Thus, the potential for ground surface rupture at the VTTM Site is considered to

be low. Project structures would be located at a distance greater than 50 feet from the nearest Hollywood Fault trace, which would be consistent with the requirements of the Alquist-Priolo 50-foot setback requirement. The Project would not result in substantial damage to structures or infrastructure, or expose people to substantial risk of injury involving the rupture of a known earthquake fault, caused in whole or in part by the Project's exacerbation of the existing environmental conditions. Further, state and local code requirements would ensure that buildings are designed and constructed in order to reduce the risk of building collapse or injury.

Accordingly, the VTTM Site is physically suitable for the Project.

D. The Site is Physically Suitable for the Proposed Density of Development.

The VTTM Site is located within a highly urbanized area with a mix of land uses, including commercial, retail, residential, hotel, and church uses, as well as theater, museum, and school uses. The immediate vicinity of the VTTM Site along Yucca Street and Argyle Avenue maintains uses and buildings similar to and compatible with the proposed Project: namely multi-family residential housing uses, commercial uses, and restaurant uses.

Surrounding uses include the Kimpton Everly Hotel and three-story residential lofts to the north; one- and two-story single family residences and duplexes to the east; vacant land and one- and two-story single-family residences and duplexes followed by a five-story mixed-use residential and commercial development to the south; and various commercial and residential uses to the west, including the 18-story Argyle House Project at the southwest corner of Yucca Street and Argyle Avenue. Accordingly, the VTTM Site vicinity is highly urbanized and generally built-out.

The VTTM Site is well served by a variety of transportation options, including the Metro Subway B Line (Red), which maintains a stop at the nearby intersection of Hollywood Boulevard and Vine Street, numerous Metro transit and LADOT transit lines that run and stop in the vicinity of the VTTM Site, and the 101 Freeway, which runs just north of the VTTM Site. Due in part to its location within a dense area of the City, the VTTM Site is connected to City services including water and sewer, that are designed for the anticipated density proposed on the VTTM Site. Prior to the issuance of a building permit, the Project would obtain Will-Serve letters from the applicable departments to confirm available utility services.

Due in part to the VTTM Site's available municipal services, the VTTM Site's proximity to a variety of transportation options, and the VTTM Site's proximity to a variety of commercial uses and other similar residential developments, the VTTM Site is physically suitable for the proposed density of development.

E. The Design of the Subdivision and the Proposed Improvements Are Not Likely to Cause Substantial Environmental Damage or Substantially and Avoidably Injure Fish or Wildlife or Their Habitat.

The VTTM Site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife. Therefore, the design of the subdivision

and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.

F. The Design of the Subdivision and the Type of Improvements Are Not Likely to Cause Serious Public Health Problems.

The proposed subdivision and proposed improvements, are subject to the provisions of the Los Angeles Municipal (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Los Angeles Building Code. Other health and safety related requirements, as mandated by law, would apply where applicable to ensure the well-being of public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The Project is not located on a hazardous materials site and is not located in a flood hazard area. The Project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. As previously discussed, while the Project is located within the Alquist-Priolo Fault Zone for the Hollywood Fault, Project structures would be located at a distance greater than 50 feet from the nearest Hollywood Fault trace, consistent with the requirements of the Alquist-Priolo 50-foot setback requirement. The Project would not result in substantial damage to structures or infrastructure, or expose people to substantial risk of injury involving the rupture of a known earthquake fault, caused in whole or in part by the Project's exacerbation of the existing environmental conditions. Further, state and local code requirements would ensure that buildings are designed and constructed in order to reduce the risk of building collapse or injury.

The area surrounding the VTTM Site is fully developed with similar uses indicating that sewers and other services are presently available. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

G. The Design of the Subdivision and the Type of Improvements Will Not Conflict with Easements Acquired by the Public At Large for Access Through or Use of Property Within the Proposed Subdivision.

The VTTM Site does not contain any easements acquired by the public at large for access through or use of the property within the proposed subdivision. Any necessary public access for roads and utilities will be acquired by the City prior to the recordation of the proposed VTTM.

H. The Design of the Proposed Subdivision Will Provide, to the Extent Feasible, for Future Passive or Natural Heating or Cooling Opportunities in the Subdivision.

The Applicant has assessed the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, and has prepared and submitted materials that took into consideration the local climate, contours, configuration of the lots to be subdivided, and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure

under applicable planning and zoning in effect at the time the tentative map was filed. The Project layout within the subdivision has taken into consideration the maximizing of the north/south orientation. The topography of the VTTM Site has been considered in the maximization of passive or natural heating and cooling opportunities.

The building design of the Project also considered architectural features such as overhangs, location of windows, low reflective glass, and planting of trees, and other Green Building features that would assist with passive heating and cooling of the building.

VIII. Master Conditional Use Permit (MCUP) for On-Site Alcohol Consumption and Conditional Use Permit for Live Entertainment (CUX) Findings

Pursuant to LAMC 12.24-W.1, the following findings are required in connection with the approval of a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with three bona fide restaurants with hours of operation from 7 a.m. to 12 a.m. Pursuant to LAMC 12.24-W.18, several of the below findings are also required in connection with a Conditional Use Permit to allow live entertainment, including, but not limited to, weekend social events, live music, dancing, karaoke, theater, or magic shows, in conjunction with one ground floor restaurant with hours of operation from 7 a.m. to 12 a.m.

A. The Project Will Enhance the Built Environment in the Surrounding Neighborhood or Will Perform a Function or Provide a Service that is Essential or Beneficial to the Community, City, or Region.

Sale and Dispensing of a Full Line of Alcoholic Beverages for On-Site Consumption

The Project is located on a site that is currently underutilized. The Project's proposed new building at the Site would include 269 residential units located above restaurant uses on the ground and second level. Accordingly, the Project would turn the underutilized Site into a desirable destination for members of the community. Due to its underutilization, the Site and the surrounding area have historically attracted illicit activity. The revitalization of the Site with brand new residential and commercial uses, conveniently located near numerous entertainment and shopping venues, will result in greater pedestrian activity and will help create an active street and deter negative activity. Included in the Project are one ground floor and two second floor restaurants that would serve Project residents and the community. The Applicant requests a Master Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in connection with the proposed 1,540 square foot restaurant located on the ground floor of the Project, and the two proposed restaurants on the second floor: one of approximately 2,380 square feet, while the other of approximately 3,840 square feet. The proposed hours of operation at all three restaurants is 7 a.m. to 12 a.m. The approximately 1,540 square foot ground floor restaurant would maintain approximately 80 seats. The approximately 2,380 square foot second floor restaurant would maintain approximately 108 seats. The approximately 3,840 square foot second floor restaurant would maintain approximately 220 seats. No restaurant would maintain outdoor seating or outdoor amplified music.

With the approval of the requested Master Conditional Use Permit, the proposed Project would provide a convenient amenity for residents and guests alike. Alcoholic beverage service is an expected amenity in commercial areas with dining options, and the approval of this request will benefit the community, as it will attract beneficial commercial activity to the Site. Due to the Site's location in a pedestrian- and tourist-friendly area, the requested Master Conditional Use Permit will help the Project serve as a convenient destination to enjoy an alcoholic beverage for theater patrons, neighboring hotel guests, and others from the many Hollywood attractions nearby.

The Project's location along Yucca Street and Argyle Avenue, just one block from Hollywood Boulevard, is appropriate for on-site sale and dispensing of a full line of alcoholic beverages in conjunction with the three bona fide restaurants serving tourists, visitors, local employees and residents. The development of the currently underutilized Site will enhance the types of venues and destinations available in the area, consistent with the Community Plan's vision of Hollywood as a "major center of population, employment, retail services, and entertainment."

The Community Plan indicates that the focal point of the community is the Hollywood Center, which serves as an entertainment center for the entire region, where developments combining residential and commercial uses are especially encouraged. The Site is located mere feet away from the heart of this designated area surrounding Hollywood Boulevard. Also, because the Project is well served by public transit, including the Metro Subway B (Red) Line and various Metro bus transit and LADOT transit lines, residents, employees and patrons would be able to take advantage of a readily available transit system, consistent with the outlined policies of the Community Plan for future development projects.

Live Entertainment

A Conditional Use Permit to allow live entertainment within the Project's ground floor restaurant will be beneficial to the community as it will complement the uses Hollywood is known for, including the nearby theater, restaurant, bar, night club and lounge uses. The provision of live entertainment in the form of dinner performances would be provided in connection with the proposed 1,540 square foot bona fide restaurant located on the ground floor of the Project. The restaurant would provide table-side live performances so that patrons may dine while listening to live music, or laugh along with a comedy show. No stage area is proposed within the restaurant, and the restaurant does not expect to provide live entertainment that would allow dancing by patrons. Live entertainment within the restaurant would enhance the ground floor restaurant space within the Project. Due to the Project's proximity to Hollywood Boulevard, the restaurant's ability to host live entertainment with lunch or dinner would provide a much needed family-friendly cultural and entertainment venue in Hollywood.

The Project is primarily designed to accommodate residents, tourists, and community members interested in living, working and participating in recreational activities in an urban setting. The live entertainment proposed within the ground floor restaurant spaces would remain entirely indoors and would not produce amplified music outdoors. Further, the ground floor restaurant, at only 1,540 square feet, could only accommodate up to 80 patrons, and no stage areas are included. Entertainment to be provided would be family-friendly and would enhance the dining experience of patrons, and help create an innovative dining and entertainment space in Hollywood that would be beneficial to the community.

B. The Project's Location, Size, Height, Operations, and Other Significant Features Will be Compatible with and Will Not Adversely Affect or Further Degrade Adjacent Properties, the Surrounding Neighborhood, or the Public Health, Welfare, and Safety.

Sale and Dispensing of a Full Line of Alcoholic Beverages for On-Site Consumption

The Project Site is located on the southeast corner of Argyle Avenue and Yucca Street just south of the 101 Freeway, one block north of Hollywood Boulevard. The Project would be situated on presently underutilized parcels. The proposed Project would be one block north of restaurants, theaters and entertainment, retail shops, hotels, offices, and mixed-use buildings that are located on and around Hollywood Boulevard. Directly across the street from the Project to the north is the Kimpton Everly Hotel, which includes dining and alcoholic beverage services. The Project is also located within the Hollywood Redevelopment Project Area, which is an established mixed-use community that provides a full range of residential and commercial options for businesses and households within walking distance of entertainment, offices, retail and shopping, and the Metro Subway B Line (Red) station. Land uses within the Project's immediate vicinity include residential, hotel, entertainment, office, and surface parking lots. Further, the location, size, height, operations and other significant features of such uses proposed within the Project are consistent with the size, height, operations and other significant features of similar uses within the general vicinity of the Project. Specifically, the Applicant requests a Master Conditional Use Permit for alcohol sales for on-site consumption in connection with the three bona fide restaurants on the first and second floor with hours of operation from 7 a.m. to 12 a.m. daily. The approximately 1,540 square foot ground floor restaurant would maintain approximately 80 seats. The approximately 2,380 square foot second floor restaurant would maintain approximately 108 seats. The approximately 3,840 square foot second floor restaurant would maintain approximately 220 seats. No restaurant would maintain outdoor seating or outdoor amplified music.

The sale of alcoholic beverages is an essential component of the Project, as it would provide a convenient service to residents, visitors, and tourists in the area. Due to the location of the Project in a pedestrian-friendly and transit-rich area, the Project would help reduce vehicle trips for residents and guests, which would result in less disruption within the vicinity of the Site. The intensity and scale of the mixed-use Project is compatible with the vicinity of the Site, which contains numerous entertainment, restaurant, and bar uses. As such, the on-site sale and consumption of alcohol in conjunction with the maintenance and operation of the Project's three restaurants will also augment economic activity in the community. Typically, consumers would expect the sale of alcohol in the service of similar venues and uses in the vicinity of the Site.

In addition, the Applicant is committed to working with the Office of Zoning Administration and the Los Angeles Police Department to develop a security plan for the Property and identify appropriate conditions to mitigate foreseeable impacts of the proposed operations. Such conditions of approval will ensure that the proposed uses are conducted with due regard for the adjacent owners and operators. In view of the foregoing, the location is proper in relation to the adjacent uses and development of the community, and the Project will be compatible with the surrounding neighborhood, and would not have an adverse effect on public health, welfare and safety.

Live Entertainment

The provision of live entertainment amenities in connection with dining service within the ground floor, approximately 1,540 square feet restaurant is compatible with properties in the Site's vicinity, and will not adversely affect or further degrade adjacent uses or the Site, as the provision of live entertainment alongside dining service would not change the characteristics of the restaurant, and live entertainment would merely be provided to enhance the dining experience of patrons. The restaurant accommodates only 80 patrons within its dining area, and it does not have a stage or a dance floor. The live entertainment envisioned within the restaurant alongside dinner service would be in the form of performances by a live band or poetry readings. The bona fide restaurant would not provide dancing alongside dinner service. Due to the proximity of the Site to nearby residences and the proximity of residential units within the Site, the proposed live entertainment would be family-friendly, and would be located entirely indoors.

The proposed live entertainment within the ground floor restaurant would help create a distinctive type of restaurant venue, providing an elegant dining experience while bringing together local artists, residents, and guests.

The Project would further the Community Plan's objective of maintaining Hollywood's status as an entertainment center for the entire region. The maintenance and expansion of the entertainment activity for which Hollywood is famous, including live entertainment within restaurants, would help preserve the historic character of the region. The area surrounding the Project along Hollywood Boulevard is designated as a major entertainment area in both the Hollywood Redevelopment Plan and the Community Plan. The Project and its proposed live entertainment uses will not be detrimental to the character of the immediate area, and instead would reflect the unique character of Hollywood, while providing a positive impact on the economic welfare of the community. Notably, the proposed ground floor restaurant would neither provide outdoor seating nor amplify any music outdoors, which would help ensure that the Project does not have a negative impact on the vicinity of the Site.

Because the Project includes an MCUP request, any operator that wishes to occupy the ground floor restaurant space must obtain a Master Plan Approval to ensure that the operation of the restaurant would be in compliance with the requested MCUP and the CUX. This process will allow the Zoning Administrator to carefully screen the live entertainment uses and condition them appropriately to ensure that they positively complement the nature of the Project and the character of the surrounding community. This process will allow for the careful consideration of the location of these venues in relation to other uses at the Site, as well as those in the surrounding area.

Accordingly, if approved, the Project's live entertainment uses would be compatible with and would not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

C. The Project Substantially Conforms With the Purpose, Intent, and Provisions of the General Plan, the Applicable Community Plan, and Any Applicable Specific Plan.

Sale and Dispensing of a Full Line of Alcoholic Beverages for On-Site Consumption; Live Entertainment

The Community Plan does not contain policies that specifically address requests for the sale of alcoholic beverages; however, the sale of alcohol is inherent in the operation of similar commercial uses within the vicinity of the Site. The proposed three restaurant spaces for which the requested Master Conditional Use Permit is sought would be consistent with the land uses permitted by the Site's proposed C2-2 and C2-2-SN zoning. Similar restaurants serving alcohol in conjunction with food service are characteristic of the Hollywood area. Authorization for the on-site sale and consumption of alcoholic beverages in bona fide restaurants is allowed through the approval of the Zoning Administrator subject to certain findings. As noted above, the Project generally conforms with the policies and goals of the General Plan.

Live entertainment accessory to dining services is proposed within the ground floor, approximately 1,540-square foot restaurant. The live entertainment is not expected to modify the characteristics of the bona fide restaurant. The restaurant would maintain its lunch and dinner service, yet the Project proposes to also allow the restaurant to provide live entertainment in the form of live music, comedy, and live poetry readings alongside dinner service. As noted before, the live entertainment would be provided exclusively indoors and alongside dinner service. Amplified music would not be outdoors, and the restaurant aims to maintain a space that is innovative and compatible with the residential uses above and nearby. The proposed live entertainment would enhance the dining experience of patrons and would create a different kind of venue that would connect local artists with their future supporters, thereby providing a beneficial space for residents and the community.

The Project requests approval of the MCUP, as alcohol sales are important to the success of the proposed restaurants and are expected of restaurants in the vicinity. The Project also requests approval of the CUX for the ground floor restaurant to allow the restaurant to provide a cultural and entertainment venue that would create a different type of dining experience in the community. The overall mix of uses proposed for the Project is consistent with the General Plan as described above.

Additional Findings for Conditional Use Permit for Alcoholic Beverages

D. The Proposed Use Will Not Adversely Affect the Welfare of the Pertinent Community.

The proposed sale and dispensing of a full line of alcoholic beverages for on-site consumption will be in conjunction with the Project's proposed three bona fide restaurants. The pertinent community in this instance consists of nearby residential uses, and several entertainment-related venues and businesses serving area residents, visitors, and employees. The addition of sales and dispensing of a full line of alcoholic beverages for on-site consumption within the Project's three restaurants would be an enhancement to the types of amenities currently available in the community. Notably, the Regional Center Commercial land use designation within the Community Plan calls for active commercial uses with extended hours of operation to promote pedestrian activity in order to support Hollywood as a destination for business, conventions, trade shows, entertainment and tourism. Certain conditions of approval may be imposed by the Zoning Administrator in granting the Applicant's request that would ensure the use would not

have a detrimental impact on the community, and the Applicant is committed to maintain the Project in a manner that does not allow it to become a nuisance or require additional resources of Los Angeles Police Department regarding monitoring or enforcement.

The authorization for the sale and dispensing of a full line of alcoholic beverages for on-site consumption will be in conjunction with the Project's proposed three bona fide restaurants located on the ground floor and second floor of the Project. The proposed hours of operation at all three restaurants is 7 a.m. to 12 a.m. The approximately 1,540 square foot ground floor restaurant would maintain approximately 80 seats. The approximately 2,380 square foot second floor restaurant would maintain approximately 108 seats. The approximately 3,840 square foot second floor restaurant would maintain approximately 220 seats. No restaurant would maintain outdoor seating or outdoor amplified music. As noted previously, the proposed use is consistent with the regional character of the area which consists of retail and office uses, hotels, restaurants, and entertainment venues.

The Project will be operated to ensure the venues selling and dispensing alcoholic beverages are conducted with due regards for the surrounding area. As configured and pursuant to the conditions to be imposed, the uses should not generate adverse impacts on any adjacent uses. As such, the proposed use at this location will not adversely affect the welfare of the pertinent community.

E. The Approval of the Application Will Not Result in or Contribute to an Undue Concentration of Such Establishments.

The Property is located within Census Tract 1910.00, where the State's Department of Alcoholic Beverage Control (ABC) has allocated 3 on-site and 1 off-site licenses. Based on state licensing criteria, there is an overconcentration of licenses in the census tract; however, the allocation of licenses does not take into consideration the types of land uses or the pattern and intensity of development of the area in which the census tracts are located.

Overconcentration is determined by a census tract's existing population compared to the total number of alcohol licenses within the same census tract. Overconcentration can be undue when the addition of a license will negatively impact a neighborhood. Overconcentration is not undue, however, when approval of a license does not negatively impact the area, and such license benefits the public welfare and convenience. Here, the alcohol licenses are centered on the Hollywood Boulevard corridor, a commercial and entertainment center in the heart of Hollywood's historic downtown. Although the census tracts are numerically over-concentrated, the Project will not adversely affect community welfare because it is a desirable mixed-use development appropriately situated in a portion of the City designated for similar uses. The growth of the community and increasing demand for a mix of uses and services also creates the demand for additional on-site and off-site sales of alcoholic beverages and live entertainment. While licensing criteria may see this as overconcentration, it is in fact a reflection of demand by the community for greater options with respect to dining and entertainment. The Project is not unlike other regional venues that draw from populations throughout the City. Warner Center, Century City and downtown Los Angeles have a similarly high number of existing licenses compared to the allocation by Alcoholic Beverage Control. The Hollywood area is an

entertainment center and a major tourist destination and is an appropriate location to offer alcohol and entertainment establishments. Thus, taking into account the influx of commercial activity, guests, and tourists to the area, as well as the additional need created by the development of the Project itself, the granting of the application will not result in or contribute to an undue concentration of such establishments.

A finding of public convenience and welfare will be required from the City Council pursuant to AB 2897. A significant concentration of restaurants offering a full range of alcoholic beverages for on-site consumption is not undue for an entertainment destination serving both City residents and visitors. In addition, the subsequent Zoning Administrator plan approval process will ensure that each of the Project's venues will operate in a safe and secure manner. Therefore, the approval of the conditional use will not contribute to an undue overconcentration of premises for the on-site sale and dispensing of a full line of alcoholic beverages.

F. The Approval of the Application Will Not Detrimentially Affect Nearby Residential Zones or Uses.

The Project Site is located in a highly urbanized area within Hollywood. Surrounding uses in the vicinity of the Project area include a broad range of uses; namely, various commercial, hotel, office, retail, entertainment, and residential uses. The intensity of commercially improved and entertainment-related uses serving alcohol is a staple of this area of Hollywood and would increase the availability of such amenities to both residents and visitors alike, commensurate with the demand for such amenities. In addition, the subsequent Zoning Administrator plan approval process will ensure that each of the Project's venues will operate in a safe and secure manner. As such, the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with three restaurants will enhance, rather than detrimentally affect, nearby residential zones and uses.

IX. Findings for Project Compliance Review Under the Hollywood Redevelopment Plan

Pursuant to Los Angeles Municipal Code Section 11.5.14, the following findings are required in connection with the Project's Redevelopment Plan Project Compliance:

A. The Project substantially complies with the relevant Redevelopment Regulations, findings, standards and provisions of the Redevelopment Plan.

The Regional Center Commercial Development section of the Hollywood Community Plan states that the Hollywood Redevelopment Plan limits development within the Regional Center Commercial land use designation to a FAR of 4.5:1, though a 6:1 FAR may be permitted provided that certain objectives within Section 506.2.3 of the Redevelopment Plan are met, and the City makes various findings. As a threshold matter, pursuant to the Applicant's request to increase the permitted FAR with respect to the Hollywood Redevelopment Plan Section 506.2.3, the Project must first meet the objective set forth in 506.2.3-a, and must also meet at least one of the objectives set forth in Section 506.2.3-b through f. The Project would meet these required objectives, as discussed directly below.

1. The Project would concentrate high intensity and/or density development in areas with reasonable proximity or direct access to high capacity transportation facilities or which effectively utilize transportation demand management programs. Additionally, the Project would encourage the development of appropriately designed housing to provide a balance in the community, and would provide for substantial, well-designed public open space in the Project Area.

The Site is located in a highly urbanized area in close proximity to a variety of high capacity transportation facilities. Nearby transit options in the surrounding area include the Metro Subway B Line (Red), which maintains a stop at the nearby intersection of Hollywood Boulevard and Vine Street, numerous Metro transit and LADOT transit lines that run and stop in the vicinity of the Site, and the 101 Freeway, which runs to the north of the Site. As such, the Project would ensure that the Project's housing and job opportunities are connected to the City, via multiple forms of transportation.

Even though the Site is in a prime location for transit-oriented development due to its proximity to multiple bus stops and the Metro Subway Line, the Site is currently underutilized with low density residential buildings. The proposed Project proposes to redevelop the Site with a total of 271 dwelling units of contemporary housing, and approximately 7,760 square feet of commercial space, in an area ripe for such redevelopment. Given its proximity to public transportation options, the Project would represent a better use of the Site over the existing development.

The Project would ensure the production of 271 high-quality residential dwelling units, for a total net increase of 227 dwelling units in the City's housing stock. Of the 271 total dwelling units, a total of 17 units would be income restricted affordable VLI Units, thereby ensuring that the Project provides a mix of housing affordable to residents of the City. Additionally, all of the

Project's residential units, with the exception of the 17 VLI units, would be rent stabilized and comply with the City's Rent Stabilization Ordinance.

Further, the Project would also replace an existing surface parking lot at the corner of Vista Del Mar Avenue with a small park and open space area. Similar to the other amenity and open space areas provided at the Project, the proposed park would offer a tastefully-landscaped area replete with drought-resistant trees and shrubs, which will serve as a space for communal gathering.

In addition to finding that these objectives have been met, the City is also required to make the below findings in order to permit the requested increase in FAR:

2. The proposed development conforms with the provisions and goals of the Redevelopment Plan and any applicable Designs for Development or Requirements of the Hollywood Boulevard District or Hollywood Core Transition District.

The Hollywood Redevelopment Plan lists a total of 16 goals. Discussed briefly below, the Project would meet the following applicable goals:

- Encourage the involvement and participation of residents, business persons, property owners, and community organizations in the redevelopment of the community.

The Project has and will meet this goal by encouraging the involvement of residents, business persons, property owners and community organizations during the approval process through the City's public notice and hearing process, and the public's participation in the California Environmental Quality Act process.

- Preserve and increase employment, and business and investment opportunities through redevelopment programs and, to the greatest extent feasible, promote these opportunities for minorities and women.

The Project Proposes to redevelop the Site with a total of 271 dwelling units of contemporary housing, and approximately 7,760 square feet of commercial space. The residential units and commercial spaces will help create additional employment, business, and investment opportunities within the community.

- Promote a balanced community meeting the needs of the residential, commercial, industrial, arts and entertainment sectors.

The mixed-use Project provides additional housing to meet the needs of the community, and additional commercial space to meet the needs of the community's residents and businesses. The proposed mixed-use Project would also help promote the industrial, arts and entertainment sectors by creating job opportunities within the Project, and by providing housing to persons employed in such sectors.

- Promote the development of Hollywood Boulevard within the Hollywood commercial core as a unique place which: (a) reflects Hollywood's position as the entertainment

center; (b) provides facilities for tourists; (c) contains active retail and entertainment uses at the street level; (d) provides for residential uses; (e) is pedestrian oriented (f) is a focus for the arts, particularly the performing arts; and (g) recognizes and reinforces its history and architecture.

The Project is located two blocks north of Hollywood Boulevard. By developing the underutilized Site with a mixed-use development containing approximately 7,760 square feet of commercial space, the Project will help provide new venues for restaurant and general commercial uses. Due to the placement of such commercial uses along the ground level and second floor, in locations easily accessible to pedestrians, the Project would help activate the streetscape along Yucca Street and Argyle Avenue, and would create a friendly and safe environment that promotes pedestrian and tourist activity. Such commercial uses would help meet the needs of both tourists and Project residents.

Further, the Project would also provide 271 high-quality residential units. The Project would comply with the City's Density Bonus Ordinance and provide 8% (17 units) as VLI Units. Additionally, all of the Project's residential units, with the exception of the 17 VLI units, would be rent stabilized and comply with the City's Rent Stabilization Ordinance. The Project would thus provide much needed residential uses that serve the neighborhood with affordable and stabilized rents.

- Provide housing choices and increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes; and to provide home ownership opportunities and other housing choices which meet the needs of the resident population.

As noted previously, the Project would provide a total of 271 high-quality residential units. The Project would comply with the City's Density Bonus Ordinance and provide 8% (17 units) as VLI Units. Additionally, all of the Project's residential units, with the exception of the 17 VLI units, would be rent stabilized and comply with the City's Rent Stabilization Ordinance. The Project would thus provide much-needed residential uses that serve the neighborhood with affordable and stabilized rents.

- Promote the development of sound residential neighborhoods through mechanisms such as land use, density and design standards, public improvements, property rehabilitation, sensitive in-fill housing, traffic and circulation programming, development of open spaces and other support services necessary to enable residents to live and work in Hollywood.

The Project consists of in-fill housing and a mixed-use, transit-oriented development that is respectful of the traffic and circulation programming in the area. The Site is located in a highly urbanized area in close proximity to a variety of high-capacity transportation facilities. Nearby transit options in the surrounding area include the Metro Subway B Line (Red), which maintains a stop at the nearby intersection of Hollywood Boulevard and Vine Street, numerous Metro transit and LADOT transit lines that run and stop in the vicinity of the Site, and the 101 Freeway,

which runs to the north of the Site. As such, Project would ensure that the Project's housing and job opportunities are connected to the City, via multiple forms of transportation.

The Project would also include numerous open space and residential amenities that would offer residents leisure and recreational spaces within the Project. Additionally, the Project would also provide employment opportunities on-site within its commercial spaces.

- Support and encourage a circulation system which will improve the quality of life in Hollywood, including pedestrian, automobile, parking and mass transit systems with an emphasis on serving existing facilities and meeting future needs.

The Project would develop the ground and second floor of the proposed mixed-use building with restaurant and general commercial spaces, which would help activate the streetscape and create a more pedestrian-friendly environment. The Project's parking would be provided in an enclosed parking podium, thereby ensuring that parking does not detract from the streetscape or the pedestrian experience.

Additionally, because the Project would provide a mixed-use development within close proximity of public transportation options including the Metro Subway B Line (Red), numerous Metro transit and LADOT transit lines that run and stop in the vicinity of the Site, and the 101 Freeway, which runs to the north of the Site, the Project would ensure that the Project's housing and job opportunities are connected to the City, via multiple forms of transportation.

- To the maximum extent feasible, seek to build replacement housing within the Project Area prior to the destruction or removal of dwelling units which house low and moderate income people.

Following the proposed development, the Site would be developed with a total of 271 high-quality residential units, in lieu of the existing 44 residential units presently existing at the Site. The Project would comply with the City's Density Bonus Ordinance and provide 8% (17 units) as VLI Units. Additionally, all of the Project's residential units, with the exception of the 17 VLI units, would be rent stabilized and would comply with the City's Rent Stabilization Ordinance. The Project would thus provide much needed residential uses that serve the community with affordable and stabilized rents.

3. Permitting the proposed development serves a public purpose objective such as: the provision of additional open space, cultural facilities, public parking, or the rehabilitation of an architecturally or historically significant building.

The Project will provide recreational and service amenities to improve habitability for its residents and to minimize impacts on neighboring properties. At the 6th level, the proposed building would provide an approximately 1,980-square foot lounge, a 2,170-square foot gym, and a 14,720-square foot amenity space. At the 30th level, the Project would include approximately 1,700 additional square feet of amenity space and a 6,260 square foot roof deck. These amenity areas would help encourage both physical activity and healthy lifestyles among

Project residents. Furthermore, many of the units would include outdoor private balconies that provide expansive views of the Los Angeles skyline.

The Project would also encourage the preservation and enhancement of the varied and distinctive residential character of the Hollywood Community Plan area, through the reversion of the three residences located at 1765-1767 Vista Del Mar Avenue into a single-family residence, and through retaining the existing single-family residence located at 1771 Vista Del Mar Avenue. Pursuant to the Cultural Resources study prepared by Environmental Science Associates, the homes at 1765-1767 Vista Del Mar Avenue and 1771 Vista Del Mar Avenue have been identified as “Altered Non-Contributors” within the Vista del Mar/Carlos Historic District, due to substantial alterations that have materially impaired their original integrity and significance. Nonetheless, the Project would retain the homes at 1765-1767 Vista Del Mar Avenue and 1771 Vista Del Mar Avenue, and only conduct interior renovation at the 1765-1767 Vista Del Mar Avenue home in order to revert the existing residences into a single-family residence with a detached garage.

The Project would also replace an existing surface parking lot at the corner of Vista Del Mar with a small park. The surface parking lot is also not a contributing resource to the Vista del Mar/Carlos Historic District, and the replacement of the parking lot with a small park would enhance the district, resulting in a beneficial addition that would create a new greenspace gateway to the southwest corner of Yucca Street and Vista Del Mar Avenue.

4. Any adverse environmental effects especially impacts upon the transportation and circulation system of the area caused by proposed development shall be mitigated or are overridden by other social, economic or physical considerations, and statements of findings are made.

The City is currently analyzing the Project’s impacts on the environment pursuant to the California Environmental Quality Act in Case No. ENV-2014-706-EIR. On November 25, 2015, the City issued a Notice of Preparation of the Environmental Impact Report and Public Scoping Meeting pertaining to the modified Original Project. The City released the Project’s Draft EIR on April 23, 2020, and the Public Comment Period ran from April 23, 2020 to June 8, 2020.

Pursuant to the California Environmental Quality Act, the Project will be required to either mitigate any environmental impacts and/or obtain a City approval of a Statement of Overriding Considerations with respect to such environmental impacts.

B. The Project is subject to all conditions required by the relevant Redevelopment Regulations.

Notwithstanding the Redevelopment Plan’s requirement for the Project’s compliance discussed herein, the Redevelopment Plan does not impose conditions on the Project.

C. The Project Complies with CEQA.

As previously discussed, the City is currently analyzing the Project's impacts on the environment pursuant to the California Environmental Quality Act in Case No. ENV-2014-706-EIR. On November 25, 2015, the City issued a Notice of Preparation of the Environmental Impact Report and Public Scoping Meeting pertaining to the modified Original Project. The City released the Project's Draft EIR on April 23, 2020, and the Public Comment Period ran from April 23, 2020 to June 8, 2020.

Pursuant to the California Environmental Quality Act, the Project will be required to mitigate any environmental impacts and/or obtain a City approval of a Statement of Overriding Considerations with respect to such environmental impacts.

D. Any Project complies with any other findings that are required in the relevant Redevelopment Plan.

As set forth in detail above, the Project would comply with any other findings required in the Hollywood Redevelopment Plan.