



Alan Como <alan.como@lacity.org>

Notice of Completion and Availability for the 6220 West Yucca Street Project Draft EIR (ENV-2014-4706-EIR)

Susan Hunter <heysuzhunter@gmail.com>
To: Alan Como <alan.como@lacity.org>
Cc: Shauna Johnson <ShaunaJohnson@mail.com>

Mon, Jun 8, 2020 at 11:52 AM

Mr. Como,
Please see the attached. One is the DEIR written comment. The second is a letter for the administrative record.
Thanks you,
Susan Hunter

On Thu, Apr 23, 2020 at 9:28 AM Alan Como <alan.como@lacity.org> wrote:

[Quoted text hidden]

2 attachments



Yucca Letter for Admin Record 06-08-2020.pdf

1632K



Yucca Response to DEIR.docx

24K

To:
Alan Como, AICP
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
Email: alan.como@lacity.org
Electronic Submission

From:
Yucca Association
6500 Sunset Blvd.
Los Angeles, CA 90028

06/07/2020

RE: Administrative Record/ CPC-2014-4705-ZC-HD-MCUP-CU-SPR and DEIR ENV-2014-4706-EIR/ 1756, 1760 North Argyle Avenue; 6210-6224 West Yucca Street; and 1765, 1771, 1777, and 1779 North Vista Del Mar Avenue Los Angeles, California, 90028

Mr. Como,

On behalf of the Yucca Association, we are asking for the following:

To date, no Plan for First Right of Refusal has been created for the tenants at the proposed project site. We are requesting that a condition of approval be applied to ensure an enforceable right to return to a newly constructed unit exists for the tenants. A similar condition of approval was also applied at the proposed Crossroads project as Condition #14, a copy of that letter of determination is attached.

We are asking for a real Plan to ensure the tenants have a pathway back to a newly constructed unit, and not a tent on the street. In order to ensure this, I am attaching a Plan for First Right of Refusal Under Full Demolition to demonstrate what the Plan should look like. We ask that the Plan be implemented in this case to ensure that all tenants are protected and that there is a clear, equitable, and enforceable right created.

Thank you for your time,

Yucca Association



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: OCT 31 2018

Case No. **CPC-2015-2025-DB-MCUP-CU-SPR**

Council District: 13 – O'Farrell

CEQA: ENV-2015-2026-EIR; SCH No. 2015101073

Plan Area: Hollywood

Related Case: VTT-73568-1A

| | | |
|----------------------|------------------------------|------------------------------|
| Project Site: | 1540–1552 Highland Avenue | 6700–6760 Selma Avenue, |
| | 6663–6675 Selma Avenue, | 6660 Selma Avenue, |
| | 1543–1553 McCadden Place, | 1542–1546 McCadden Place, |
| | 1501–1573 Las Palmas Avenue, | 1500–1570 Las Palmas Avenue, |
| | 1600–1608 Las Palmas Avenue, | 6665–6713½ Sunset Boulevard |

Applicant: Bill Myers, CRE-HAR Crossroads SPV, LLC
Representative: Kyndra J. Casper, DLA Piper, LLP

At its meeting of **September 13, 2018**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

The Project retains and rehabilitates Crossroads of the World, the former Hollywood Reporter Building and the Bullinger Building and removes all other existing improvements on the Project Site to construct a mixed-use development on a 8.34-acre site in the Hollywood Community Plan Area. The Project (including existing uses to be retained within the Crossroads of the World complex and the uses to be included in the former Hollywood Reporter Building and the Bullinger Building) includes approximately 1,381,000 square feet of floor area, consisting of 950 residential units, 308 hotel rooms, and approximately 190,000 square feet of commercial/retail uses and a new above-ground parking structure on the eastern side of the Project Site. Included among the residential units are 105 dwelling units for Very Low Income Households, to replace the existing 82 residential units covered by the City's Rent Stabilization Ordinance. The proposed floor area ratio (FAR) is approximately 3.81:1 averaged across the Project Site. The Project results in a net increase of approximately 1,208,427 square feet of floor area on site.

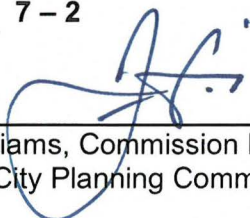
1. **Found**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Crossroads Hollywood Project Environmental Impact Report (EIR) which includes the Draft EIR, ENV-2015-2026-EIR, SCH No. 2015101073, dated May 11, 2017, the Final EIR, dated May 4, 2018, and the Errata, dated August 2018, certified on September 13, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, or addendum is required for approval of the Project;
2. **Approved**, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review, reserving 11 percent, or 105 units, for Very Low Income Households, and utilizing Parking Option 1, with the following incentives:
 - a. An On-Menu Incentive to permit a 35 percent increase in the maximum allowable Floor Area Ratio (FAR) from 2:1 to 2.7:1 FAR (for the C4-2D-SN portion of the site and Parcel E1) and from 3:1 to 4.05:1 FAR (for the C4-2D portion of the site);

- b. An On-Menu Incentive to permit the averaging of floor area for an average FAR of approximately 3.26:1 across the site, density, parking and open space on two or more contiguous lots and permitting vehicular access from a less restrictive zone to a more restrictive zone; and
 - c. A Waiver of Development Standard (Off-Menu) to permit an approximately 16.51 percent increase of 3.8:1 FAR in lieu of approximately 3.26:1 FAR averaged across the site.
3. **Approved**, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use to permit the on-site and off-site sale, dispensing and consumption of a full line of alcoholic beverages in connection with a total of 22 establishments associated with the Project's proposed hotel and commercial uses;
 4. **Approved**, pursuant to LAMC Section 12.24 W.18, a Master Conditional Use to permit eight uses with public dancing and live entertainment;
 5. **Approved**, pursuant to LAMC Section 12.24 U.14, a Major Development Project Conditional Use Permit for a project creating 250 or more hotel guest rooms, and 100,000 square feet or more of floor area in other nonresidential uses in the C4 Zone;
 6. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for a project that would result in an increase of 50 or more dwelling units;
 7. **Adopted** the attached Conditions of Approval as modified by the Commission; and
 8. **Adopted** attached the Findings.

The vote proceeded as follows:

Moved: Khorsand
 Second: Ambroz
 Ayes: Choe, Mack, Mitchell, Perlman, Millman
 Nays: Padilla-Campos, Dake Wilson

Vote: 7 – 2



James K. Williams, Commission Executive Assistant II
 Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: *The decision of the Los Angeles City Planning Commission regarding the Off-Menu Waiver is not appealable.* The decision of the Commission regarding the remainder of the actions is appealable to the City Council within 15 days of the mailing of this determination letter. The filing of an appeal stays proceedings in the matter until the appellate body makes a decision. An appeal not filed within the 15-day period shall not be considered by the Council.

Appeals shall be filed on forms provided at the Planning Department's Development Service Center located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: NOV 15 2018

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable and the decision is final.**

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

Attachments: Modified Conditions of Approval, Findings

c: Charles Rausch Jr., Principal City Planner
Heather Bleemers, Senior City Planner

CONDITIONS OF APPROVAL

As modified by the City Planning Commission September 13, 2018

Density Bonus Conditions of Approval

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.
 - a. To reduce the heat island effect, pathways, courtyards, driveways and other paved areas shall ensure that a minimum of 50 percent of materials be used with a minimum initial solar reflectance value of 0.35 in accordance with the American Society for Testing and Materials standards (ASTM standards).
 - b. The project shall be constructed with an operable recycled water pipe system for on-site greywater use, to be served from onsite non-potable water sources such as showers, washbasins, or laundry and to be used as untreated subsurface irrigation for vegetation or for cooling equipment. The system specifics shall be required as determined feasible by the Department of Water and Power, the Bureau of Engineering, and the Department of Sanitation in consultation with the Department of City Planning.
2. **Residential Density.** The project shall be limited to a maximum of 950 residential units.
3. **Hotel Density.** The project shall be limited to a maximum of 308 guest rooms.
4. **Residential Automobile Parking.** Vehicle parking shall be provided consistent with LAMC 12.22-A.25(d) Density Bonus Parking Option 1, which permits one on-site parking space for each restricted affordable unit of 0-1 bedroom, and two on-site parking spaces for each restricted affordable unit of 2-3 bedrooms, for a minimum of 1,013 code-required parking spaces.
5. **Unbundled Parking.** Residential parking shall be unbundled from the cost of the rental units, with the exception of parking for residential units that are set aside for Very Low Income and workforce households.
6. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21-A,16. Long-term bicycle parking shall be provided at a rate of one per dwelling unit or guest room. Additionally, short-term bicycle parking shall be provided at a rate of one per ten dwelling units or guest rooms, with a minimum of two short-term bicycle parking spaces. Short-term and long term bicycle parking for general retail stores and restaurants requires one bicycle parking per 2,000 square feet, with a minimum of two bicycle parking spaces for both long- and short-term bicycle parking. Based upon the number of dwelling units and commercial square footage, 1,048 long-term and 193 short-term bicycle parking spaces shall be provided on-site.
7. **Hotel Parking.** Vehicle parking shall be provided consistent with LAMC 12.22-A,4(b), for a minimum of 256 code-required parking spaces.

- 8. Commercial Uses.** The project shall be limited to 190,000 square feet of commercial uses. The use of the subject property shall be limited to those uses permitted in the C4 Zone as defined in Section 12.16.A of the LAMC.
- 9. Commercial Parking.** A minimum of 567 parking for commercial uses shall be provided. In the event that the commercial area is reduced, parking shall be provided in compliance with LAMC Section 12.21-A,4.
- 10. Floor Area Ratio (FAR).** The requested Off-Menu waiver of development standard allows for the Floor Area Ratio to be limited to a maximum of 3.8:1 averaged across the site.
- 11. Affordable Units.**
 - a. A minimum of 105 units, that is 11 percent of the 950 base dwelling units, shall be reserved as affordable units, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2).
 - b. Changes in Restricted Units. Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A,25.
 - c. Adjustment of Parking. In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth pursuant to LAMC Section 12.22-A,25.
- 12. Calculation of Residential Density.** For the purposes of calculating the total number of dwelling units allowed at the site, any land required to be dedicated for street or alley purposes may be included as lot area.
- 13. Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 105 units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
- 14.** The applicant shall coordinate with the Department of City Planning, in consultation with the Council Office of District 13, to ensure that residents residing in the Courtyard Apartments located at 6200 Selma Avenue and 1535 Las Palmas Avenue are given first right of first refusal to return to a new unit once the proposed development has been constructed. Returning tenants, if qualified, shall be offered a unit reserved for Very Low Income Households. All other tenants shall be offered a new unit at a rate no higher than their last rent payment in their RSO unit. These requirements shall apply to a minimum of 40 units. The

applicant shall procure written approval of their first right of refusal plan from Council District 13 at the time of condition clearances.

Master Conditional Use Conditions

15. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
16. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
17. Approved herein is the following: the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a maximum of eighteen (18) proposed restaurants, including the pool deck and rooftop of the hotel (Type 47 – bona fide public eating place); the sale and dispensing of a full line of alcoholic beverages for on-site consumption within the hotel including meeting room and conference facilities for two (2) portable units and hotel minibars; the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a maximum of two (2) proposed bars (Type 48 – General Public Premises); the sale of a full line of alcoholic beverages for off-site consumption at two (2) off-sale retail uses (Type 21 – off site general). The Type 47 restaurants may operate from 6:00 a.m. to 2:00 a.m. daily, with the sale of alcoholic beverages from 6:00 a.m. to 2:00 a.m., daily. The Type 48 bars may operate from 6:00 a.m. to 2:00 a.m., daily. The retail store/market may operate from 6:00 a.m. to 2:00 a.m. daily.
18. Approved herein is a Master Conditional Use Permit for public dancing and live entertainment within any restaurant or bar within the hotel or within a maximum of eight restaurants/bars in the Project.
19. Beer and wine sales may be sold in lieu of a full line of alcoholic beverages at any of the approved alcohol-serving venues.
20. A public hearing for any Approval of Plans request may be waived at the discretion of the Chief Zoning Administrator.
21. The Applicant or Operator shall not sublet the premises for any nightclub activity.
22. No portion of the public areas of the project site shall be used exclusively for private parties in which the general public is excluded. This condition shall not prohibit the Applicant, Owner, or Operator from occasionally renting out portions of the public areas the project site for private parties if approved for a Special Event pursuant to Condition No. 27 below.
23. No coin-operated games, video machines, pool or billiard tables are permitted unless approved by the Zoning Administrator as part of the Plan Approval for any specific venue located within the project site.
24. Dancing and live entertainment shall be conducted subject to the issuance of a Dance Hall and Café Entertainment permit by the Police Commission, respectively, and as applicable for each individual approved establishment.

- 25.** Dancing and live entertainment shall be conducted in conjunction with the specific establishments identified in Condition No. 16 and 17 above of this grant, and not as a freestanding activity.
- 26.** Background ambient music is permitted in the outdoor portions of the project site that are under the control of the Applicant, provided it is not audible beyond the subject premises and shall not exceed the levels prohibited by the City's noise regulations (Section 116.01 of the Los Angeles Municipal Code). For the purposes of these operating conditions background ambient music will be defined as low-volume music that is complementary to dining experience. Recorded music will no longer be considered ambient when the volumes of the music interfere with activities such as dining and/or low volume conversation.
- 27.** Live entertainment and public dancing featured, endorsed, or otherwise provided in the public outdoor areas of the project site not covered by a Plan Approval, that are under the Applicant's control is prohibited except in those instances wherein the petitioner has secured LAPD Hollywood Vice approval to organize and provide a Special Event (see Condition No. 27 below) in the outdoor areas of the project site.
- 28.** The number of outdoor Special Events permitted on the subject property shall be limited to a maximum of 24 events per year. A Special event is any event which is held weekly, monthly or annually or that includes outside advertisement demonstrating a change in the mode and character of the normal project operations, including but not limited to hours of operation, any significant live entertainment or public dancing features, or any outdoor events that would stipulate an ABC one-day permit application or some other special endorsement. An event wherein the Applicant(s) or Operator charges an admission fee from patrons to any public portion of the project site will be considered a Special Events as will any events that involve the exclusion of the general public from gaining admission to any public portion of the project site. Special Event shall not include a farmers market, sidewalk sale or any similar type use of the project site. The Applicant or Operator shall seek approval from the Hollywood Vice Unit for all Special Events 14 days in advance of the date of each Special Event, in writing. Hollywood Vice Unit shall respond to requests for Special Events in writing. Outside advertisement as it pertains to this provision shall include any promotional material or notification commissioned by any entity that is not directly associated with the operation or under the direct employ of the applicant(s).
- 29.** Any ambient or amplified music, sound, vibration or noise emitted that is under the control of the Applicant or Operator shall not be audible or otherwise perceivable beyond the subject project site. Any sound, vibration or noise emitted that is under the control of the petitioner, which is discernible outside of the subject premises, shall constitute a violation of Section 116.01 of the Los Angeles Municipal Code, including any loud, unnecessary or unusual noise that disturbs the peace and quiet of any neighborhood or that causes discomfort. The petitioners shall make every effort to control any unnecessary noise made by project site and retail premises staff or any employees contracted by any of the project site facilities located within the properties developed by the petitioner, or any noise associated with the operation of the project site, the project site facilities, and/or equipment of the hotels, restaurants, bars and market.
- 30.** There shall be no use of the subject premises which involves Section 12.70 of the Los Angeles Municipal Code (Adult Entertainment).

- 31.** Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This provision applies to all outdoor areas of the establishment that are used in conjunction with food service and/or the consumption, dispensing, or sale of alcoholic or non-alcoholic beverages.
- 32.** The Applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting ashes or cigarette/cigar butts within the interior portions of any of the project site facilities/structures.
- 33.** Within six months of operation of each venue, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department “Standardized Training for Alcohol Retailers” (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator as evidence of compliance. Employees shall attend the training on an annual basis.
- 34.** Security. Prior to issuance of a certificate of occupancy for any phase of the project, the Police Department shall have approved the Owner’s written plan for security for such phase and the project, including security equipment installed within such Phase and the balance of the Project, the type, number and hours of security personnel to be provided by the Owner, and coordination with the Police Department. A copy of the security plan approved by the Police Department shall be included with all Approval of Plans. The security plan for each phase shall include a camera installation plan. Surveillance cameras shall be installed which cover all common areas of the establishments, including all high-risk areas, entrances and exits to each tenant space, and including cameras that provide a view of the street. The Owner shall maintain a one-month tape library and such tapes shall be made available to Police or other enforcement agency upon request. The security plan for each phase shall include the type, number and hours of security personnel to be provided by the Owner. In addition to the private security staffing, the Owner shall provide for the hiring of Law Enforcement personnel as part of the security plan staffing for the project site during all hours of operation. Hollywood Vice Office and the Police Department reserve the right to revise the approved security plan for any phase of the project if it is determined by the Hollywood Vice Office that the security plan is ineffective or inadequate as it pertains to the safety of patrons, residents and/or the employees of the project site. If the plan is determined to be ineffective or inadequate, the Owner will submit a modified security plan to be approved by the Police Department.
- 35.** The project site security personnel/guards staffing the Security Plan shall not have any other duties other than those that are security related. Security personnel/guards shall be licensed in accordance with State Law and Police Commission standards and maintain valid Bureau of Security and Investigative Services Guard Credentials along with active first-aid credentials. Project site security personnel/guards shall be dressed in such a manner as to be readily identifiable as project site security personnel/guards to patrons, residents, visitor, employees and law enforcement personnel.
- 36.** The project site Law Enforcement staffing the Security Plan shall not have any other activities other than those that are security/law enforcement related. Law Enforcement personnel shall be employed in a uniformed capacity in accordance with State Law and Police Commission

standards. Project site Law Enforcement personnel shall be dressed in full uniform when employed to perform law enforcement functions on the project site.

37. Electronic age verifications device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premise at each point-of-sale location. This device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage or tobacco product.
38. The Applicant and tenants shall monitor the areas under their control to prevent loitering activities. Loitering is prohibited on or around these premises and any area under the control of the Applicant.
39. The Applicant shall maintain on the premises, and present upon request to the Police or other enforcement agency, a copy of the Business Permit, Insurance Information, and valid emergency contact phone number for any Valet Service utilized and for any Security Company Service employed.
40. A copy of these conditions shall be maintained within each licensed premise. Additionally, a copy shall be provided to all employees who shall sign an acknowledgement form stating that they have read and understood all of the ABC and conditional use permit conditions. Said form shall be maintained at the location by the owner and /or manager who shall present it to Police personnel, ABC investigators, or any other City agency upon request. All licenses, permits, and conditions shall be posted in a conspicuous location at the subject establishment.
41. Prior to issuance of a certificate of occupancy for the earlier to be completed of (a) the second residential tower to be constructed on Parcel B of the Project (Building B-1 or Building B-3) or (b) the retail project on Parcel C (Crossroads of the World), the Owner shall make available up to 1,200 square feet (useable) to the Police Department for a substation. The substation shall be a shared facility for both Law Enforcement and private security. Once approved by the Police Department, the location and amenities of the substation shall be included in the security plan for the project. The Owner shall improve the Substation to the satisfaction of the Police Department.
42. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
43. **Master Plan Approval (MPA) Requirement.** Each individual venue shall be subject to a Master Plan Approval (MPA) determination pursuant to Section 12.24-M of the Los Angeles Municipal Code in order to implement and utilize the Master Conditional Use authorization granted herein for alcohol sales and/or public dancing unless otherwise noted. The purpose of the Master Plan Approval determination is to review each proposed venue in greater detail and to tailor site-specific conditions of approval for each of the premises including but not limited to hours of operation, seating capacity, size, security, live entertainment, the length of a term grant and/or any requirement for a subsequent MPA application to evaluate compliance and effectiveness of the conditions of approval.
44. Prior to the utilization of this grant, 24-hour "hot line" shall be provided for complaints or concerns from the community regarding the operation. The 24-hour phone number shall be

posted at the following locations: a) entries, visible to pedestrians; b) customer service desks, front desks or near the hostess stations. The applicant shall maintain a log of all calls, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning. Complaints shall be responded to within 24 hours.

- 45. MViP – Monitoring, Verification and Inspection Program.** At any time, before, during, or after operating hours, a City inspector may conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and used to rate the operator according to the level of compliance. If a violation exists, the owner/operator will be notified of the deficiency or violation and will be required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed therein, may result in denial of future requests to renew or extend this grant.
- 46.** Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the BESt (Beverage and Entertainment Streamlined Program) for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or BESt (Beverage and Entertainment Streamlined Program) for inclusion in the case file.

Site Plan Review Conditions

- 47. Public Improvements.** Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department.
- 48. Electric Vehicle Charging Stations.** The project shall include at least 20 percent of the total automobile parking spaces developed on the project site capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. In addition, five percent of the total automobile parking spaces developed on the project site, and all parking spaces in excess of LAMC-required spaces for the use, shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or five percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
- 49. Solar.** The Project shall provide a minimum of 135 kilowatts of photovoltaic panels on the Project Site, unless additional kilowatts of photovoltaic panels become feasible due to

additional area being added to the Project Site. The system shall be installed prior to the issuance of a certificate of occupancy.

- 50. Tree Maintenance.** All newly planted trees must be appropriately sized, staked and tied; provided with a watering moat; and shall be properly watered and maintained.
- 51. Tree Wells.** All areas containing trees shall be at minimum depth of 48 inches.
- 52. Graffiti Removal.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
- 53. Aesthetics.** The structure, or portions thereof shall be maintained in a safe and sanitary condition and good repair and free of graffiti, trash, overgrown vegetation, or similar material, pursuant to Municipal Code Section 91,8104. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.
- 54. Trash/Storage.**
 - a. All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.
 - b. Trash receptacles shall be stored in a fully enclosed building or structure, constructed with a solid roof, at all times.
 - c. Trash/recycling containers shall be locked when not in use.
- 55. Mechanical Equipment.** Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties and the public right-of-way. All screening shall be setback at least five feet from the edge of the building.
- 56. On-site Landscaping.** All planters containing trees shall have a minimum depth of 48 inches.
- 57. Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
- 58. Signs.** There shall be no off-site signs for portions of the project that are outside of the Hollywood Signage Supplemental Use District (HSSUD). All signs within the HSSUD shall comply with the provisions of that district. All other signs are subject to the provisions of LAMC Section 14.4.
- 59. Parking Structure Design.**
 - a. Facades of parking structures shall be screened to minimize their visual impact on the public realm.
 - b. Parking and loading access shall be a minimum of 25 feet from a primary building entrance, pedestrian paseo or public plaza.

- c. Entrances, elevators and stairs for parking structures shall be easily accessible and highlighted architecturally.
- d. Any above ground parking structure shall be designed to be utilized and easily repurposed to other uses. The conversion of floor area from parking into new uses may be subject to additional discretionary actions.
- e. Above ground parking structures shall have flat parking levels, not including the driveway ramps.
- f. The height of the above ground parking levels shall have sufficient clearance to be adaptable to non-parking uses. Once converted, the building shall permit a minimum floor to ceiling height of 9 feet for commercial uses and 8 feet for residential uses.

Environmental Conditions

60. Mitigation Monitoring Program. The project shall be in substantial conformance with the project design features and mitigation measures in the attached Mitigation Monitoring Program (MMP), stamped "Exhibit B". The enforcing departments or agencies may determine substantial conformance with project design features and mitigation measures in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a project design feature or mitigation measure may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, complies with CEQA Guidelines, Sections 15162 and 15164, including by preparing an addendum or subsequent environmental clearance to analyze the impacts from the modifications to or deletion of the project design features or mitigation measures. Any addendum or subsequent CEQA clearance shall explain why the project design feature or mitigation measure is no longer needed, not feasible, or the other basis for modifying or deleting the project design feature or mitigation measure. Under this process, the modification or deletion of a project design feature or mitigation measure shall not require a modification to any project discretionary approval unless the Director of Planning also finds that the change to the project design features or mitigation measures results in a substantial change to the project or the non-environmental conditions of approval.

61. Mitigation Monitor (Construction). During the construction phase and prior to the issuance of building permits, the applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of project design features and mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the applicant and Construction Monitor and be included as part of the applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures and project design features within two businesses days if the applicant does not correct the non-compliance within a reasonable time of notification to the applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

62. Tribal Cultural Resource Inadvertent Discovery. In the event that objects or artifacts that

may be tribal cultural resources are encountered during the course of any ground disturbance activities¹, all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

- Upon a discovery of a potential tribal cultural resource, the project Permittee shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning at (213) 473-9723.
- If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Project Permittee and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- The project Permittee shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the project Permittee, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- The project Permittee shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist to be reasonable and feasible. The project Permittee shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
- If the project Permittee does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the project Permittee may request mediation by a mediator agreed to by the Permittee and the City who has the requisite professional qualifications and experience to mediate such a dispute. The project Permittee shall pay any costs associated with the mediation.
- The project Permittee may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and determined to be reasonable and appropriate.
- Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.
- Notwithstanding the above, any information determined to be confidential in nature, by the City Attorney's office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, California Public Resources Code, and shall comply with the City's AB 52 Confidentiality Protocols.

Administrative Conditions

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

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- 1 Ground disturbance activities shall include the following: excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity

- 64. Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions may vary.
- 65. Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
- 66. Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
- 67. Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
- 68. Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
- 69. Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers opinion, such actions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
- 70. Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the

nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

FINDINGS

1. Density Bonus/Affordable Housing Incentives Program Findings

Pursuant to Section 12.22-A,25(g)(2)(i)(c) of the LAMC and Government Code Section 65915(d), the City Planning Commission shall approve a density bonus and requested incentive(s) unless the City Planning Commission finds that:

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

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested incentive is not required to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, which defines “affordable housing cost” having the same meaning as affordable rent as defined in Section 50053. Section 50053 of the California Health and Safety Code defines affordable rent, including a reasonable utility allowance shall not exceed 30 percent times 50 percent of the area median adjusted for family size appropriate for the unit for Very Low Income Households. Affordable housing costs are a calculation of residential rent or ownership pricing to not be less than 15 percent of gross income nor exceed 25 percent gross income based on area median income thresholds. The list of on-menu incentives in 12.22-A,25 were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the City Planning Commission will always arrive at the conclusion that the density bonus on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

Pursuant to LAMC Section 12.22-A,25(f)(4)(i), a project qualifies for a percentage increase in the allowable floor area ratio equal to the percentage of Density Bonus for which the housing development is eligible, not to exceed 35 percent. The Project is setting aside 105 units for Very Low Income Households (11 percent). In exchange, the Project is eligible for a 35 percent Density Bonus (635 additional units). However, the Project is not utilizing the Density Bonus to provide additional units. Specifically, the Project Site lot area consists of 363,277 square feet, which would permit 1,816 units (363,277 square feet / 200 square feet, per LAMC 12.22-A,18(a)). With the additional units, the Project could provide up to 2,451 units (1,816 + 635). However, the Project is proposing 950 units. With the 11 percent set aside for Very Low Income Households, the project is eligible for two on-menu incentives. In this instance, the Project is seeking approval of an On-Menu Incentive to permit a 35 percent increase in the maximum allowable Floor Area Ratio (FAR) from 2:1 to 2.7:1 FAR (for the C4-2D-SN portion of the site and Parcel E1) and from 3:1 to 4.05:1 FAR (for the C4-2D portion of the site), and an On-Menu Incentive to permit the averaging of floor area for an average FAR of approximately 3.26:1 across the site, density, parking and open space on two or more contiguous lots and permitting vehicular access from a less restrictive zone to a more restrictive zone. The C4-2D-SN portion of the site and Parcel E1 permits a 2:1 FAR, and the C4-2D portion of the site permits a 3:1 FAR, resulting in a maximum floor area of 877,998 square feet. Approval of the On-Menu Incentive to permit a 35 percent increase in the maximum allowable FAR would permit a maximum floor area of approximately 1,185,297 square feet, which, in combination with the Waiver of Development Standard (Off-Menu) Incentive described below, would allow the construction of the Project. The increase in FAR will allow the mixed-use development to be built, allowing for the ground level retail around most of the Project’s frontages. In addition, without the increased FAR there would be a reduction in the Project’s ability to provide the range of unit configurations or a reduction in the marketable commercial area that will be

providing a commercial resource for on-site residents, visitors and community members in the neighborhood.

In addition, the Project is requesting an On-Menu Incentive to permit the averaging of floor area for an average FAR of approximately 3.26:1 across the site, density, parking and open space on two or more contiguous lots and permitting vehicular access from a less restrictive zone to a more restrictive zone. Pursuant to LAMC 12.22-A,25(f)(8), the Project may average the floor area on two or more contiguous lots because the Project includes 11 percent Very Low Income Household units (105 units) and all the proposed residential, hotel and commercial uses are permitted by the underlying C4-2D and C4-2D-SN Zones. Since the "D" Limitation limits FAR to 2:1 for the C4-2D-SN portion of the site and Parcel E1 and to 3:1 for the C4-2D portion of the site, when the floor area of the existing and proposed buildings is averaged across the Project with all off the On-Menu and Off-Menu Incentives, the average FAR of the Project Site will be 3.81:1. The Project also meets the requirements for averaging density pursuant to 12.22-A,25(f)(8), which would allow Parcel B of the Project Site to have sufficient density for the proposed residential units. Specifically, this averaging of density is necessary because Parcel A would allow 195 units, but is only proposing hotel and commercial uses. Similarly; Parcel C would allow 640 units, while Parcel E would allow 299 units, but neither will contain any residential uses. Parcel D, on the other hand, would allow 89 units, but only 76 are proposed. Finally, Parcel B would only allow 593 units, but is proposing 873 units. Therefore, the averaging of density is needed to allow the proposed number of units in Parcel B. The averaging of parking, for which the Project is eligible under the same requirements of LAMC 12.22-A,25(f)(8), is needed to distribute the parking across the Project Site; i.e., as shown in Exhibit A, through a combination of underground parking structures under Parcels A, B, C, D and a stand-alone parking structure in Parcel E. With the retention of the Las Palmas alignment, underground parking that had been proposed to go under and connect both Parcels B and C was eliminated, resulting in a reduction in the number of parking spaces under Parcel C. Therefore, 130 parking spaces that had been proposed under Parcel C were relocated to the standalone parking structure in Parcel E. The averaging of open space is also necessary in order to be able to accommodate the provided open space that would otherwise not be able to be physically located within each of the individual parcels that constitute the Project Site. The averaging of open space will allow for the provision of the publicly accessible courtyards and paseos, which are an important component of the Project. Finally, also pursuant to LAMC 12.22-A,25(f)(8), permitting vehicular access from a less restrictive zone to a more restrictive zone is necessary because of the two different C4-2D and C4-2D-SN Zones that comprise the Project Site. In order to allow the code-required vehicular access across the Project Site, vehicular access across contiguous lots from less restrictive zones to more restrictive zones is necessary.

Waiver/Modification of any Development Standard(s) Not on the Menu (Floor Area Ratio)

The requested Waiver of Development Standard (Off-Menu), which requests an approximately 16.51 percent increase of 3.8:1 FAR in lieu of approximately 3.26:1 FAR averaged across the site, are not expressed in the Menu of Incentives Per LAMC Section 12.22-A,25(f) and are not limited as to the number of requests that can be made. The Off-Menu provisions in LAMC Section 12.22-A,25(g)(3) state that that the decision-maker (City Planning Commission) shall approve a Density Bonus and requested waiver or modification of any development standard(s) unless the City Planning Commission, based on substantial evidence, makes either of the two findings set forth in LAMC Section 12.22-A,25(g)(2)(i)(c).

The requested incentives and waiver would result in building design or construction efficiencies that would physically allow the construction of the project that contains the permitted densities and incentives. The Project Site contains D Limitations that restrict FAR to 2:1 and 3:1. Because

the Project will retain historical resources on the Project Site, the amount of construction of new building envelope on some of the parcels is limited. Specifically, Development Parcel A will contain the hotel and ground floor retail. Development Parcel B will contain residential floor area, but the remainder of that parcel will contain the former Hollywood Reporter Building, which will be retained and rehabilitated, in addition to ground floor retail, the primary loading dock, and the open space paseo. The majority of Parcel C contains the existing Crossroads of the World buildings and Bullinger Building, which will both be retained and rehabilitated, and the courtyards and paseo between the historic Crossroads buildings. Parcel D proposes residential floor area with ground floor retail. The Project contains up to six subterranean levels throughout the Project Site but, because of the retention of the Bullinger Building, the Crossroads of the World complex and the retention of the Las Palmas Avenue alignment, parking which was originally proposed underneath those historical resources and Las Palmas Avenue was relocated to Parcel E. Under the existing allowable FAR, the Project would be limited to 877,998 square feet with the aforementioned Project Site conditions. The waiver request to permit an approximately 16.51 percent increase to 3.8:1 FAR allows the developer to expand the building envelopes on Parcels B and D so the affordable units can be constructed. The increase in FAR would also physically enable the Project to provide the commercial/retail spaces on the ground floor, while providing a mix of residential unit types, on-site parking and publicly accessible open space, resulting in total floor area of 1,381,000 square feet. The incentives and waiver support the applicant's decision to set aside 105 dwelling units for Very Low Income Households for 55 years.

There is no substantial evidence that the proposed incentive will have a specific adverse impact. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22-A,25(b)). The comments on record do not identify any written objective health or safety standards that are exceeded or violated. Nor does the record provide any evidence that significant, quantifiable, direct and unavoidable impacts will occur. Finally, pursuant to the CEQA clearance prepared for the project, substantial evidence supports that the project will not result in a specific adverse impact to public health or safety caused by physical impacts on the environment from the project. Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on public health and safety.

b. The Incentive will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

As required by Section 12.22-A,25(e)(2), the Project meets the eligibility criterion that is required for projects requesting on-menu incentives in that the Project: i) provides facade articulation through the use varying materials and architectural differentiation between the ground floor and upper stories of the buildings; ii) provides street orientation by including glazed storefront frontages along Sunset Boulevard, Highland Avenue, Las Palmas Avenue and Selma Avenue; iii) does not involve a contributing structure in a designated Historic Preservation Overlay Zone and, even though properties on the City of Los Angeles list of Historical-Cultural Monuments are included (the former Hollywood Reporter Building and the Crossroads of the World complex), is proposing to retain and rehabilitate those properties; and iv) is not located on a substandard street in a Hillside Area or Very High Fire Hazard Severity Zone, as recorded in the City's Zoning

Information and Map Access System. Therefore, there is no substantial evidence that the incentives for the Project will have a specific adverse impact on the physical environment, or on public health and safety, or on any property listed in the California Register of Historical Resources.

2. Section 12.24 of the LAMC Findings (Alcohol Sales, Live Entertainment and Dancing, and “Major” Development Project)

- 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.**

Alcohol Sales and Live Entertainment and Dancing

The Applicant requested the approval of a Master Conditional Use to permit the on-site and off-site sales, dispensing and consumption of a full line of alcoholic beverages in conjunction with a total of 22 establishments associated with the Project’s proposed hotel and commercial uses, and to permit eight uses with public dancing and live entertainment. Based on the application, the Master Conditional Use is limited to 1) the on-site and off-site sale of a full line of alcoholic beverages and public dancing and live entertainment in conjunction with proposed hotel and commercial uses, specifically:

- A maximum of eighteen (18) proposed restaurants, including the pool deck and rooftop of the hotel (Type 47 – bona fide public eating place);
- The sale and dispensing of a full line of alcoholic beverages for on-site consumption within the hotel including meeting room and conference facilities for two (2) portable units and hotel minibars;
- The sale and dispensing of a full line of alcoholic beverages for on-site consumption in a maximum of two (2) proposed bars (Type 48 – General Public Premises);
- The sale of a full line of alcoholic beverages for off-site consumption at two (2) off-sale retail uses (Type 21 – off site general); and
- Public dancing and live entertainment within any restaurant or bar within the hotel or a within a maximum of eight restaurants/bars.

Each individual establishment is required to file an application with the Department of City Planning for and obtain an Approval of Plans, as conditioned by this grant.

The Hollywood Community Plan, page HO-2, states that “the focal point of the Community is the Hollywood Center, located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street.” Therefore, the Project Site is located within the Hollywood Center. In addition, the Hollywood Community Plan, page HO-2, states that “this center area shall function as: 1) as the commercial center for Hollywood and surrounding communities and 2) as an entertainment center for the entire region.” The mixed-use Project includes hotel and commercial uses, such as restaurants and bars to encourage residents, hotel guests and employees to remain on-site to meet their retail and entertainment needs. In addition, the Project is located in a highly-urbanized area identified in the Hollywood Community Plan as an entertainment center for the

entire region where residents, visitors, tourists and employees that are within walking distance to the Project Site from various Hollywood tourist attractions. Adjacent residential areas will also be able to take advantage of the retail, hotel and entertainment services included in the Project. Specifically, the proposed project is located within the Regional Commercial Center in the heart of Hollywood, and, from its proposed hotel at the corner of Selma and Highland, is two blocks immediately south of the Hollywood & Highland complex and other entertainment destinations, which house multiple restaurants, theaters and bars. As the entertainment center of the Hollywood Community Plan Area, the project site and surrounding area are a destination for local workers, residents, visitors, and businesses, providing a 24-hour, seven days-a-week regional center of dining, entertainment, and activity.

The availability of alcoholic beverages and public dancing and live entertainment in conjunction with the project's hotel and commercial uses is a customary and incidental component of these uses. For example, restaurant patrons expect the ability to order alcoholic beverages in conjunction with food service. In addition, the ability to offer alcoholic beverages to patrons is essential in attracting top quality dining establishments, and bars to the project. Similarly, nightclub, restaurant or bar patrons expect the ability for public dancing and/or live restaurant. Alcohol service, dancing, and live entertainment are expected and required amenities to stay competitive with other nearby hotels such as Loews Hollywood and The Hollywood Roosevelt. The Project's commercial uses will serve as an attraction for visitors, tourists and neighbors in the area and will reduce the need for local residents to travel to other areas for dining and entertainment experiences. In addition, customers expect that retail uses will offer a full line of alcoholic beverages for purchase and consumption off the premises. The proposed restaurants and bar uses will provide desired food, beverage, and entertainment options for visitors to the Hollywood Center, as identified by the Hollywood Community Plan, and will help achieve the Community Plan's land use goals for this area as a commercial and entertainment center.

The Master Conditional Use permit provides an umbrella entitlement with conditions that apply to all establishments within the Project. Specific physical and operational conditions will be included as part of the Approval of Plans determination required for each establishment pursuant to the Master Conditional Use permit provisions. The proposed hotel and commercial uses, in conjunction with the imposition of operational conditions as part of the Approval of Plans, will provide a service that is essential or beneficial to the community.

"Major" Development Project

The findings for a "Major" Development Project Conditional Use Permit apply to a project creating 250 or more hotel guest rooms, and 100,000 square feet or more of floor area in other nonresidential uses in the C4 Zone. The Hollywood Community Plan, page HO-2, states that "the focal point of the Community is the Hollywood Center, located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street." Therefore, the Project Site is located within the Hollywood Center. In addition, the Hollywood Community Plan, page HO-2, states that "this center area shall function as: 1) as the commercial center for Hollywood and surrounding communities and 2) as an entertainment center for the entire region." The proposed project will result in the redevelopment of Parcels A through E into a new unified mixed-use development with a hotel and having retail and commercial space that will help achieve the Hollywood Community Plan's goal for this area of Hollywood to be the commercial and entertainment center. Therefore, the Project helps perform a function or provide a service that is essential or beneficial to the community, City, or region. Specifically, the Project will provide the needed hotel rooms to meet the demand in the City generally, and within an area that is planned and zoned for such uses. The hotels in the immediate vicinity of the Project Site within the

Hollywood Center (Loews Hollywood hotel and The Hollywood Roosevelt hotel) provide a portion of the needed hotel rooms, and the project will contribute 308 guest rooms to help meet the demand, thereby supporting the larger capacity within Hollywood to serve as an entertainment center in the region. In addition, the Project will provide new retail opportunities to current and future residents, thereby benefiting the community and greater region, specifically by contributing toward and facilitating the City's long-term fiscal and economic viability by creating a total of approximately 190,000 square feet of commercial floor area. In addition, in order to help achieve the Hollywood Community Plan's goal for this area to be an entertainment center for the region, the Project will provide a 30,000-square foot entertainment venue and a 30,000-square foot movie theatre. As such, the project will perform a function and provide a service that is essential and beneficial to the community, city, and the region as a whole. In addition, the proximity of the Hollywood & Highland Red Line Station allows the project to function as a node connecting residents to the regional rail transportation network while providing high-quality space for a growing employment base and a destination for local residents and visitors. As such, the Project will perform a function and provide a service that is essential and beneficial to the community, City, and the region as a whole.

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.

Alcohol Sales and Live Entertainment and Dancing

The Hollywood Community Plan, page HO-2, states that "the focal point of the Community is the Hollywood Center, located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street." In addition, the Hollywood Community Plan, page HO-2, states that "this center area shall function as: 1) as the commercial center for Hollywood and surrounding communities and 2) as an entertainment center for the entire region." Therefore, the Project Site is located in this center of the Hollywood Community Plan Area, which is envisioned as both the commercial center for Hollywood and surrounding communities and as an entertainment center for the entire region. Adjacent developments which support these goals are complexes such as the Hollywood & Highland commercial center, which is located two blocks to the northwest of the Project's proposed hotel, in addition to many restaurants and tourist locations located along Hollywood Boulevard and Sunset Boulevard. The project includes 950 residential units, a 308 guest room hotel, and 190,000 square feet of commercial uses, in line with the commercial and entertainment center goals of the Hollywood Community Plan. The proposed sale of alcoholic beverages and location of live entertainment and public dancing will be controlled within the bounds of the project site. The proposed restaurants, bars and retail uses will be desirable to the public convenience and welfare because they will help achieve the Hollywood Community Plan's vision for this area as the commercial and entertainment center of the Hollywood Community Plan Area. Outdoor courtyards fronting Sunset Boulevard and the courtyards and paseos around the Crossroads of the World and Development Parcel B will help activate the sidewalks along Las Palmas, McCadden Plan and Selma Avenue during the day and evening hours, contributing toward making this the entertainment center of the region. The bars and restaurants within the hotel and other buildings on the Project Site are in convenient locations that residents, visitors, and employees can patronize by walking, biking or taking public transit.

In addition, project design features identified in the EIR are imposed herein as conditions of this grant to further minimize potential impacts to the surrounding neighborhood. The grant also includes conditions that are generally recommended by the Los Angeles Police Department

(LAPD). In addition, these conditions will be supplemented by more specific conditions designed to address the characteristics of each individual establishment through an Approval of Plans determination. The additional conditions may include, but are not limited to security measures, hours of operation, seating, size and any other conditions that are intended to minimize impacts on surrounding uses. Under each review, the Zoning Administrator and LAPD have the opportunity to comment and recommend any conditions. The sale of alcohol is regulated by the State of California through the issuance of an Alcohol Beverage Control (ABC) license. ABC has the authority to impose further alcohol related conditions on the applicant. Thus, as conditioned, combined with the enforcement authority of ABC and LAPD, the approval for the sale of alcohol and the inclusion of live entertainment and public dancing within restaurant, bar and club establishments in the Project's hotel and commercial uses will not be detrimental to the public health, safety and welfare.

"Major" Development Project

The proposed Project will contain approximately 190,000 square feet of commercial spaces, primarily on the ground floor, and 308 hotel guest rooms. The Hollywood Community Plan, page HO-2, states that "the focal point of the Community is the Hollywood Center, located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street." In addition, the Hollywood Community Plan, page HO-2, states that "this center area shall function as: 1) as the commercial center for Hollywood and surrounding communities and 2) as an entertainment center for the entire region." As proposed, the Project's location and commercial and hotel operations are compatible with the surrounding development that, as defined by the Hollywood Community Plan, make up the Hollywood Center, with an emphasis on this location as a center for both commercial and entertainment functions. This is evidenced by the highly-urbanized and dense entertainment and tourist attractions along Hollywood Boulevard that are only 2 blocks to the north of the Project's hotel, proposed at the corner of Highland Avenue and Selma Avenue. The Project's proposed 190,000 square feet of commercial area would be compatible with these existing uses, consistent with the Hollywood Community Plan's goal to make this area a commercial center. The approval of the Conditional Use Permit will not adversely affect or further degrade adjacent uses or properties because it enables the development of uses that help achieve the Hollywood Community Plan's goal to make the Hollywood Center a commercial and entertainment center. For example, the Project's proposed 308 hotel guest rooms will be complementary to the nearby Loews Hollywood hotel and The Hollywood Roosevelt hotel. In addition, the development of a mixed-use project with a hotel component at this site will redevelop the site and will enhance the pedestrian experience along the adjoining public rights-of-way, consistent with recently approved projects already under construction or recently completed in the immediate area along Selma Avenue (i.e., 1600 Highland Avenue, 1601 Las Palmas Avenue). Finally, the Project's proposed entertainment uses – specifically, a 30,000-sf entertainment venue and 30,000-sf movie theatre – are compatible with the Hollywood Community Plan's vision for this area as an entertainment center for the region.

The project's proximity to Metro's Hollywood & Highland Red Line Station and other transit connections will reduce vehicle miles traveled, thereby reducing air pollution. In addition, the proximity of the Red Line Station allows the project to function as a node connecting residents, hotel guests and tourist to the regional rail transportation network while providing high-quality commercial space for a growing employment base and a destination for local resident, tourists and visitors to find neighborhood-serving amenities. Therefore, 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.

c. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

Alcohol Sales and Live Entertainment and Dancing

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The Hollywood Plan Community Plan Map designates the property for Regional Center Commercial land use with the corresponding zones of C2, C4, P, PB, RAS3, and RAS4. The project is consistent with the underlying C4-2D-SN and C4-2D Zones, which are intended to provide for commercial uses, including residential uses. The Hollywood Community Plan text is silent with regards to alcohol sales. In such cases, the decision-maker must interpret the intent of the plan.

The sale of a full line of alcoholic beverages and live entertainment/public dancing in conjunction with the proposed commercial and hotel uses are consistent with the following objectives of the Community Plan:

Objective No. 1: To further the development of Hollywood as a major center of population, employment, retail service and entertainment.

Objective No. 4: To promote economic well-being and public convenience through allocating and distributing commercial lands for retail service and office facilities in quantities and patterns based on accepted planning principles and standards.

The Community Plan encourages new uses which strengthen the economic well-being and promote development of Hollywood as a major center of population, employment, retail service and entertainment. The project is located within the Hollywood Center, as identified by the Hollywood Community Plan, which includes Hollywood attractions such as the Hollywood & Highland complex, the Hollywood Walk of Fame, TCL Chinese Theatre, Dolby Theatre, etc., promoting visitors to Hollywood for business, entertainment events such as the Academy Awards, and tourism. Objective No. 4 also encourages the promotion of retail service, and the Project will provide restaurants and bars and with alcohol sales and live entertainment and public dancing to further the existing pockets of activity with the heart of Hollywood. The request achieves the objectives of the Hollywood Community Plan, which seeks to promote the development of Hollywood as a major center of population, employment, retail service and entertainment, and that promotes the economic well-being and public convenience through allocating and distributing commercial lands for retail service.

"Major" Development Project

The Project is located in the Hollywood Center of the Hollywood Community Plan Area, which is dominated by a mix of commercial and entertainment uses. The area is a thriving tourist attraction. The ultimate objective of the Community Plan is to "to further the development of Hollywood as a major center of population, employment, retail service and entertainment." The project substantially conforms with this objective of the Community Plan as it will result in the development of a high density, transit-oriented mixed-use development that will provide much needed hotel rooms, and commercial uses that will serve the adjacent Hollywood tourist

entertainment uses. The project also advances the goals and policies of the Community Plan by providing significant employment opportunities from the retail uses for the community. Specifically, the development of the project is consistent with and will advance the following objectives of the Community Plan:

Objective No. 1: To further the development of Hollywood as a major center of population, employment, retail service and entertainment.

Objective No. 4: To promote economic well-being and public convenience through allocating and distributing commercial lands for retail service and office facilities in quantities and patterns based on accepted planning principles and standards.

The project is consistent with and advances the above objectives because it will add 308 hotel rooms and 190,000 square feet of commercial uses to the Community Plan Area. The addition of these guest rooms will address the needs of all the visitors to Hollywood for business, entertainment events, and tourism. In addition, the Project will provide a 30,000-sf entertainment venue and a 30,000-sf movie theatre. The project's location within the Hollywood Center and proposed commercial and entertainment uses will help achieve the Hollywood Community Plan's goals for this area as a commercial and entertainment center for the region.

Additionally, the Project will include ground floor retail, bars, and restaurant uses. The restaurants and bars that will be part of the project will complement surrounding uses and promote a 24-hour walkable and safe experience. The project's improvements to the sidewalks along Sunset Boulevard, Las Palmas, McCadden, Selma and Highland prioritize the pedestrian and create a critical linkage along the Highland Boulevard and Selma Avenue corridors. Further, the project's location adjacent to Metro's Hollywood & Highland Red Line Station not only provides linkages to the rest of the Community Plan Area, but also to the greater Los Angeles metropolitan area. Therefore, the request achieves the objectives of the Hollywood Community Plan, which seeks to promote the development of Hollywood as a major center of population, employment, retail service and entertainment, and that promotes the economic well-being and public convenience through allocating and distributing commercial lands for retail service.

ADDITIONAL FINDINGS FOR ALCOHOL SALES:

d. The proposed use will not adversely affect the welfare of the pertinent community.

The project site is planned for a Regional Center Commercial land use with the corresponding C2, C4, P, PB, RAS3, and RAS4 Zones. The mixed-use project includes 950 residential units, a 308-room hotel, and commercial uses that offer the sale of alcohol for on- or off-site consumption, as well as live entertainment and public dancing. The subject property is zoned for commercial uses and will be redeveloped with a new mixed-use development in a Regional Center Commercial area. The proposed uses will not adversely affect the economic welfare of the community, since a vibrant regional development is anticipated to positively impact the financial health of the property and improve the economic vitality of the Hollywood area via increases in taxable revenue and local employment. The hotel guest rooms, dining, bar and retail establishments will help to establish the site as a lodging, retail and entertainment destination, containing a balanced mix of uses and services. Ample parking, lighting, security and supervision will be provided to ensure that there will be no adverse effect on the welfare of the surrounding community. The Project is located within the Hollywood Center, as identified by the Hollywood Community Plan, which includes Hollywood attractions such as the Hollywood & Highland complex, the Hollywood Walk of Fame, TCL Chinese Theatre, Dolby Theatre, etc., promoting

visitors to Hollywood for business, entertainment events such as the Academy Awards, and tourism. In addition, the Hollywood Community Plan, page HO-2, states that “this center area shall function as: 1) as the commercial center for Hollywood and surrounding communities and 2) as an entertainment center for the entire region.” The Project’s 190,000 square feet of commercial uses and entertainment venue and movie theatre will help achieve this vision for the area as a commercial and entertainment center.

Conditions are herein imposed to integrate the uses into the community as well as protect community members from adverse potential impacts including the requirement to remove graffiti within 24 hours and provide a 24-hour hotline number, and giving the Director’s designee the authority to require a Plan Approval should impacts or operational issues arise. Additional conditions may also be recommended for consideration by the California Department of Alcoholic Beverage Control that regulate the sale of alcoholic beverages to prevent adverse impacts to the neighborhood. Other entitlement conditions will require maintenance and ensure cleanliness of the project and its surroundings. All future operators are required to file an Approval of Plans prior to receiving a Certificate of Occupancy to allow for the review of the mode of operation, security, and the floor plan. The State of California Department of Alcohol Beverage Control will also have the opportunity to impose additional conditions upon each establishment, including limitations on hours of alcohol sales. The limited term of the grant for each individual plan approval allows the City to review the operation of the establishment and consider any changes in the surroundings. Therefore, as conditioned, the Master Conditional Use to allow the sale of alcohol will not adversely affect the welfare of the surrounding community.

e. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

According to the California State Department of Alcoholic Beverage Control website, there are 56 active on-site licenses and one off-site license in subject Census Tract No. 1907. The number of active licenses exceeds the number of licenses authorized (three on-site and two off-site) for the census tract due to the concentration of commercial activity – specifically, restaurants, bars, clubs, theaters – in the immediate area.

The project site has a Regional Center Commercial land use designation, which is intended to be for a focal point of regional commerce, identity and activity and containing a diversity of uses such as corporate and professional offices, residential, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities, and supporting services. Given the diversity of uses permitted and encouraged within the Regional Center Commercial land use, a higher concentration of alcohol licenses is anticipated. The Project Site is within a highly-developed regional commercial and entertainment district identified as the Hollywood Center by the Hollywood Community Plan. For example, at the corner of Hollywood Boulevard and Highland Avenue, only 2 blocks to the Project’s proposed hotel at Selma and Highland, are a variety of hotels, event venues, theaters, restaurants, and retail establishments (bars, nightclubs) which have resulted in the existing on-site alcohol licenses to exceed the maximum number allocated. The daytime and nighttime population in the immediate vicinity includes the visitors and

employees to this Hollywood Center, which is envisioned as both a commercial and entertainment center by the Hollywood Community Plan, as evidenced by attractions such as the Hollywood Walk of Fame, TCL Chinese Theatre, Dolby Theatre, etc.

Statistics from the Los Angeles Police Department's Central Division reveal that in Crime Reporting District No. 646, which has jurisdiction over the subject property, a total of 662 crimes were reported in 2017, compared to the citywide average of 191 crimes and the high crime reporting district average of 229 crimes for the same period. Of the 662 crimes reported, 58 arrests were made for liquor laws, 27 arrests were made for drunkenness, and 29 arrests were for driving under the influence.

The above figures indicate that the mixed-use project is located in a high-crime reporting district. As a dense, high-population and tourist destination neighborhood, the crime numbers above that of the average neighborhood are to be expected. However, concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. No information was provided by LAPD showing that the approval of the two permits would negatively impact the neighborhood. Of the 662 arrests in the crime district, 17% of the total were for alcohol-related offenses, with 29 of those for driving under the influence (DUI). DUI offenses cannot be blamed in this case as the crime district includes Sunset Boulevard, Hollywood Boulevard and Highland Avenue, which are major traffic access routes through Hollywood to adjacent residential areas with freeway access to other major entertainment areas such as the Central City, Koreatown, Silver Lake and Echo Park. Nonetheless, due to high crime statistics, conditions typically recommended by the Los Angeles Police Department, such as those related to the STAR Program, installation of surveillance cameras and age verification, have been imposed in conjunction with this Master Conditional Use Permit approval. Each establishment is part of a larger development that will benefit from oversight of the project as a whole. In addition, concerns associated with any individual establishment will be addressed in more detail through the required Approval of Plans determination. A Zoning Administrator will have the opportunity to consider more specific operational characteristics as each tenant is identified and the details of each establishment are identified. Security plans, floor plans, seating limitations and other recommended conditions, as well as the mode and character of the operation, will be addressed and assured through site-specific conditions.

f. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

The following sensitive uses are located within a 500-foot radius of the project:

- Hollywood High School, Selma Avenue Elementary School, Larchmont Charter School, Kings Los Angeles
- Blessed Sacrament Church and School
- Hollywood First Baptist Church
- Selma Park

In addition, there are residentially zoned properties within 500 feet of the project site, in particular the residential areas south of Sunset Boulevard. The sale of alcoholic beverages at the proposed

restaurants, bars and retail establishments will not adversely affect the nearby residential buildings or the sensitive uses listed above because they will operate within the confines of the project site and will be subject to numerous conditions of approval. To further ensure that the sensitive uses are not adversely affected, each of the individual establishments is required to file an Approval of Plans with the Department of City Planning and will be subject to additional conditions of approval. The Hollywood Community Plan, page HO-2, states that “the focal point of the Community is the Hollywood Center, located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street.” In addition, the Hollywood Community Plan, page HO-2, states that “this center area shall function as: 1) as the commercial center for Hollywood and surrounding communities and 2) as an entertainment center for the entire region.” The Project is therefore located in this identified Hollywood Center and, with its proposed uses, helps achieve the functions of this area as both an entertainment and commercial center. Therefore, the proposed restaurant, bar, club and retail establishments will not detrimentally affect nearby residential uses or other sensitive uses.

ADDITIONAL FINDINGS FOR MAJOR DEVELOPMENT PROJECT

g. The project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.

The findings for a Major Development Project Conditional Use Permit apply to a project creating 250 or more hotel guest rooms, and 100,000 square feet or more of floor area in other nonresidential uses in the C4 Zone. The Project Site and surrounding area, primarily north of Sunset Boulevard, have a Regional Center land use designation in the General Plan Framework. The Long-Range Land Use Diagram shows that the Project Site is within a Regional Center. According to the General Plan Framework, different types of Regional Centers fall within the FAR range of 1.5:1 to 6.0:1 and are characterized by 6- to 20-story buildings (or higher). Regional Centers are usually near major transportation hubs. The Regional Center Commercial land use designation is intended to be for a focal point of regional commerce, identity and activity and containing a diversity of uses such as corporate and professional offices, residential, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities, and supporting services. In total, the Project will include approximately 1,381,000 square feet of developed floor area (including existing uses to be retained) corresponding with a total FAR of approximately 3.8:1 averaged across the Project Site. Therefore, the Project is within the FAR acceptable in a Regional Center. While the General Plan Framework states that buildings are 6 to 20 stories, existing buildings in the immediate vicinity are not taller than 12-13 stories because they were built before the City removed a 1911 height limit that prohibited buildings taller than 150 feet. Nonetheless, the General Plan Framework states that buildings may taller than 20 stories. Therefore, the Project buildings are compatible with the character and scale of the Regional Center land use designation. Furthermore, the Metro Red Line Hollywood & Highland Station is located approximately 1,000 feet northwest of the Project Site’s proposed hotel. The Metro Red Line had a ridership of 44,861,106 in 2017. The Project is also well-served by public transit provided by Metro and LADOT, including bus stops along Sunset Boulevard, Highland Avenue, and Hollywood Boulevard. Therefore, the Project Site is within a major transportation hub area. As explained further below, the Project’s proposed commercial and entertainment uses are also compatible with the Regional Center Commercial land use designation, which states that the focal point of this land use is regional commerce with residential, retail and major entertainment facilities. As such, the Project’s commercial and entertainment uses will be

compatible with the arrangement of uses and buildings that are envisioned for the Regional Center in the General Plan Framework.

The Hollywood Community Plan, page HO-2, states that “the focal point of the Community is the Hollywood Center, located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street.” In addition, the Hollywood Community Plan, page HO-2, states that “this center area shall function as: 1) as the commercial center for Hollywood and surrounding communities and 2) as an entertainment center for the entire region.” The Project’s uses will be compatible with the land use vision in the Hollywood Community Plan for this area as a commercial and entertainment center for the region. Specifically, the Project consists of 308 hotel rooms, and approximately 190,000 square feet of commercial/retail uses consisting of 70,000 square feet of restaurant space, 40,000 square feet of retail space, a 20,000-square foot market, a 30,000-square foot entertainment venue and a 30,000-square foot movie theatre. This Hollywood Center contains many developments that contribute toward making the area a commercial and entertainment center, such as the Hollywood & Highland complex, Loews Hollywood hotel, The Hollywood Roosevelt hotel, the 7021 Hollywood development, Dolby Theatre, etc. which are located 2 blocks to the north of the Project’s hotel proposed at Selma Avenue and Highland Avenue. In addition, the area surrounding the Project Site immediately to the north, along Selma Avenue, is undergoing rapid transition with the ongoing current construction of new mixed-use buildings with residential and commercial uses, as well as new proposed projects on the remaining lots that are currently surface parking lots. The Project’s location near the Hollywood and Highland Metro Red Line Station allows for regional access to the hotel and 190,000 square feet of commercial space. Therefore, the Project’s uses are compatible with this area that is identified by the Hollywood Community Plan as the commercial and entertainment center of the Hollywood Community Plan Area. Finally, the Project proposes an arrangement publicly accessible open spaces that are compatible. Specifically, the Project includes the retention and rehabilitation of the Crossroads of the World complex, which includes courtyards and paseos between its historic buildings. The Project will retain this open space and remove gates that currently exist, in order to reactivate the Crossroads of the World complex. In addition, the Project will develop a new paseo on Parcel B and new courtyards adjacent to the former Hollywood Reporter Building and the Crossroads of the World Early American Building, as well as provide a wide sidewalk in front of the hotel to activate Selma Avenue. The Project therefore builds upon the historical pattern of open space created by the original Crossroads of the World complex. The nearby Hollywood & Highland complex also uses this open space idea in its design, with an open space at the center of the development. In addition, the Project’s new courtyards next to the former Hollywood Reporter and the Early American Building provide open space similar to the courtyards in front of the Chinese Theatre and the Egyptian Theatre. In order to create the paseos, courtyards and other open space, the Project’s high-rise buildings are setback from the property lines and, as in Building B1, the massing of the building becomes narrower as it reaches the top. Thus, the Project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.

h. The project complies with the height and area regulations of the zone in which it is located.

The Long-Range Land Use Diagram shows that the Project Site is within a Regional Center. According to the General Plan Framework, different types of Regional Centers fall within the FAR range of 1.5:1 to 6:1 and are characterized by 6- to 20-story buildings (or higher). The Project Site is zoned C4-2D-SN and C4-2D; Height District 2 within the C4 Zone does not have a height

limitation. While the General Plan Framework states that buildings in a Regional Center are 6 to 20 stories or higher, existing buildings in the immediate vicinity are not taller than 12-13 stories because they were built before the City removed a 1911 height limit that prohibited buildings taller than 150 feet. The Project's proposed 308-key hotel is 26 floors, which is consistent with the Regional Center description that buildings are 6 to 20 stories or higher. Furthermore, to retain the integrity of the Crossroads of the World historic complex, the proposed hotel is located at the corner of Highland Avenue and Selma Avenue, the point farthest away from the historic Crossroads buildings. The Project's 190,000 square feet of commercial uses are distributed mostly on the ground floor of the Project buildings (i.e., the hotel, Building B1, Building B2, Building B3 and Building B4), with the tallest of the new commercial buildings being only 2 floors (i.e., Buildings C1 and C2). Regarding area regulations, the Development "D" Limitation in the zoning prefix indicates that development shall not exceed a FAR of 2:1 and 3:1. The Project Site would otherwise have a maximum FAR of 6:1 under Height District 2, which is in line with the intent of the General Plan Framework for Regional Centers. When subtracting the residential uses, the combined total floor area of the 308-key hotel and commercial uses would be 510,000 square feet (320,000 sf hotel + 190,000 sf commercial uses). With the most restrictive of the "D" Limitations of 2:1, the maximum total floor area would be 726,580 square feet (363,290 sf lot x 2). Therefore, the floor area of the hotel and commercial uses could be accommodated within this 2:1 FAR. In addition, the Project as a whole includes requests for On-Menu and Off-Menu Incentives as part of its Density Bonus Compliance Review to: 1) permit a 35 percent increase in the maximum allowable FAR from 2:1 to 2.7:1 (for the C4-2D-SN portion of the site and Parcel E1) and from 3:1 to 4.05:1 (for the C4-2D portion of the site); 2) to permit the averaging of floor area for an average FAR of approximately 3.26:1 across the site; and 3) to permit an approximately 16.51 percent increase of 3.8:1 FAR in lieu of approximately 3.26:1 FAR averaged across the site. Therefore, even when including the residential uses, the overall 3.8:1 FAR of the Project would be within the FAR range of 1.5:1 to 6:1 identified in the General Plan Framework for Regional Centers. For the reasons stated above, the proposed Project would comply with the height and area regulations.

i. The project is consistent with the City Planning Commission's design guidelines for Major Development Projects.

The City Planning Commission has not adopted design guidelines for Major Development Projects; however, the Project is consistent with the following goal from the Urban Form and Neighborhood Design Chapter of the General Plan Framework:

Goal 5A: A livable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and Citywide scales.

Objective 5.8: Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.

Objective 5.9: Encourage proper design and effective use of the built environment to help increase personal safety at all times of the day.

The Project is located in the Hollywood community, a high density area featuring a mix of land uses, including residential, retail, restaurants, entertainment, and other commercial offices and services. The Project is an infill redevelopment that will revitalize the Project Site by providing a new hotel, residential uses, and neighborhood-serving retail and commercial uses to the surrounding community, which will create a new development that will be attractive to future investment, as well as contribute to a transit-oriented mixed-use neighborhood at both the local and citywide scale when considered with other mixed-use and commercial developments within a 0.5-mile radius of the Project Site. As a development within a Regional Center land use designation, the Project will result in an improved and aesthetically appealing streetscape that will promote pedestrian activity by providing ground floor retail that features extensive windows to encourage pedestrian activities and create a human-scale frontage design. In addition, the Project will promote walkability by encouraging the use of public transit, since the Project Site is near many transit options, particularly the Metro Red Line Hollywood/Highland Station. The Project will also include a pedestrian paseo to the historic Crossroads of the World along the eastern end of the Project Site to promote and enhance pedestrian activity. Within the pedestrian paseo, there will be areas designed to promote gathering and socializing, which can serve as a focus of activity for the surrounding community. These areas consist of interactive water features, seating, planting, and trees. Finally, the Project will incorporate elements that promote individual and community safety. Specifically, the Project will incorporate design strategies established in the City's initiative, "Design Out Crime," which includes the techniques of Crime Prevention Through Environmental Design (CPTED). These design strategies within the Project design will include, but not be limited to, (1) limiting and locating secure access points to areas of high visibility; (2) designing hallways and corridors to be straight forward with no dark corners, as possible; (3) providing clear transitional zones between public, semi-public, and private spaces; and (4) properly lighting and providing proper signage to interior and exterior spaces to direct flow of people and reduce opportunities for crime.

3. Site Plan Review Findings

In order for the Site Plan Review to be granted, all three of the legally mandated findings delineated in LAMC Section 16.05 F must be made in the affirmative.

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 Project Site is located within the Hollywood Community Plan Area, which was adopted by the City Council on August 2, 2014 (pursuant to Council File 12-0303 S4). The Plan Map designates the subject property for Regional Center Commercial land use with corresponding zones of C2, C4, P, PB, RAS3, and RAS4. The Project Site is zoned C4-2D-SN and C4-2D. The zone permits uses consistent with commercial and multi-family residential uses. The Project is consistent with the land use and zoning and in substantial conformance with the intent and provisions of the General Plan as reflected in the adopted Community Plan.

General Plan Text. The Hollywood Community Plan, a part of the Land Use Element of the City's General Plan, states the following objectives that are relevant to the Project:

Hollywood Community Plan

Objective No. 1: To further the development of Hollywood as a major center of population, employment, retail service and entertainment.

Objective No. 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.

Objective No. 4: To promote economic well-being and public convenience through allocating and distributing commercial lands for retail service and office facilities in quantities and patterns based on accepted planning principles and standards.

The project site is located within an area of Hollywood that is seeing many new developments, including mixed-use projects, that are either built (such as the Columbia Square Project and the Eastown Apartments), under construction (such as the South Block Development and 6250 Sunset Project) or proposed. Several of these projects, like Crossroads Hollywood, involve the retention, rehabilitation and adaptive reuse of iconic historic buildings such as the Columbia Square Project and the 6250 Sunset Project. This project will help achieve Objective No. 1 above to revitalize the Hollywood Center by creating a lively, pedestrian-oriented area by rehabilitating the historic Crossroads of the World complex, the Hollywood Reporter Building and the Bullinger Building, and making them the anchor of a mixed-use development. Specifically, the project includes eight mixed-use buildings with residential, hotel, commercial/retail, entertainment and restaurant uses around a pedestrian paseo that runs through the middle of the project site. The Hollywood Community Plan also states that proposed development in excess of 4.5:1 up to 6:1 FAR may be permitted for Regional Center Commercial development if the development meets objectives in the Redevelopment Plan. The project site has a "D" Limitation pursuant to Ordinance No. 182,173 that limits the FAR to 3:1, but a project may exceed the 3:1 FAR provided that the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and conforms with Hollywood Community Plan policies. However, the applicant may utilize the State Density Bonus Law to average floor area across the site. In addition, the applicant may request a waiver of development standards to allow for increased FAR.

The Project will also help achieve Objective No. 3 above by resulting in the construction of 950 residential units, including 11 percent, or 105 units, for Very Low Income Households. In addition, the applicant is required to provide right of first refusal to existing tenants residing in the apartment buildings located at 6200 Selma Avenue and 1535 Las Palmas Avenue, which will ensure that at least 40 tenants are offered a new unit in the completed development at either a Very Low Income rate, if qualified, or at a rent equal or less than the rent that they are currently paying. According to the City's Housing Element 2013-2021, "[i]t is the overall housing vision of the City of Los Angeles to create for all residents a city of livable and sustainable neighborhoods with a range of housing types, sizes and costs in proximity to jobs, amenities and services." The project achieves this vision by providing needed housing, including both affordable housing pursuant to State Density Bonus measures and replacement of rent stabilized units to residents who previously lived in rent stabilized units on the site, along a major transit corridor, Sunset Boulevard, and within a quarter mile radius of several high-capacity transit lines including the Metro Rapid Bus and Metro Red Line. Specifically, the project is located two blocks south of the Hollywood and Highland Metro Subway Station, where the Red Line connect Hollywood to Union Station and North Hollywood. This type of development is also consistent with the City's Framework Element which states that anticipated growth should be directed toward high-density, mixed-use centers and to the neighborhoods around its 80 rail stations.

The Project is also consistent with Objective No. 4 above because of its mixed-use nature which will promote economic well-being by providing commercial uses in a commercially zoned property. In addition, the project's uses are consistent with the adjacent properties which are primarily within

the C4 Zone and are generally developed with commercial, institutional (i.e., churches and schools) and office uses. Finally, the project also promotes public convenience as it is located along a major transit corridor, Sunset Boulevard, and within walking distance (less than half a mile) of high-capacity transit, including the Metro Red Line located at the intersection of Hollywood Boulevard and Highland Avenue.

In addition to achieving the objectives of the Hollywood the Community Plan, the Project would also support and be consistent with the following objectives identified in subsection 506.2.3: Regional Center Commercial Density of the Hollywood Redevelopment Plan:

Objective a: To 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.

Objective b: To provide for new development which complements the existing buildings in areas having architecturally and/or historically significant structures.

Objective d: To encourage the development of appropriately designed housing to provide a balance in the community.

Objective e: To provide for substantial, well designed public open space in the Project Area.

The Project achieves Objective “a” above because it locates high-density commercial and residential uses near high capacity transportation facilities like the Metro Subway station at Hollywood and Highland. In addition, as listed above in the MMP, the project includes Mitigation Measure, TRA-MM-1, which requires that the project prepare and implement a TDM Program that includes strategies to promote non-auto travel and reduce the use of single-occupant vehicle trips. The project accomplishes Objective “b” above because it retains and rehabilitates existing, historic buildings on the project site, specifically the Crossroads of the World complex, the former Hollywood Reporter Building and the Bullinger Building. The proposed new buildings would have varying materials, colors and facade plane variations to complement the eclectic architectural styles of the Crossroads of the World Complex and the former Hollywood Reporter Building. The Crossroads of the World Complex and the former Hollywood Reporter Building will be rehabilitated and integrated into the new buildings in accordance with the Secretary of Interior’s Standards.

As previously stated, the Project will also help achieve Objective “d” above by developing 950 residential units with 11 percent, or 105 units, for Very Low Income Households. The residential portion of the project is appropriately designed to accommodate tenants who wish to live near public transit, near employment centers in Hollywood, and near commercial establishments that would be created by the project. In addition, the unit mix of the project includes studios, one bedrooms and two bedrooms to create a housing balance to serve several segments of the population.

Finally, in conformance with Objective “e” above, the Project provides well-designed public open space. Specifically, the project will provide a pedestrian paseo with courtyards connecting the historic Crossroads of the World complex and the new proposed hotel at the corner of Selma Avenue and Highland Avenue. The pedestrian paseo will be accessible from Las Palmas Avenue, McCadden Place, and Selma Avenue and will be designed to feature pedestrian seating areas

with hardscape and landscape areas, as well as feature entry pavilions and other commercial uses at the ground floor to activate the open space.

Therefore, the Project is consistent with the General Plan, the Hollywood Community Plan and the Hollywood Redevelopment Plan.

Framework Element. The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the Project Site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. Specifically, the proposed development would be consistent with the following objectives and policies of the Framework Element:

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

Policy 3.1.3: Identify area for the establishment of new open space opportunities to serve the needs of existing and future residents. These opportunities may include a citywide linear network of parkland and trails, neighborhood parks, and urban open spaces.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram (Figures 3-1 to 3-4) and Table 3-1.

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

Policy 3.2.3: Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.

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

Policy 3.7.1: Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

Policy 3.10.1: Accommodate land uses that serve a regional market in areas designated as "Regional Center" in accordance with Tables 3-1 and 3-6. Retail uses and services that support and are integrated with the primary uses shall be permitted. The range and

densities/intensities of uses permitted in any area shall be identified in the community plans.

Policy 3.10.4: Provide for the development of public streetscape improvements, where appropriate.

Objective 4.2: Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.

Objective 5.8: Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.

Policy 7.2.3: Encourage new commercial development in proximity to rail and bus transit corridors and stations.

Objective 2: Mitigate the impacts of traffic growth, reduce congestion and improve air quality by implementing a comprehensive program of multi-modal strategies that encourages physical and operational improvements as well as demand management.

Policy 3.13: Enhance pedestrian circulation in neighborhood districts, community centers, and appropriate locations in regional centers and along mixed-use boulevards; promote direct pedestrian linkages between transit portals/platforms and adjacent commercial development through facilities orientation and design.

The Project will achieve these objectives and policies by developing a new mixed-use infill development across four City blocks. Specifically, the Project will develop a total of 1,381,000 square feet of floor area, consisting of 950 residential units, 308 hotel rooms, and approximately 190,000 square feet of commercial/retail uses. The Project will also include active and passive recreational spaces, including roof decks and pools, community rooms and recreational facilities, courtyards, and common open space with gathering and seating areas to serve the needs of existing and future residents. In addition, the Project will develop new publicly accessible courtyards and a pedestrian paseo that will lead to the Crossroads of the World, as well as landscaped public walkways that will connect the entire Project Site, while promoting access from Sunset Boulevard, Las Palmas Avenue, Selma Avenue, and McCadden Place. The pedestrian paseo and courtyard will contain different hardscape and landscaped areas. Groupings of trees will emphasize the path, and lower planters and hardscape areas will demarcate seating and gathering spaces. Hardscape elements will consist of a varied palette of materials. In total, the amount of publicly accessible paseo open space will be 65,300 square feet, with 23,500 square feet between Buildings B1, B2, B3, B4 and B5, and 41,800 square feet around the Crossroads of the World complex. Within the pedestrian paseo, there will be areas designed to promote gathering and socializing, which can serve as a focus of activity for the surrounding community. These areas will consist of interactive water features, seating, and landscaping. The Project will therefore support the needs of existing and future residents, businesses, and visitors of the Hollywood community.

The Long-Range Land Use Diagram shows that the Project Site is within a Regional Center. Generally, different types of Regional Centers fall within the FAR range of 1.5:1 to 6.0:1 and are characterized by 6- to 20 story buildings (or higher). Regional Centers are usually near major transportation hubs. In total, the Project will include approximately 1,381,000 square feet of developed floor area (including existing uses to be retained) corresponding with a total FAR of approximately 3.8:1 averaged across the Project Site. Therefore, the Project is within the FAR acceptable in a Regional Center. Furthermore, the Metro Red Line Hollywood/Highland Station is located approximately 1,000 feet northwest of the Project Site. The Project is also located in an area well-served by public transit provided by Metro and LADOT, including bus stops along Sunset Boulevard, Highland Avenue, and Hollywood Boulevard. As such, the Project, which will create additional housing to meet a growing demand in the Hollywood community and short- and long-term employment opportunities, will be consistent with the type of development that is envisioned for the Regional Center in the General Plan Framework.

In addition, the Project will provide a total of 1,241 spaces (1,048 long-term and 193 short-term) for bicycle parking and a bicycle hub on the ground level of Building E1, the standalone parking structure. As such, the Project will provide opportunities for the use of alternative modes of transportation, thereby promoting an improved quality of life and facilitating a reduction in vehicle trips, vehicle miles traveled, and air pollution. As mentioned above, the Project will include a series of walkways, courtyards and public paseos with access across the Project Site to the surrounding neighborhood to encourage and promote walkability in a high-activity area in the Project vicinity. Furthermore, the Project will result in an improved and aesthetically appealing streetscape that would promote pedestrian activity and enhance the urban lifestyle and livability of the surrounding neighborhood. One of the Project's specific objectives is to enhance the public realm by introducing new amenities, such as streetscape improvements. The Project will provide street trees in accordance with Urban Forestry Division requirements. The Project will be located along Sunset Boulevard, which is characterized as a high pedestrian area and also within proximity to the Hollywood Entertainment District to the north. Thus, the Project will encourage and promote walkability in the high-activity Project Site vicinity, particularly between the Metro Red Line Hollywood/Highland Station, Hollywood & Highland Center, tourist attractions, and other entertainment-related uses along Hollywood Boulevard and the Project Site. In addition, the Project will promote pedestrian activity by providing ground floor retail that will feature extensive glazing to encourage pedestrian activities and create a human-scaled frontage.

The Project will include development of 950 multi-family residential units in accordance with Table 3-1 and Table 3-3 of the General Plan Framework. The Project, which results in a density of approximately 119 units per acre, falls under the High Density designation identified in Table 3-1. This density is also consistent with the corresponding R5 Zone, as identified in Table 3-3. Although the Project Site is currently zoned C4-2D (Commercial, Height District 2 with Development Limitation) and C4-2D-SN (Commercial, Height District 2 with Development Limitation, Signage Supplemental Use District) by the LAMC, the C4 Zone allows for residential development at the density permitted in the R5 Zone when a mix of commercial and residential uses is developed, pursuant to LAMC section 12.22-A,18(a). Height District 2 within the C4 Zone does not impose a height limitation and has a maximum FAR of 6:1. The Development "D" Limitation in the zoning prefix indicates that development shall not exceed a FAR of 2:1 and 3:1. However, the applicant may utilize the State Density Bonus Law to request increased FAR and averaging of floor area across the site. In addition, the applicant may request a waiver of development standard to allow for increased FAR. Thus, the Project will be developed within the allowable density and, with approval of the requested On-Menu and Off-Menu Incentives pursuant to 12.22-A,25(F) and 12.22-A,25(G), will comply with the Framework Element Long-Range Land Use Diagram.

As discussed in Section IV.L, Traffic, Access, and Parking, of the Draft EIR, traffic impacts resulting from the Project would be mitigated to the extent feasible by a combination of physical improvements and implementation of a mitigation program for the Project that includes a Transportation Demand Management program to promote peak period trip reduction; transit system improvements, including the provision of new buses to increase public transit along a key corridor within the Project area; Transportation System Management improvements, including signal controller updates and installation of closed circuit television at key intersections within the Project area; and specific intersection improvements, including physical mitigations and signal phasing enhancements. These mitigation measures are consistent with the City's policies and procedures that support improvements to reduce greenhouse gas emissions by reducing the use of single-occupant vehicle trips, encourage developers to construct transit and pedestrian-friendly projects with safe and walkable sidewalks, and promote other modes of travel.

Housing Element. The 2013-2021 Housing Element, the Housing Element of the General Plan, is the City's blueprint for meeting housing and growth challenges. The Housing Element identifies the City's housing conditions and needs, identifies goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides an array of programs the City has committed to in order to implement and create sustainable, mixed-income neighborhoods across Los Angeles. The Project is consistent with the following objectives and policies of the Housing Element:

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 3.10.4: Provide for the development of public streetscape improvements, where appropriate.

Policy 1.1.4: Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.

Objective 2.2: Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities services and transit.

Objective 2.3: Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.

Policy 2.3.2: Promote and facilitate reduction of water consumption in new and existing housing.

Policy 2.3.3: Promote and facilitate reduction of energy consumption in new and existing housing.

Policy 2.4.3: Develop and implement sustainable design standards in public and private open space and street rights-of-way. Increase access to open space, parks and green spaces.

Objective 2.5: Promote a more equitable distribution of affordable housing opportunities throughout the City.

Policy 2.5.1: Target housing resources, policies and incentives to include affordable housing in residential development, particularly in mixed-use development, Transit Oriented Districts and designated Centers.

The Project is a mixed-use development that will provide new residential, hotel, and commercial retail uses to serve the surrounding community. The Project will provide these uses in proximity to other similar and compatible land uses, which include residential, office, and commercial uses. Specifically, the Project will develop a total of 950 residential units, 105 of which will be set aside for Very Low Income Households to replace the existing rent-stabilized units located in Development Parcel B that would be removed. The Project will therefore meet a growing demand for housing units in the Hollywood Community Plan Area by providing both market-rate and affordable housing options in a variety of unit types (i.e., studios, 1-bedroom and 2-bedroom units). The Project expands residential development opportunities in a designated Regional Center. In addition, the Project will be located in an urbanized commercial area that is well-served by local transit options provided by Metro and LADOT along Sunset Boulevard, Hollywood Boulevard, and Highland Avenue. Therefore, the Project will promote housing next to transit options. Furthermore, the Project will incorporate environmentally sustainable design features required by the Los Angeles Green Building Code and the sustainability intent of the U.S. Green Building Council's LEED green building program, using both LEED-H v2010 and LEED-NC v2009 rating systems, to achieve LEED Silver certification equivalency. Design features in compliance with LEED standards will be incorporated to reduce energy and water usage and wastewater and solid waste generation, thereby promoting the construction of sustainable buildings to minimize the Project's effects on the environment and minimize the use of non-renewable resources. As discussed in Section IV.M.1, Utilities and Service Systems—Water Supply and Infrastructure, of the Draft EIR, the Project will incorporate Project Design Features to reduce water usage. Specifically, the new residential units will be equipped with, among others, high efficiency toilets, clothes washers, and dishwashers and low-flow kitchen/lavatory faucets and showerheads. In addition, the Project will incorporate Project Design Features to improve energy efficiency and reduce energy consumption in new housing and mixed-use development; i.e., the Project is designed to exceed Title 24, Part 6, California Energy Code baseline standard requirements by 15 percent for energy efficiency, based on the 2016 Building Energy Efficiency Standards requirements and use Energy Star-labeled products and appliances, as well as energy-efficient lighting technologies. Finally, 101,075 square feet of open space, consisting of approximately 22,200 square feet of interior amenity space, 51,225 square feet of common open space, and approximately 27,650 square feet of private open space (i.e., balconies) will be provided in accordance with the open space provisions set forth in LAMC Section 12.21-G. The publicly accessible open spaces include the pedestrian paseo between McCadden Place and Las Palmas Avenue, and the existing Crossroads of the World courtyards and the continuation of the paseo between Buildings C2 and the Early American Building of the Crossroads of the World complex. The public and private open space and street rights-of-way will include, but not be limited to, the following features: use of (1) energy-efficiency lighting technologies; (2) weather-based irrigation systems, (3) drought-tolerant landscaping, and (4) use of proper hydro-zoning (i.e., grouping plants with similar water requirements together).

Finally, as conditioned, the Project will provide five percent of the total automobile parking spaces, and all parking spaces in excess of the code requirement, with immediate installation of electric vehicle (EV) charging stations. In addition, as conditioned, the Project will provide a minimum of 135 kilowatts of photovoltaic panels on the Project Site. The condition requiring EV ready parking spaces (installed with chargers) will support the adoption of low and zero emission transportation fuel sources by the Project's visitors, residents, and employees. The condition requiring a solar photovoltaic system will support the use of renewable sources of energy. These conditions

provide for the public welfare and public necessity by reducing the level of pollution from air quality and greenhouse gas emissions to the benefit of the neighborhood and the City. Therefore, the Project is in substantial conformance with the General Plan Health and Wellness Element Policies 2.2 (encourage the design of buildings for healthy living) 5.1 (reduce air pollution), 5.7 (reduce greenhouse gas emissions); Air Quality Element policy 4.2.3 (ensuring new development is compatible with alternative fuel vehicles), 5.1.2 (shift to non-polluting sources of energy in buildings and operations); and Mobility Element Policy 4.1 (expand access to transportation choices). The EV condition is also good zoning practice because it provides a convenient service amenity to the occupants or visitors who use electric vehicles and utilize electricity on-site for other functions. These conditions allow the Project to improve the health, wellness, air and mobility of the residents, visitors, employees and neighborhood, but within the context of the Project's proposed density, uses, and features.

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 neighboring properties.

The surrounding area is highly urbanized and land uses within the general vicinity of the Project Site are characterized by a mix of low- to high-intensity mixed-use, commercial, institutional and residential uses. Specific uses around the Project Site consist of the following:

- North: One- to three-story commercial, institutional and multi-family residential development along Selma Avenue in the C4-2, C4-2D, C4-2-SN and PF-2D Zones.
- South: One- to two-story commercial development along Sunset Boulevard in the C4-2D-SN Zone.
- East: One- to three-story buildings associated with the Blessed Sacrament Church and School campus in the C4-2D Zone.
- West: One- to three-story buildings associated with the Hollywood High School campus across Highland Avenue in the PF-1XL Zone.

The following elements are incorporated into the Project design in a manner that is compatible with both existing and future development in the surrounding area:

Building Design. The Project is designed in a contemporary architectural style. The upper stories are differentiated from the ground floor to create horizontal articulation and reduce the perceived bulk of the buildings. To create a pedestrian oriented area, the Project will locate retail uses on the ground floor, with direct entries with glazing from Sunset Boulevard, Las Palmas, McCadden Place, Selma and Highland Avenue. In addition, there will be courtyards, entrance pavilions and paseos between the buildings. Finally, the architectural design uses a material palette (i.e., painted metal, vision glass, glass guardrails, cement board panels, wood and stone rainscreen, storefront glazing, brick, painted concrete, and wood screens) that reflects a modern, simple identity.

Building Orientation/Frontage. The primary frontages of the Project are all oriented toward the major streets and to the internal paseo and courtyards in order to activate the public realm and the publicly accessible open space created by the Project. Specifically, the entrances to the retail

and hotel in Building A1 are oriented towards Highland Avenue and Selma Avenue. Building B2 features an entrance to the lobby along McCadden Place, while the remainder of the entrances to the retail uses are along Selma and facing toward the pedestrian paseo. Building B1 will have entrances on all sides, fronting Selma, Las Palmas and facing the new pedestrian paseo. Building B4 faces Las Palmas Avenue and will have entrances to the paseo. Building B3 will front Las Palmas and Sunset. Building C1 will front Las Palmas. Building C2 is oriented toward the new courtyard north of the Crossroads of the World Early American Building. Similarly, Building C3 will face the paseo that runs north-south between the Crossroads of the World buildings. Finally, Building D1 will front Selma and Las Palmas.

Building A1 will have frontage along Highland Avenue with pedestrian entrances. Specifically, the commercial retail portion at ground level of Building A1 (the west elevation) will have storefront glazing. The east elevation of Building A1 will feature storefront glazing with painted concrete. The north elevation of Building A1 will also feature storefront glazing with alternating brick. The alternating pattern of brick and storefront glazing is carried through along Selma Avenue on the north elevations of Buildings B1 and B2. Along Las Palmas, the east elevation of Building B3 will feature storefront glazing while Building B1 and Building B4 will feature storefront glazing with alternating brick. Building B3's Sunset (south) elevation will feature storefront glazing and canopies. Buildings C1 and C2 will also feature storefront glazing with alternating brick. Building D1 will feature a brick-clad ground floor. Above the ground floor level, the Project buildings will feature wood screens, vision glass, glass guardrails, painted metal, wood rainscreen, painted concrete, and stone rainscreen.

Height/Bulk. The mixed-use buildings would be variable in height, with a maximum height of about 401 feet for Building B1 and about 385 feet for Building B3. While there is no height limit for the Project Site, Building B1 gradually steps back in a series of volumes to reduce the perceived bulk of that Building. That Building's crown also features a lattice that gives the building a sense of lightness at the top. Similarly, Building B3's roof features a lattice in order to minimize the perceived height of the building. In addition, the roofs of Building B1 and Building B3 would feature roof terraces with trees, which further diminish the perceived height of the buildings. The facades of all the buildings are articulated through changes in material, and breaks in the planes of the facade to reduce the perceived bulk of the buildings. In particular, Building B3 features a grid pattern on its façade with alternating depths, which creates visual interest, and each building is differentiated from each other with different façade treatments. In addition, the building facades are broken up by balconies with glass railing. Generally, the towers are articulated with glass, thus giving the buildings a sense of lightness. Through architectural design and site planning, the Project's perceived height and bulk are reduced. Finally, the changes in materials and planes on the facade create visual interest.

Setbacks. The Project will provide the required setbacks per the LAMC. As shown in the Plot Plan in the attached Exhibit A, the required setbacks vary across the Project Site from 2' to 17' and all of the buildings are within the setbacks. The setbacks will contribute toward activating the pedestrian realm by providing space for pedestrian circulation and landscaping. Therefore, the Project will enhance the streetscape around the Project Site.

Off-Street Parking and Driveways. Parking for commercial and residential uses will be provided in a series of subterranean parking structures and one standalone parking structure (Building E1). Specifically, parking will be located underneath Building A1, the hotel, in a 6-level subterranean parking structure. A 5-level subterranean parking structure will be located underneath Buildings B1, B2, B3, B4 and the new paseo. A 4-level subterranean parking structure will be located underneath Building C2. In addition, there will be a 3-level subterranean parking structure

underneath Building D1. Finally, the standalone parking structure, Building E1, will feature 3 subterranean levels and 5 above-grade parking levels. The project proposes to utilize Parking Option 1 as part of LAMC Section 12.22-A,25 as part of the Density Bonus application. With additional reductions due to bike parking incentives, a total of 1,836 parking spaces are required and 2,260 spaces will be provided. Vehicular access to the hotel (Building A1) will be through a midblock driveway along Selma Avenue and along McCadden Place at the southeast of the building. Building B2 will have a driveway at the south west corner of the building. Building B1 features a driveway along Las Palmas, north of the retail uses located at the southeast corner of the building. The loading dock will be accessed off Las Palmas Avenue, between Building B3 and Building B4. The vehicular access to Building D1 will be off of Las Palmas at the northwest corner of the building. Finally, Building C2 will be accessed by cars from Las Palmas Avenue, around midblock, while the parking structure (Building E1) will be accessed from Selma Avenue at the northeast corner of the building. In total, there are 23 existing driveways on the project site – most will be closed, and the remainder will either be maintained as is, modified or created, for a total of nine driveways for the Project. In each case, the vehicular driveway is the minimum width required to be as efficient as possible and all driveways will be at a sufficient distance from adjacent intersections to not interfere with driver and pedestrian visibility and safety in accordance with LADOT standards and approvals.

Building Signage and Lighting. Project lighting will include lighting from within the interior, as well as lighting at the building exterior elevations, exterior courtyards, and roof decks. Exterior lighting will include light at each building entrance and exit, light for the canopies and shade structures adjacent to the building façade, and light for the courtyards and deck spaces surrounding the buildings. Exterior façade lighting will include accent lighting at the glazed façade components. The pattern of exterior lighting would vary at the commercial, hotel, and residential buildings to create different effects, unique to each building's architectural composition. Site lighting will also include light for circulation and safety, as well as accent light onto trees and other landscape elements. Pathway lighting will be provided by low bollards and poles, and wall-mounted down lights at the building perimeter. Landscape lighting will also include up lights on trees, and recessed fixtures within the parapet walls, planters and benches. All on-site lighting will comply with regulatory requirements, including the requirements that are set forth by CalGreen and Title 24 that stipulate the use of high performance lights with color and glare control. In addition, design elements will be incorporated to limit the direct view of the light source surface for all exterior light fixtures and to ensure that the light source cannot be seen from adjacent residential properties or the public right-of-way. In addition, Project illuminated signs will not exceed 600 candelas per square meter during nighttime hours (with a maximum of 150 candelas per square meter adjacent to and facing Selma Avenue), as identified in Project Design Feature AES-PDF-9. All on-site exterior lighting will be automatically controlled to illuminate only when necessary. All interior lighting will be equipped with occupancy sensors that would automatically extinguish and/or dim lights when not in use. Project signage will be compatible with the commercial and entertainment-oriented uses of the Project Site and the Project vicinity. Proposed signage will include monument or mounted project identity signage, building and commercial tenant signage, and general ground-level and wayfinding pedestrian signage, as permitted by the HSSUD (applicable to the western portion of Development Parcel A and the southern portion of Development Parcel B only). Wayfinding signs will be located at parking garage entrances, elevator lobbies, vestibules, and residential corridors. Illuminated signage will include identification signs, digital message boards, and tenant retail signs. Finally, all new street and pedestrian lighting within the public right-of-way will comply with applicable City regulations and would be approved by the Bureau of Street Lighting in order to maintain appropriate and safe lighting levels on both sidewalks and roadways while minimizing light and glare on adjacent properties.

Open Space and On-Site Landscaping. In total, approximately 101,075 square feet of open space, consisting of approximately 22,200 square feet of interior amenity space, 51,225 square feet of common open space, and approximately 27,650 square feet of private open space (i.e., balconies) will be provided in accordance with the open space provisions set forth in LAMC Section 12.21-G. Furthermore, the existing Crossroads of the World courtyards and the creation of a plaza between Buildings C1 and C2 would provide an additional 41,800 square feet of open space. In addition, the Project will provide approximately 23,500 square feet of open space in a pedestrian paseo located between Building B2 and Building B1 from Selma Avenue to Las Palmas Avenue. As shown in the landscape plan below, the paseo and courtyards will feature hardscape paving, movable furniture, planters, water features, seatwalls, outdoor tables and seating, and green walls. When including the proposed pedestrian paseo and the existing courtyards that are accessible to both the Project residents and the general public, the open space provided within the Project Site will total approximately 166,375 square feet. The Project will also provide 239 new trees, including roof deck trees, trees along the paseo, and street trees along Highland Avenue, Selma Avenue, Las Palmas Avenue and Sunset Boulevard.

Trash Collection. The residential trash areas are located within enclosed trash rooms within the Project buildings, and are not visible to the public. Similarly, commercial trash rooms are fully enclosed and not visible to the public.

Loading Areas. Any deliveries to the commercial spaces will occur before business hours and not affect pedestrian access or street parking. In addition, the loading area for the Project is consolidated into one area and is integrated into the backside of Building B4, which is not visible to the public, between Building B3 and Building B5.

In conclusion, the Project consists of mixed-use buildings with off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that are compatible with existing and future planned development on adjacent and neighboring properties.

c. That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.

The project will provide approximately 101,075 square feet of open space, consisting of approximately 22,200 square feet of interior amenity space, 51,225 square feet of common open space, and approximately 27,650 square feet of private open space (i.e., balconies) will be provided in accordance with the open space provisions set forth in LAMC Section 12.21-G. Specially, the Project will include active and passive recreational spaces, including roof decks and pools, community rooms and recreational facilities, courtyards, landscaped gardens, and common open space with gathering and seating areas to serve the needs of existing and future residents. Rooftop amenities include a pool and pool terrace, club room, lounge, entertainment terrace, and artificial turf game lawn. Landscaped courtyards will be located on the podium level and roof level; private patios and balconies will be provided within the residential units; and a private gym is proposed along the Las Palmas Avenue frontage. Landscaped planters and hardscape features will be distributed throughout the podium and rooftop levels, and perimeter landscaping will be installed at the ground level. Due to the amount, variety, and availability of the Project's proposed open space and recreational amenities, it is anticipated that Project residents and employees will generally utilize on-site open space to meet their recreational needs and reduce the Project's demand on public parks and recreational facilities. Therefore, it is determined that the Project provides sufficient recreational and service amenities to serve residents without creating negative impacts on neighboring properties.

4. FINDINGS OF FACT (CEQA)

The City of Los Angeles, as lead agency, acting through the Department of City Planning, prepared an environmental impact report (EIR), consisting of a Draft EIR, Final EIR, and the Errata to the Final EIR under case number ENV-2015-2026-EIR (SCH No. 2015101073). Pursuant to the California Environmental Quality Act (California Public Resources Code Sections 21000-21189.57)(CEQA), the EIR is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and components of the project at 1540–1552 Highland Avenue, 6700–6760 Selma Avenue, 6663–6675 Selma Avenue, 6660 Selma Avenue, 1543–1553 McCadden Place, 1542–1546 McCadden Place, 1501–1573 Las Palmas Avenue, 1500–1570 Las Palmas Avenue, 1600–1608 Las Palmas Avenue, and 6665–6713½ Sunset Boulevard, consisting of a 1,381,000-square-foot mixed-use complex including 950 residential apartments, 308 hotel rooms, 190,000 square feet of commercial use, and 2,260 parking spaces (Project), including the retention and rehabilitation of 68,000 square feet of residential uses in the Crossroads of the World complex, the former Hollywood Reporter building, and the Bullinger Building on a 8.3-acre site containing 30 individual parcels over four City blocks located within an identified High Quality Transit Area and Transit Priority Area in Hollywood (Site or Project Site).

In a determination letter dated August 15, 2018, the City's Deputy Advisory Agency (DAA) certified the EIR; adopted the environmental findings prepared for the Project as well as a statement of overriding considerations and a mitigation monitoring program (MMP); and approved the Project's vesting tentative tract map (VTTM). However, an appeal was filed with respect to the DAA's approval of the VTTM, and therefore when the City Planning Commission denied the appeal on September 13, 2018, it also re-certified the EIR, and adopted the environmental findings prepared for the Project as well as a statement of overriding considerations and a mitigation monitoring program.

CEQA and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387) allow the City to rely on the previously certified EIR unless a Subsequent or Supplemental EIR is required. Specifically, CEQA Guidelines Sections 15162 and 15163 require preparation of a Subsequent or Supplemental EIR when an EIR has been previously certified or a negative declaration has previously been adopted and one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

- a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, Public Resources Code Section 21166 states that unless one or more of the following events occur, no Subsequent or Supplemental EIR shall be required by the lead agency or by any responsible agency:

- Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

SECTION 2. CEQA FINDINGS

FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Hollywood Crossroads Project EIR No. ENV-2015-2026-EIR, SCH No. 2015101073 re-certified on September 13, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project.

SECTION 3. MITIGATION MONITORING PROGRAM

All mitigation measures in the previously adopted Mitigation Monitoring Program attached as Exhibit "B", are imposed on the project through Condition of Approval No. 60, to mitigate or avoid significant effects of the proposed Project on the environment and to ensure compliance during Project implementation.

**PLAN FOR FIRST RIGHT OF REFUSAL
UNDER FULL DEMOLITION TO AMMEND LAMC SEC. 152.00**

1. Purpose The First Right of Refusal Plan for Full Demolition (hereinafter, “Plan”) shall be for the purpose of the following:

The City recognizes that displacement from rental housing creates hardships on renters who are senior citizens, persons on fixed incomes and low and moderate income households, particularly when there is a shortage of decent, safe and sanitary housing at affordable rent levels in the City. The City has also declared, in its adoption of Section 161.101*et seq.* of this Code, that it is in the public interest of the people of Los Angeles to protect and promote the existence of sound and wholesome residential buildings, dwelling units and neighborhoods. It is also important to recognize the integrity of a neighborhood which is based on its residents. Displacement of residents has a negative impact on the fabric of that community.

This Plan had been established to define for landlords their responsibilities for those who wish to expand the rental housing stock in Los Angeles by reinvesting in the development of their properties which currently have tenants residing on the property. Through rent adjustments authorized by the LAMC, landlords are able to recover a substantial portion of these unit improvement costs over time. However, Demolition Work involves substantial modification or full removal of buildings and structures and, by its very nature, such work generally makes rental units untenable, as defined by California Civil Code Section 1941.1, until the replacement unit is completed, and the Certificate of Occupancy is issued.

This article is adopted to facilitate landlord investment in Demolition Work without subjecting tenants to either untenable housing conditions during such work; or forced permanent displacement and loss of First Right of Refusal. This Plan requires landlords to mitigate such untenable conditions, through the temporary relocation of tenants to alternative housing accommodations until such time as they can take possession of the replacement unit. Unless the tenant chooses to relinquish the right or is forced to relinquish, in which the tenant will be compensated. These two options should be regarded as mutually exclusive. Plan acknowledges the right of the tenants to occupy their unit does not cease during the time of demolition and construction even if it is not a physical feasible option.

2. Definitions

Temporary Relocation. The moving of a tenant from the tenant’s permanent residence to habitable temporary housing accommodations in accordance with the Plan. The temporary relocation of a tenant from his/her/their permanent place of residence shall not constitute the voluntary vacation of the unit and shall not terminate the status and rights of a tenant, including the right to reoccupy the replacement unit, upon the completion of the Demolition Work and new construction, subject to any rent adjustments as may be authorized under LAMC.

Compensation. The monetary amount a tenant will be entitled to should their right to occupy their replacement unit be diminished without their knowledge or consent; or should they choose to relinquish that right for whatever reason.

- (a) Compensation will be based on tenant's entering into a higher at-risk category for homelessness within five years of a tenant losing their housing;
- (b) Tenants will be compensated the equivalent of 36 months of the average market rate of a comparable unit to what the tenant was in possession of prior to demolition based on the city-wide median price of that size unit; and
- (c) In the case of tenants who are elderly, disabled, or have minor children, the amount will be based on the full 60 months.
- (d) In the case of multiple tenants in a multiple bedroom unit who don't all wish to exercise the First Right of Refusal under the Plan, the Compensation will be based on the median city cost of the one bedroom. Should multiple tenants share the one bedroom, the compensation will be split equally between them. Tenants who wish to exercise their right to occupy the replacement unit from the multiple bedroom unit will be allowed to do so as long as they have not received any compensation to relinquish their right.
- (e) Compensation for relinquishing of Right of First Refusal will not be subject to taxation as relocation is not taxable. Under the Uniform Relocation and Real Property Acquisition Policies Act of 1970 as Amended, relocation is not taxable due to imminent domain. Under California Government Code Chapter 12.75, private landowners are transferred power by the state to enact imminent domain.

3. Responsibility of the Applicant; and Further Findings and Rights of Tenants

- 3.1 A landlord shall pay for all temporary housing accommodation costs and any costs related to relocating the tenant's to temporary housing accommodations during Demolition Work, regardless of whether those costs exceed rent paid by the tenant. The landlord shall also pay any costs related to returning the tenant to his/her unit, if applicable. The Commission may adopt guidelines or regulations regarding the payment of moving costs.
- 3.2 In the case of multiple tenants in a multiple bedroom unit who don't all wish to exercise the First Right of Refusal, the Compensation will be based on the median city cost of the one bedroom. Replacement tenants for the replacement unit will be subject to the same approval requirements as were in place prior to the Demolition Work. Replacement Tenants will not be barred so long as they meet the requirements for renting. The same number of tenants residing in a unit prior to the Demolition work will be the allowable number of tenants allowed into the replacement unit.
- 3.3 Compensation payment must be made available in full within fifteen (15) days of service of the written notice of filing for the Plan. The landlord may, at the landlord's sole discretion and at the landlord's cost, elect to pay the monetary relocation benefits through an escrow account. The monies must be placed in full in the escrow account within the required 15-day period. The escrow account must provide for payments to the tenant(s) for actual compensation and doesn't include: first and last month's rent; security deposit;

or utility connection charges. Payments from the escrow account shall be made within three (3) working days of receiving a request for payment.

- 3.4 Temporary relocation units must be comparable to the unit being demolished, be within five miles of the unit being Demolished, and have the same services and amenities. Any reduction in size, services, or amenities must have a correlating reduction in rent for the duration of the time the tenant resides in the temporary unit.
- 3.5 The newly constructed unit must be comparable to the unit that was demolished and include the same services and amenities. Any reduction in the size of the unit, services, or amenities must accompany a correlating reduction in rent.
- 3.6 No additional rules may be created to prevent the tenant(s) from taking occupancy of the replacement unit, such as (but not limited to) credit checks, additional deposits, rejection based on citizenship status, or criminal charges incurred during the time of construction or Demolition. Only domestic abuse, violent crime, or sexual based criminal arrests would be allowed to prevent the tenant charged with the crime from taking possession of the unit. This would be up to the discretion of the applicant to allow or not allow that tenant to take possession of the replacement unit. All other tenants residing in the unit prior to vacating would still be allowed to take possession of the replacement unit. The tenant's previous lease will still be in good standing. Leases will only allow addendums based on additional amenities and services (such as a new pool area) upon taking possession of the replacement unit.
- 3.7 Tenants taking possession of the replacement unit will not be denied access to any new amenities or services provided by the new development that were not offered in the previous structure prior to Demolition.
- 3.8 If the demolished unit was subject to the RSO regulations, then the replacement unit will also be applicable to RSO as long as the units are in possession of the tenant who resided in the unit prior to Demolition. Rent increases will be based on LARSO for that year. Plan recognizes that tenants were not always listed on the lease, so residency is based on possession prior to Demolition. This finding does not conflict with Costa-Hawkins as the Plan recognizes that the tenant's rights are intact and applicable to the replacement unit as the unit is a replacement unit for an RSO unit built before the legal cut-off year.
- 3.9 Plan does not allow for the applicant or any successor to be free from lawsuits from the City or the tenants based on not fulfilling the requirements of the Plan during any time of Demolition or subsequent construction of replacement units.

4. Changes to the Plan

Plan may only be changed by process of public hearings held before City Council. A motion must be introduced by a council member and is subject to the applicable committee. Commissioners and other administrators may not re-interpret any part of the plan or its intent.

To:
Alan Como, AICP
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Electronic Submission

From:
Yucca Association
6500 Sunset Blvd.
Los Angeles, CA 90028

06/07/2020

RE: DEIR ENV-2014-4706-EIR/ 1756, 1760 North Argyle Avenue; 6210-6224 West Yucca Street; and 1765, 1771, 1777, and 1779 North Vista Del Mar Avenue Los Angeles, California, 90028

Mr. Como,

On behalf of the Yucca Association (a non-formal association made up of tenants, LATU members, and community members), we are asking for the following:

1. The DEIR review time should not start when a Stay-at-Home order is in place. The public cannot access documents in public places such as the library, the planning department, or City Hall. In fact, this action at opening the review time when the public is barred from accessing any documents for review is the kind of corruption the public cites in criticisms of the City to favor developers over the communities. Therefore, we ask that the review and comment period be closed and postponed until after the lifting of the order.
2. The DEIR and Plan fail to acknowledge the affordable housing requirements demanded by [CA HSC 33413 \(2\) \(A\) \(i\)](#) which shall be implemented under CA AB 1505. The total base number of affordable units must be increased prior to any density bonus being applied. This must be re-analyzed in all projects asking for entitlements under any specific or community plan in place prior to Palmer v. City of Los Angeles.
3. The DEIR under Housing and Population and Aesthetics fails to acknowledge the surplus of market-rate housing in the Hollywood area. It also creates a conflict by citing the SCAG projections which cite a population plateauing for the area which conflicts with a demand for more housing. The housing needs need to be re-analyzed to include any developments who have been granted their entitlements, smaller by-right units, and housing currently under construction.
4. The DEIR does not quantify the impacts of gentrification and displacement on tenants in the area. Displacement has a direct link to homelessness. The DEIR has failed to analyze

that link. The DEIR also fails to analyze when there is a large vacancy rating and surplus of housing units as an aesthetics issue as well as a housing issue.

5. The landlord should not be allowed to invoke California Government Code Chapter 12.75. Demolition of units doesn't meet the qualifications of the property owner wanting to leave the rental market. In fact, the landlord has shown that they don't intend to leave the rental market by submitting this project for approval to create more rental housing. The DEIR and project fails to include any Plan for Universal Right of Return in order to prevent a loss of population. Making the units RSO isn't enough to address the crisis of affordable housing, if the units are not qualifying for comparative affordable levels that are being charged to the current residents.

Based on the following issues, we ask that Alternative #3 be selected and that the DEIR be revised in order to address all of the stated issues. A Universal Right of Return Plan should be adopted for the project while retaining the original certificate of occupancy, and then overlaying the additional certificate of occupancy over the existing in order to preserve the already existing RSO units by creating replacement units. Replacement units are not subject to California Government Code Chapter 12.75. By selecting Alternative #3, and by only constructing by-right with a Universal Plan of Right of Return, all housing and population issues would be addressed.

The largest conflict in this DEIR and from Findings of Housing, Population, and Jobs in the proposed Hollywood Community Plan:

“Displacement of low-income renters is also a concern, but it is a social and economic impact, which is not a CEQA impact unless it results in an indirect physical impact. To the extent that the CEQA Guidelines could be interpreted as calling for an analysis of social and economic impacts or create a threshold that is a social and economic impact that does not involve a physical impact to the environment, the CEQA Guideline would be invalid. Based on this, an impact from displacement and/or gentrification is only a CEQA impact if it results in a physical impact to the environment. As identified in Appendix G, those physical impacts could be from construction of new housing. It may also be from transportation or other impacts related to people driving a farther distance. The CEQA Guidelines require a lead agency to consider the reasonably foreseeable indirect environmental consequences of a project's economic or social impacts. To require an analysis of the indirect physical impacts, the social and economic impacts must be supported by substantial evidence. An EIR would be required to analyze reasonably foreseeable, not speculative impacts, resulting from social and economic impacts.”

So, do we have too much housing and have met our housing needs if we aren't going to look at RHENA, the current City housing element, and State law for affordability categories with a massive 12.2% vacancy rate as determined by the US Census? Or a 12.3% County wide vacancy rating? Or an 8% City wide vacancy rate? Isn't a massive overstock of empty housing a direct environmental impact that leads to blight and other foreseeable environmental conditions? Without analyzing affordable housing requirements correlating with the housing needs then we aren't abiding by state law.

There is no legal reason that we shouldn't be obeying the requirements for inclusionary zoning. This proposed project sits within the boundaries of the Hollywood CRA redevelopment plan area

which is a specific plan. The requirement to have 15% area wide affordable housing still has not been met. This project will only serve to exacerbate the problem as we are on a trajectory of failure to meet the state law. DEIR fails to analyze the required level of affordable housing in the specific area CRA redevelopment plan by claiming that affordable housing categories aren't an environmental issue; but they are required in state law, which means the DEIR is not in compliance with all State, Community, and Specific Plans if the DEIR doesn't analyze the affordable categories.

This DEIR and project then is meant to be non-equitable as it is based only on the highest income bracket and intends to create an area only accessible for high-income earners. The plan fails to acknowledge if any other income level of renters will be displaced thru gentrification, or how it would affect low-income renters. The DEIR doesn't examine when too many types of units are created for one income level and the high vacancy rates that follows. This DEIR also fails to examine the blight that is induced by a high vacancy rate. Blight is then a conflict established under Aesthetics. Another issue and conflict with Aesthetics is Goal 5A of the City of Los Angeles General Plan Framework Chapter 5, 2001.

GOAL 5A

“A livable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.”

How can a DEIR for a Community Plan call out for existing and *future* residents while also claiming that it can't analyze speculative impacts that would protect current residents; but this DEIR can analyze speculative impacts for future residents? How can a DEIR for a project call for diversity while creating economic discrimination by refusing to even analyze the refusal to incorporate the required affordable housing needs prior to invoking a density bonus?

In closing, based on the issues brought up in this letter the DEIR is incomplete and conflicts within itself. The DEIR is not in compliance with State, Community, and Specific Plans. The DEIR needs to be re-written in order to address these issues. Or, the selection of Alternative #3 in conjunction with a Universal Right of Return Plan to become a by-right project in order to address the core of the housing needs in this community that are centered around displacement and not production. We have plenty of luxury housing sitting empty. What we need is to stop displacing our community members onto the streets in order to create more luxury housing and profits at the expense of our community.

Best,
Yucca Association