From: Susan Jimenez <susan.jimenez@lacity.org>

Sent time: 08/21/2020 09:48:40 AM

To: Adrian Sanches <adrian.sanchez@lacity.org>; Alex Castillo <alex.castillo@ladwp.com>; Ali Nahass <Ali.nahass@lacity.org>; Brandon Wilson <Brandon.wilson@lacity.org>; Casey Jensen <casey.jensen@lacity.org>; Claudia Monterrosa <claudia.monterrosa@lacity.org>; Collins Allan <collins.allan@lacity.org>; Dakarai Smith <Dakarai.smith@lacity.org>; Dana Brown <Dana.Brown@lacity.org>; Darryl Ford <Darryl.Ford@lacity.org>; DPW - Bureau of Street Services <bss.haulroute@lacity.org>; DPW - Bureau of Street Services <martin.lainez@lacity.org>; Eduardo Hermoso <eduardo.hermoso@lacity.org>; Filiberto Villages Villegas <filiberto.villegas@lacity.org>; Fire <lafdhydrants@lacity.org>; general email address <rap.parkfees@lacity.org>; Georgic Avanesian <Georgic.avanesian@lacity.org>; Gil Dela Cruz <gil.delacruz@lacity.org>; Gwenn Godek <gwenn.godek@lausd.net>; Jay Wong <jay.wong@lacity.org>; Jeff Brill <Jeff.Brill@lacity.org>; Jesus Gonzalez <Jesus.Gonzalez@ladwp.com>; Julia Li <Julia.li@lacity.org>; LADOT <ladot.onestop@lacity.org>; Laura Duong <laura.duong@lacity.org>; LAUSD <CEQA-Comments@lausd.net>; LAUSD TSD <transportation.branch@lausd.net>; Ligaya Khennayong <ligaya.khennavong@lacity.org>; Marites Cunanan <Marites.cunanan@lacity.org>; Meghan Luera <meghan.luera@lacity.org>; Stephen Dawson <stephen.dawson@lacity.org>; Taimour Tanavoli <Taimour.tanavoli@lacity.org>; Thein Crocker <Thein.crocker@lacity.org>; Wes Pringle <wes.pringle@lacity.org>; Win Pham <win.pham@lacity.org>

Cc: Mindy Nguyen <Mindy.Nguyen@lacity.org>; William Lamborn <william.lamborn@lacity.org>

Subject: Staff Report For Hollywood Center Project - VTT-82152

Attachments: VTT 82152 Draft Staff Report_Compiled.pdf

Hello Everyone,

Please see attached Staff Report for the Hollywood Center Project. If you have any questions or concerns please contact Mindy Nguyen at (213) 847-3674.
Have a great day,

Susan Jimenez
Administrative Clerk
Department of City Planning - Major Projects
T: (213)847-3641 |
221 N. Figueroa St., Room 1350
Los Angeles, CA. 90012
2nd Monday-RDO

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VESTING TENTATIVE TRACT MAP NO. 82152
(stamped map-dated July 10, 2020 [Original Project] and July 27, 2020 [Alternative 8])

HEARING DATE: August 26, 2020

PLANNING DEPARTMENT STAFF REPORT

PURSUANT TO ORDINANCE NO. 164,845, IF A CERTIFICATE OF POSTING HAS NOT BEEN SUBMITTED BEFORE THE DATE OF THE PUBLIC HEARING, IT MUST BE PRESENTED AT THE HEARING, OR THE CASE MUST BE CONTINUED.

ORIGINAL PROJECT REQUEST

The Advisory Agency shall consider the information contained in the Environmental Impact Report (EIR) prepared for this Project, which includes the Draft EIR, ENV-2018-2116-EIR (SCH No. 2018051002), dated April 2016, and the Final EIR (Hollywood Center Project EIR), as well as the whole of the administrative record; and

Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, a Vesting Tentative Tract Map No. 82152 to allow the merger of 16 existing lots and the subsequent re-subdivision of a 4.61-acre site into three (3) ground lots and 35 airspace lots for a total of 38 lots; the merger of a portion of an alley to add 1,313 square feet to the Project Site; the merger of portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street to add 5,163 square feet to the Project Site, dedicating five-foot-wide sidewalk easements over said sidewalk merger areas; an associated haul route for the export of 542,300 cubic yards of soil; and the removal of 16 street trees.

The Hollywood Center Project involves the development of 1,005 residential dwelling units, comprised of 872 market-rate residential units and 133 units of senior affordable units; and 30,176 square feet of commercial uses. The total new floor area would be 1,287,150 square feet with a maximum FAR of 7:1 (hereafter referred to as the “Original Project”).

ALTERNATIVE 8 REQUEST

For purposes of the City’s consideration of the Project, and in accordance with CEQA Guidelines Section 15126.6, the City considered a reasonable range of alternatives (a total of eight alternatives were analyzed, including a No Project Alternative) that could feasibly attain most of the Project Objectives while lessening significant impacts identified by the Original Project.

Alternative 8 (Office, Residential and Commercial Alternative), as described below, has been identified as a feasible and preferred alternative by the Lead Agency that meets the Project Objectives. It provides a significant increase of commercial office use with a modest reduction of retail and restaurant uses, and reduces the total number of residential units from 1,005 to 903 units. As the Project is located in the Hollywood Center area of the Hollywood Community Plan, where the “center area shall function 1) as the commercial center for Hollywood and surrounding communities and 2) as an entertainment center for the entire region,” Alternative 8 proposes a greater balance of jobs producing uses while providing housing, including the same number of senior affordable units as the Original Project.

Moreover, with respect to Environmental Impacts, Alternative 8 is similar to the Original Project, and does not elevate any impacts identified as Less Than Significant or Less Than Significant with Mitigation under the Original Project to a Significant and Unavoidable Impact.

The Advisory Agency shall consider the information contained in the Environmental Impact Report (EIR) prepared for Alternative 8 as well as the whole of the administrative record; and

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Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map No. 82152 to allow the merger of 16 existing lots and the subsequent re-subdivision of a 4.61-acre site into three (3) ground lots and 13 airspace lots for a total of 16 lots; the merger of a portion of an alley to add 1,313 square feet to the Project Site; the merger of portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street to add 5,163 square feet to the Project Site, dedicating five-foot-wide sidewalk easements over said sidewalk merger areas; an associated haul route for the export of 542,300 cubic yards of soil; and the removal of 16 street trees.

Alternative 8 involves the development of 903 residential dwelling units, comprised of 770 market-rate residential units and 133 units of senior affordable units; 386,347 square feet of office uses; and 27,140 square feet of commercial uses. The total new floor area would be 1,287,100 square feet with a maximum FAR of 7:1.

FINAL EIR

Please note that due to a late letter that was received by the California Geological Survey (CGS), the Final EIR continues to be processed by the Department of City Planning. A separate Notice for the Availability and Completion of the Final EIR will be sent to interested parties and all commenters on the Draft EIR when it has been completed.

Pursuant to Section 21092.5 of the Public Resources Code (CEQA), the lead agency will not certify the EIR for at least 10 days following the release of the Final EIR.

PROJECT ADDRESS

1720-1770 North Vine Street; 1746-1764 North Ivar Avenue; 1733-1741 North Argyle Avenue; 6236, 6270, and 6334 West Yucca Street, Los Angeles, CA 90028

APPLICANT

MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle LLC, and 1720 North Vine LLC

REPRESENTATIVE

Mayer Brown LLP
Edgar Khalatian
350 South Grand Avenue, 25th Floor
Los Angeles, CA 90071

Incidental Cases:

CPC-2018-2114-DB-MCUP-SPR: Under the Project, a concurrent request for a Density Bonus Compliance Review, reserving at least 11 percent of the Project's units for Very Low Income households and seeking the following waivers and incentives: 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 (for portions of Project Site located at the corner lot on the southeast corner of Yucca Street and Ivar Avenue and associated with APN 5546-004-032) and from 3:1 to 4.05:1 FAR (for the balance of the Project Site); an Off-Menu Incentive to allow FAR and density averaging for a Housing Development Project located on non-contiguous lots; a Waiver of Development Standards to permit a 7:1 FAR averaged across the Project Site; and a Waiver of Development Standards to permit the floor area of any residential balconies and terraces to be excluded for the purposes of calculating the buildable floor

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area; a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption within 12 establishments; and Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or guest rooms or generates more than 1,000 average daily trips.

CPC-2018-2114-DB-CU-MCUP-SPR: Under Alternative 8, a concurrent request for a Density Bonus Compliance Review, reserving at least 11 percent of the Project's units for Very Low Income households, seeking the following incentives and waivers: an On-Menu Incentive to permit a 35 percent increase in the maximum allowable FAR from 2:1 to 2.7:1 (for portions of Project Site located at the corner lot on the southeast corner of Yucca Street and Ivar Avenue and associated with APN 5546-004-032) and from 3:1 to 4.05:1 FAR (for the balance of the Project Site); an Off-Menu Incentive to allow FAR and density averaging for a Housing Development Project located on non-contiguous lots; a Waiver of Development Standards to permit a 7:1 FAR averaged across the Project Site; and a Waiver of Development Standards to permit the floor area of any residential balconies and terraces to be excluded for the purposes of calculating total floor area; a Conditional Use Permit for a Major Development Project; a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption within 12 establishments; and Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or guest rooms or generates more than 1,000 average daily trips.

CPC-2018-2115-DA: Under both the Original Project and Alternative 8, a Development Agreement between the Project Applicant and the City of Los Angeles would be required.

On-Site Relevant Cases:

CPC-2008-3440-ZC-CUB-CU-ZV-DA-HD: On July 24, 2013, the City Council approved: 1) a Vesting Zone Change from C4 to C2; 2) a Height District Change from 2D to 2, removing the "D" Limitation to permit a FAR of 6:1 in lieu of the 4.5:1 currently permitted; 3) a Vesting Conditional Use to permit a hotel use within 500 feet of a R Zone; 3) a Master Conditional Use Permit to permit the sale and dispensing of a full-line of alcohol for on and off-site consumption and live entertainment; a Conditional Use Permit to permit floor area averaging in a unified development; and 4) a Zone Variance to permit outdoor eating areas above the ground floor, less than the required parking for the sports club/fitness facility, and Reduced On-Site Parking for Transportation Alternatives, for a different Project at the same Project Site. The City Council's decision was challenged and in April 2015, the Los Angeles Superior Court issued a ruling invalidating the project approvals. In July 2019, the Second District Court of Appeal affirmed the trial court's ruling.

CPC-2013-103-DA: On March 28, 2013 this Development Agreement with the City of Los Angeles for a term of 22 years with the provision of community benefits was withdrawn.

VTT-71837-CN: On February 22, 2013, the Deputy Advisory Agency approved Vesting Tentative Tract Map No. 71837, to create 41 lots for a project consisting of 492 residential condominium units, 200 hotel rooms, approximately 100,000 square feet of office uses, 114,303 square feet of existing office space within the Capitol Records and Gogerty buildings, and approximately 34,000 square feet of retail uses. The Deputy Advisory Agency's decision was subsequently appealed to and denied by the City Planning Commission and the City Council.

CHC-2006-3592-HCM: On November 17, 2006, the City Council voted to include the Capitol Records Tower and Rooftop Sign located at 1740-50 North Vine Street and 6236 Yucca Street in the City's List of Historical-Cultural Monuments.

Ordinance No.165,659: Effective May 6, 1990, this Ordinance restricts the FAR of a portion of the Site to a FAR of 2:1, with a provision that a project located on these lots can exceed the 2:1 FAR as long as the Community Redevelopment Agency (CRA) Board finds that the project is consistent with

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the redevelopment plan, that the developer entered into an Owner Participation Agreement (OPA) with the CRA Board, and the project is approved by the City Planning Commission, or City Council on appeal.

Off-Site Relevant Cases:

VTT-73718: Under the 6220 Yucca Project, a request for the merger and re-subdivision of seven lots into one master ground lot and 27 airspace lots for a mixed-use development on an approximately 1.16-acre site, and a Haul Route for the export of 41,994 cubic yards of soil. Under Modified Alternative 2, a request for the merger and re-subdivision of four lots into one master ground lot for condominium purposes and five airspace lots for a mixed-use development, on an approximately 0.90-acre site and a Haul Route for the export of 23,833 cubic yards of soil. The 6220 Yucca Project is located at 1756, 1760 North Argyle Avenue; 6210-6224 West Yucca Street; and 1765, 1771, 1777, and 1779 North Vista Del Mar Avenue. No decision has been made on this Project or the Modified Alternative 2 at the writing of the staff report.

PUBLIC RESPONSES

The Department of City Planning received approximately 330 comments on the Draft EIR from approximately various agencies, organizations and individuals. Agency commenters included South Coast Air Quality Management District, Caltrans, Los Angeles County Metropolitan Transportation Authority, and California Department of Conservation – California Geological Survey. Organizations that provided comments included, but were not limited to: Hollywood Heritage; Los Angeles Conservancy; Natural Resources Defense Council, United Neighborhoods for Los Angeles; neighborhood councils such as the Hollywood United Neighborhood Council, Hollywood Hills West Neighborhood Council, and Bel Air Beverly Crest Neighborhood Council; and, homeowner and neighborhood associations such as Beachwood Canyon Neighborhood Association, Hollywoodland Homeowners Association, Nichols Canyon Neighborhood Association, Broadway Hollywood Homeowners Association, Outpost Neighborhood Association, Oaks Homeowners Association, Lake Hollywood Homeowners Association Hollywood Dell Civic Association, and Argyle Civic Association. In addition, comments were received by Craig Bullock (Planning Director) with the Office of Councilmember Mitch O'Farrell, 13th District.

Recurrent comments and concerns focused on the CEQA process, the Project, and/or Draft EIR, and included, but were not limited to, the following issues: extension requests for Draft EIR comment period; building scale, height and compatibility with surrounding area and Hollywood in general, and scenic views; the Project's location relative to the Hollywood Earthquake Fault; construction and operation traffic impacts, effects on the US-101 freeway and its ramps, off-site parking spillover, and emergency response; direct and indirect impacts to historic resources such as the Capitol Records Building, Hollywood Walk of Fame, Pantages Theatre, Avalon Hollywood and other resources in the area; Project consistency with zoning, land use designations, as well as applicable local and regional plans and policies; construction noise and vibration impacts to surrounding properties, including vibration impacts to historic resources; operational noise impacts to nearby noise sensitive land uses; and former Millennium Project and Millennium Towers Project in San Francisco. Responses to these comments will be provided in the Final EIR.

Following the distribution of the Notice of Public Hearing, Planning Staff received correspondence from approximately 30 members of the public, Council District 4, and the Hollywood United Neighborhood Council (HUNC). Of these, three (3), including the HUNC, were requests to reschedule the public hearing, six (6) were in opposition of the Project, two (2) were in support of the Project, and the remaining were general inquiries pertaining to the administrative record, public hearing protocols, the availability of the Final EIR, Councilmember Ryu's position on the Project. No other written responses were submitted to the Department of City Planning.

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GENERAL COMMENTS

Original Project Summary

Under the Original Project, the existing building on the West Site would be demolished, the Capitol Records Complex would be preserved, and the remainder of the Project Site would be redeveloped with up to 1,005 residential units, comprised of 872 market-rate and 133 senior affordable units, and up to 30,176 square feet of commercial uses, within four new mixed-use buildings (West Building, East Building, West Senior Building, East Senior Building). The new buildings would range in height from 11 to 46 stories and comprise 1,287,150 square of new floor area. Overall, the Original Project would contain a total of 1,401,453 square feet (including the 114,303-square-foot Capitol Records Complex), for a maximum FAR of 7:1. It should be noted that the Project Applicant had initially proposed an East Site Hotel Option, however, the Project with the East Site Hotel Option is no longer being considered by the Project Applicant as part of the Original Project.

The Vesting Tentative Tract Map (VTTM) for the Original Project is for the merger of 16 existing lots and the subsequent re-subdivision of a 4.61-acre site into three (3) ground lots and 35 airspace lots for a total of 38 lots; the merger of a portion of an alley to add 1,313 square feet to the Project Site; the merger of portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street to add 5,163 square feet to the Project Site, dedicating five-foot-wide sidewalk easements over said sidewalk merger areas; an associated haul route for the export of 542,300 cubic yards of soil; and the removal of 16 street trees.

Alternative 8 Summary

Under Alternative 8, the existing building on the West Site would be demolished, the Capitol Records Complex would be preserved, and the remainder of the Project Site would be redeveloped with up to 903 residential units, comprised of 770 market-rate and 133 senior affordable units, up to 385,943 square feet of office uses, and up to 26,874 square feet of retail/restaurant space, within three new mixed-use buildings (West Building, West Senior Building and East Office Building). The new buildings would range in height from 13 to 49 stories and comprise approximately 1,287,100 square feet of new floor area. Overall, Alternative 8 would contain approximately 1,401,403 square feet (including the 114,303-square-foot Capitol Records Complex), for a maximum FAR of 7:1.

The VTTM for Alternative 8 is for merger of 16 existing lots and the subsequent re-subdivision of a 4.61-acre site into three (3) ground lots and 13 airspace lots for a total of 16 lots; the merger of a portion of an alley to add 1,313 square feet to the Project Site; the merger of portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street to add 5,163 square feet to the Project Site, dedicating five-foot-wide sidewalk easements over said sidewalk merger areas; an associated haul route for the export of 542,300 cubic yards of soil; and the removal of 16 street trees.

Location and Setting

The Project Site is located within the Hollywood Community Plan area, approximately five miles west of Downtown Los Angeles and approximately 12 miles east of the Pacific Ocean. Primary regional access to the Site is provided by the Hollywood Freeway (US-101), which runs north-south approximately 380 feet north of the East Site's northernmost boundary; the Santa Monica Freeway (I-10), which is approximately five miles to the south; the Harbor Freeway (I-110), which is approximately five miles to the southeast; the Golden State/Santa Ana Freeway (I-5), which is approximately five miles to the east; the Ventura Freeway (SR-134), which is approximately four miles to the north; and the San Diego Freeway (I-405), which is approximately eight miles to the southwest. Additionally, the Project Site is approximately 600 feet north of the Metro B-Line (formerly Red Line) Hollywood/Vine Station. The surrounding area is characterized by commercial, tourist and entertainment-related commercial uses, offices, hotels, and low- to high-density residential developments that vary in building style and period

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of construction. In addition, the Project is located adjacent to portions of the Hollywood Walk of Fame along Vine Street, between Hollywood Boulevard and Yucca Street (on both the west and east sides of the street).

Project Site and Characteristics

The Project Site spans portions of two City blocks, comprised of 10 parcels totaling 4.61 acres in size. The Project Site is generally bounded by Yucca Street to the north, Ivar Avenue to the west, Argyle Avenue to the east, adjacent development and Hollywood Boulevard to the south, and is bifurcated by Vine Street. The portion of the Project Site located between Ivar Avenue and Vine Street is identified as the West Site and the portion located between Vine Street and Argyle Avenue is identified as the East Site. The Project Site slopes down from northeast and southwest with a grade change of approximately 21 feet.

The East Site is currently developed with the Capitol Records Complex, which includes the 13-story Capitol Records Building and ancillary studio recording uses (92,664 square feet) and the two-story Gogerty Building (21,639 square feet), all of which total approximately 114,303 square feet of existing floor area. The remaining part of the East Site (approximately 91,250 square feet) contains surface parking lots with controlled gated access and/or a parking attendant kiosk. The West Site is currently development with a surface parking lot with a parking attendant kiosk, and an approximately 1,237-square-foot, single-story building that is currently leased by the Academy of Music and Dramatic Arts (AMDA) and used for storage of sets and props associated with the performing arts school. All existing development, except for the Capitol Records Complex, would be demolished to allow for development of the Project.

Existing landscaping within the Project Site includes 48 trees, 14 of which are considered “significant” trees (greater than eight-inches in diameter). In addition, there are 16 trees, which are within the City’s public rights-of-way along roadways adjacent to the Project Site. Of the 16 rights-of-way trees, three are located along Ivar Avenue, two along Yucca Street, one along Argyle Avenue, and 10 along Vine Street. There are no on-site protected trees. The Project Site is not located within a hillside area, Very High Fire Severity Zone, or Methane Hazard Site. It should be noted that the Site is located within an Alquist-Priolo Zone.

Land Use and Zoning

The Hollywood Community Plan designates the Project Site for Regional Center Commercial land uses with corresponding zones of C2, C4, P, PB, RAS3, and RAS4. The Project Site is zoned C4-2D-SN (Commercial Zone, Height District 2D, Hollywood Signage Supplemental Use District [HSSUD]). The C4 Zone allows for a wide variety of land uses, including retail stores, theaters, hotels, broadcasting studios, parking buildings, parks, and playgrounds and permits any land use permitted in the R4 Zone, including multiple residential uses. Height District 2 allows a 6:1 FAR, with no height limit in conjunction with the C4 Zone. However, the Project Site is subject to “D” Limitations, pursuant to Ordinance No. 165,659, which restricts lots with Assessor’s Parcel Numbers (APN) 5546-004-006, 5546-004-020, 5546-004-021, 5546-004-029, 5546-030-028, 5546-030-031, 5546-030-033, and 5546-030-034 to a 3:1 FAR; and the corner lot on the southeast corner of Yucca Street and Vine Street, with APN 5546-004-032, to a 2:1 FAR. The “SN” indicates that the Project Site is located in the HSSUD, which establishes signage regulations which supersede those of the LAMC.

While the “D” Limitation restricts the Project Site’s FAR, it also states that a project may exceed the respective FAR limitations provided that (a) the CRA Board finds that the project conforms to: (1) Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the CRA Board pursuant to Section 518.1 of the Redevelopment Plan and, if applicable (3) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and (b) the project complies with the following two requirements: a Disposition and Development Agreement or Owner Participation Agreement has been

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executed by the CRA Board; and the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24 B.3. On September 30, 2019, under authority granted in the Redevelopment Dissolution statutes, the Los Angeles City Council and Mayor approved a resolution and accompanying Ordinance No. 186,325 to transfer all responsibility for land use related plans and functions in the 19 remaining Redevelopment Project Areas from the CRA/LA to the City of Los Angeles, effective November 11, 2019. Thus, the City can take action regarding any Redevelopment Plan Amendment or land use approval or entitlement pursuant to Section 11.5.14 and other applicable provisions of the LAMC.

It should be noted that the Zone Information Map Access System (ZIMAS) indicates that the Project Site is zoned (T)(Q)C2-2-SN. The Project Applicant submitted an entitlement application to the City for a different project at the same Site in 2008. In July 2013, the Los Angeles City Council approved and adopted Ordinance No. 182,636 (Case No. CPC-2008-3440-ZC-CUB-CU-ZV-DA-HD-1A and VTT-71837-2A) and certified an EIR (ENV-2011-675-EIR and State Clearinghouse [SCH] No. 2011041049) for entitlements related to that project. However, in April 2015, the Los Angeles Superior Court issued a ruling invalidating the City Council's adoption and approval of Ordinance No. 182,636 and ENV-2011-675-EIR and in July 2019, the Second District Court of Appeal affirmed the trial court's ruling. Therefore, the Ordinance that amended the Project Site zoning from C4-2D-SN to (T)(Q)C2-2-SN and the accompanying EIR were invalidated by the 2015 and 2019 Court decision and the previous (T)(Q)C2-2-SN designation does not currently apply to the Project Site.

Surrounding Uses

North: Properties abutting the West Site to the northeast are zoned C4-2D-SN and improved with the five-story, AMDA Vine building, at the southeast corner of Yucca Street and Vine Street. Properties to the north of the West Site across Yucca Street are zoned C4-2D-SN and improved with the eight-story AMDA Tower Building, at the northwest corner of Yucca Street and Vine Street. Together, the AMDA Vine Building and the AMDA Tower Building comprise the AMDA Los Angeles Campus. Properties abutting the East Site to the northeast are zoned (T)(Q)C4-2D-SN and improved with the 18-story mixed-used residential development known as the Argyle House. Properties to the north of the East Site across Yucca Street are zoned C4-2D-SN and PF-1XL, and improved with the two-story Los Angeles Department of Water and Power (LADWP) Distribution Station No. 52, respectively.

South: Properties abutting the West Site to the south are zoned C4-2D-SN and improved with the one-story Avalon Hollywood theater; the five-story h Club LA; the 11-story senior apartment housing known as Knickerbocker Building; and the 14-story L. Ron Hubbard Scientology Building. Properties abutting the East Site to the south are zoned C4-2D-SN and improved with a one-story restaurant; surface parking; the three-story Hollywood Pantages Theatre; and the 12-story mixed-use, office building known as the Hollywood Equitable Building.

East: Properties located to the east of the Project Site are zoned C4-2D-SN and [T][Q]C4-2D-SN and improved with a two-story, multi-family building and the seven-story mixed-use development known as Eastown, respectively.

West: Properties located to the west of the Project Site across Ivar Avenue are zoned C4-2D-SN, and include one- to two-story retail, restaurant and service uses; and the three-story Hotel Hollywood.

The Project Site is also adjacent to portions of the Hollywood Walk of Fame along Vine Street between Hollywood Boulevards and Yucca Street (on both the west and east sides of the street).

Streets and Circulation

Ivar Avenue, adjoining the Project Site to the west, is a designated Local Street per the Mobility Plan

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2035, requiring a right-of-way of 60 feet and a roadway width of 36 feet. It is a two-way street providing one travel lane each in the northbound and southbound directions. On-street parking is generally available on both sides of the street. Ivar Avenue is improved with a paved roadway, concrete curb, gutter, and sidewalk.

Yucca Street, adjoining the Project Site to the north, is a designated an Avenue II (west of Vine Street) and a Local Street (east of Vine Street) per the Mobility Plan 2035, requiring a right-of-way width of 86 feet and roadway width of 56 feet (west of Vine Street) and a right-of-way width of 60 feet and a roadway width of 36 feet (east of Vine Street). It is a two-way street providing two travel lanes each in the eastbound and westbound directions. On-street parking is generally available on both sides of the street. Yucca Street is improved with a paved roadway, concrete curb, gutter, and sidewalk.

Vine Street, bisecting the Project Site, is designated as an Avenue II in the Mobility Plan 2035, requiring a right-of-way width of 86 feet and a roadway width of 56 feet. It is a two-way street providing two travel lanes each in the northbound and southbound directions. On-street parking is generally available on both sides of the street. Vine Street is improved with a paved roadway, concrete curb, gutter, and sidewalk.

Hollywood Boulevard, adjoining the Project Site to the south of the Project Site and designated as an Avenue I in the Mobility Plan 2035, requiring a right-of-way width of 100 feet and a roadway width of 70 feet. It is a two-way street providing two travel lanes each in the eastbound and westbound directions. On-street parking is generally available on both sides of the street. Hollywood Boulevard is improved with a paved roadway, concrete curb, gutter, and sidewalk.

Argyle Avenue, adjoining the Project Site to east, is a designated Local Street per the Mobility Plan 2035, requiring a right-of-way width of 60 feet and a roadway width of 36 feet. It is a two-way street providing one travel lane each in the northbound and southbound directions. On-street parking is generally available on both sides of the street. Argyle Avenue is improved with a paved roadway, concrete curb, gutter, and sidewalk.

REPORTS RECEIVED

BUREAU OF ENGINEERING: Recommends that the Project be subject to conditions stated in the memo dated August 5, 2020. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION: Recommends conditions in the memo dated October 15, 2019. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION: A clearance letter will be issued stating that no Building and Zoning Code violations exist on the Project Site once the items identified in the memo dated July 17, 2018 have been satisfied. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

INFORMATION TECHNOLOGY AGENCY: No comments were available at the writing of the staff report.

URBAN FORESTRY DIVISION: No comments were available at the writing of the staff report.

DEPARTMENT OF TRANSPORTATION: recommends conditions in the memo dated August 15, 2020. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

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FIRE DEPARTMENT: Recommends that the Project be subject to conditions stated in the memo dated July 20, 2018. See recommended condition in **Draft Vesting Tentative Tract Report with Conditions** under department.

BUREAU OF STREET SERVICES: No comments were available at the writing of the staff report.

LOS ANGELES HOUSING AND COMMUNITY INVESTMENT DEPARTMENT: No comments were available at the writing of the staff report.

DEPARTMENT OF WATER AND POWER: Reports that all required water mains have been installed and that the tract can be supplied with water from the municipal system subject to the LADWP's Water System Rules and upon payment of regular service connection charges, as stated in the memo dated April 6, 2020. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

BUREAU OF STREET LIGHTING: Recommends that the Project be subject to conditions stated in the memo dated March 31, 2020. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

DEPARTMENT OF RECREATION AND PARKS: Recommends that the Project be subject to conditions stated in the memo dated August 15, 2018. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

BUREAU OF SANITATION: Wastewater Collection Systems Division of the Bureau of Sanitation has reviewed the sewer/storm drain lines serving the subject tract, and found no potential problems to structures or maintenance, as stated in the memo dated July 2, 2018. See recommended condition in **Draft Tentative Tract Report with Conditions**.

LOS ANGELES UNIFIED SCHOOL DISTRICT: No comments were available at the writing of the staff report.

ENVIRONMENTAL CLEARANCE

An Environmental Impact Report (EIR) was prepared for the Hollywood Center Project.. The EIR identified environmental factors that would have 1) no impacts or less than significant impacts, 2) potential significant impacts that could be mitigated to less than significant, and 3) impacts that would remain significant and unavoidable. The impacts are summarized below.

Environmental Factors Found to Have No Impact or be Less Than Significant include:

- Agricultural and Forest Resources
- Aesthetics[1]
- Air Quality (Conflict with Plans; Localized Emission – Construction and Operation; CO Hotspots; Toxic Air Contaminant Emissions – Operation; Odors)
- Biological Resources
- Cultural Resources (Historical Resources – Direct Impacts on Capitol Records Building, Gogerty Building, Pantages Theatre, Avalon Hollywood, Art Deco Building; Human Remains)
- Energy Conservation and Infrastructure
- Geology and Soils (Hazardous Geologic Conditions; Soil Erosion or Loss of Topsoil; Unstable Geologic Unit or Soils; Expansive Soils)

[1] Since the Project meets certain land use and transportation criteria under Public Resources Code (PRC) Section 21099(d) and Zoning Information (ZI) No. 2452, environmental impacts related to scenic vistas, scenic resources, aesthetic character, and light and glare are not considered significant and these analyses provided in this Draft EIR are for informational purposes only.

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- Greenhouse Gas Emissions
- Hazards and Hazardous Materials (Transport of Hazardous Materials, Emergency Response Plans; Airport; Wildfires)
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise (Airport; On-Site Operational Noise; Off-Site Traffic Noise; Operational Vibration)
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Environmental Factors Found to Be Less Than Significant with Mitigation include:

- Air Quality (Regional Emissions – Construction and Operation; Toxic Air Contaminates - Construction)
- Cultural Resources (Historical Resources – Direct Impact on Hollywood Walk of Fame, and Indirect Adverse Impacts on Capitol Records Building, Gogerty Building, Hollywood Walk of Fame; Archaeological Resources)
- Geology and Soils (Paleontological Resources)
- Hazards and Hazardous Materials (Release of Hazardous Materials; Hazardous Emissions)
- Noise (On-Site Construction Noise; Off-Site Construction Noise; On-Site Vibration Impacts on Capitol Records and Gogerty Building; Vibration Impacts during Operation)

Environmental Factors Found to Be Significant and Unavoidable include:

- Cultural Resources (Historical Resources – Indirect Impact on Pantages Theatre, Avalon Hollywood, Art Deco Building)
- Noise (On-Site Construction Noise; Off-Site Construction Noise; On-Site Vibration Impacts for Structural Damage on AMDA Vine Building, Argyle House, Pantages Theatre, Avalon Hollywood, Art Deco Building; On-Site Vibration Impacts during Construction for Human Annoyance)

Alternative 8 would result in similar impact conclusions as the Original Project, as described in the list above. However, some of the impacts would be greater or lesser than the Original Project. Alternative 8 impacts which would be greater than the Project would be in respect to: Air Quality (criteria pollutants-operation, localized emissions, and carbon monoxide hotspots); GHG (emissions); Hazards (emergency responses plans); Public Services (Fire Protection, Police Protection and Schools); and Utilities (Solid Waste). However, while these impacts would be greater, all of the impacts would still be less than significant (with or without mitigation, as applicable), similar to the Project. Alternative 8 would also result in less impacts than the Original Project with regard to: GHG (consistency with plans); Public Services (Parks and Libraries); Transportation (VMT); and Utilities (Water and Wastewater). Similar to the Original Project, all of these impacts would still be less than significant. Alternative 8 fully meets all of the Project Objectives.

STAFF RECOMMENDATIONS

The Department of City Planning staff recommends that the Project be placed under advisement, pending release of the Final EIR for ENV-2018-2116-EIR. If the EIR is certified, Planning staff recommends that Vesting Tentative Tract Map No. 82152 (map stamp-dated July 27, 2020 [Alternative 8]) and the request for a haul route be approved subject to the standard conditions and the additional conditions in the Draft Tentative Tract Report with Conditions, as the proposed VTTM would otherwise meet the technical requirements as required by the Subdivision Map Act and the Los Angeles Municipal Code, as the proposed map, design, and improvements would be consistent with the General Plan and Specific Plan, and the site would be suitable for the proposed type and density proposed. In addition,

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Alternative 8 proposes a greater balance of jobs producing uses while providing housing, including the same number of senior affordable units as the Original Project.

Prepared by:

Mindy Nguyen
City Planner
(213) 847-3674

Note: Recommendation does not constitute a decision. Changes may be made by the Advisory Agency at the time of the public hearing.

Attachments:
Draft Tentative Tract Report with Conditions
Exhibit A1 – Tract Map for the Original Project
Exhibit A2 – Tract Map for Alternative 8

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*Please note that the following **Draft Tentative Tract Report** provides draft Conditions of Approval and Findings for the Vesting Tentative Tract Map entitlement for Alternative 8, and are subject to change pending decision by the Advisory Agency and any new information received as a result of the Final EIR and/or the public hearing.*

DRAFT TENTATIVE TRACT REPORT WITH CONDITIONS

DENIED/FOUND, that the Advisory Agency has reviewed and considered the information contained in the Environmental Impact Report ENV-2018-2116-EIR (SCH No. 2018051002), dated April 16, 2020, and the Final EIR (collectively, Hollywood Center Project EIR), as well as the whole of the administrative record, and

DENIED/CERTIFIED the following:

1) The Hollywood Center Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
2) The Hollywood Center Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
3) The Hollywood Center Project EIR reflects the independent judgment and analysis of the lead agency.

DENIED/ADOPTED the following:

1) The related and prepared Hollywood Center Project EIR Environmental Findings;
2) The Statement of Overriding Considerations; and
3) The Mitigation Monitoring Program prepared for the Hollywood Center Project EIR.

Pursuant to Section 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency **DENIED/APPROVED:**

Vesting Tentative Tract Map No. 82152 (Alternative 8), located at 1720-1770 North Vine Street; 1746-1764 North Ivar Avenue; 1733-1741 North Argyle Avenue; 6236, 6270, and 6334 West Yucca Street, to allow the merger of 16 existing lots and the subsequent re-subdivision of a 4.61-acre site into three (3) ground lots and 13 airspace lots for a total of 13 lots; the merger of a portion of an alley to add 1,313 square feet to the Project Site; the merger of portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street to add 5,163 square feet to the Project Site, dedicating five-foot-wide sidewalk easements over said sidewalk merger areas; an associated haul route for the export of 542,300 cubic yards of soil; and the removal of 16 street trees.

The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning Code as it applies to this particular property.

The Advisory Agency's approval is subject to the following conditions:

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the Project Applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

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BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

(Additional BOE Improvement Conditions are listed in "Standard Condition" section)

1. That the City Department of Transportation in a letter to the City Engineer shall determine that the merger areas are not necessary for current and future Public Street purposes.

2. That the Department of City Planning in a letter to the City Engineer also determine that the proposed merger areas are consistent with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan.

3. In the event that Department of Transportation and Department of City Planning have no objections to the street merger, then 5-foot-wide sidewalk areas measured from the property lines along both sides of **Vine Street** adjoining the tract be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:

    a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.

    b. That satisfactory arrangements be made with all utility agencies, cable companies and franchises maintaining existing facilities within the area being merged.

4. That 5-foot-wide public sidewalk easements be provided on the final map within the 5-foot-wide merger areas along both sides of Vine Street adjoining the tract including a 15-foot radius easement line return at the intersection with Yucca Street.

5. In the event that Department of Transportation and Department of City Planning have no objections to the street merger, then an approximately 3-foot-wide sidewalk area measured from the property line along **Yucca Street** adjoining the tract be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:

    a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.

    b. That satisfactory arrangements be made with all utility agencies, cable companies and franchises maintaining existing facilities within the area being merged.

6. That a 3-foot-wide public sidewalk easement be provided on the final map within the 3-foot-wide merger area along Yucca Street adjoining the tract.

7. In the event that Department of Transportation and Department of City Planning have no objections to the street merger then a 4-foot wide sidewalk area measured from the property line along **Argyle Avenue** adjoining the tract be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:

    a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.

    b. That satisfactory arrangements be made with all utility agencies, cable companies and

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franchises maintaining existing facilities within the area being merged.

8. That a 4-foot wide public sidewalk easement be provided on the final map within the 4-foot wide merger area along Argyle Avenue adjoining the tract.

9. In the event that Department of Transportation and Department of City Planning have no objections to the alley merger then portion of the existing alley turning area adjoining the tract be permitted to be merged with the remainder of the tract map on a layout satisfactory to the City Engineer pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:

   a. That consents to the alley being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.

   b. That satisfactory arrangements be made with all utility agencies, cable companies and franchises maintaining existing facilities within the area being merged.

10. That any surcharge fees in conjunction with the street mergers and alley merger requests be paid.

11. That certified Survey Plans be submitted showing the areas being merged for the final map check.

12. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

13. That a set of drawings for airspace lots be submitted to the City Engineer showing the following:

   a. Plan view at different elevations

   b. Isometric views

   c. Elevation views

   d. Section cuts at all locations where air space lot boundaries change.

14. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.

15. See Condition S-3(i) for Bureau of Engineering Improvement conditions where applicable.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

16. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

17. The Tract Map recorded with the County Recorder shall contain the following statement: “Prior to the issuance of grading/building permits, a design-level geotechnical/soils report shall be submitted to the Grading Division to provide recommendations specific to the proposed development.”

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DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

18. A clearance letter will be issued stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied:

    a. Provide copy of building records, plot plan, and certificate of occupancy of all existing structures to verify the last legal use and the number of parking spaces required and provided on each site.

    b. Required parking spaces are required to remain for the remaining structure on the site (Ground Lot). Obtain Use of Land permits to relocate driveways and all required parking for each building onto their corresponding sites. Show location of all parking spaces and access driveways. Provide copies of permits and final inspection cards, for any restriping of parking spaces.

    c. Provide copy of a Certificate of Compliance for the lot cuts of Lot 1 of Tract 18237.

    d. Provide a copy of affidavits AFF-20478, AFF-20772, AFF-35097, AFF-35104, AFF-43826, AFF 001966012, AF-95-853223-MB, AF-01-0390387, AF-01-1243919, and PKG-3714. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

    e. Provide a copy of CPC case CPC-2018-2114-DB-CU-MCUP-SPR. Show compliance with all the conditions/requirements of the CPC case as applicable.

    f. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedications. “Area” requirements shall be re-checked as per net lot area after street dedication.

    g. Record a Covenant and Agreement for each ground lot with air space lots (Lots 1, 2, and 3) to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

NOTES:

Each Air Space lot shall have access to a street by one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer.

The proposed building plans have not been checked for, and shall comply with, Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

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DEPARTMENT OF TRANSPORTATION

19. A minimum of 60-foot and 40-foot reservoir space(s) be provided between any ingress security gate(s) and the property line when driveway is serving more than 300 and 100 parking spaces respectively. A minimum of 20-foot reservoir space(s) be provided between any ingress security gate(s) and the property line when driveway is serving less than 100 parking spaces or to the satisfaction of the Department of Transportation.

20. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk. LAMC 12.21 A.

21. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, call (213) 482-7024.

FIRE DEPARMENT

22. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

    a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

    b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

    c. One or more Knox Boxes will be required to be installed for LAFD access to the project. Location and number to be determined by LAFD Field Inspector (Refer to FPB Req #75).

    d. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

    e. The entrance to the Residential lobby must be within 50 feet of the desired street address curb face.

    f. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway or an improved street, access road, or designated fire lane.

    g. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 – (EXCEPTION)

    h. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

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It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

i. This policy does not apply to single-family dwelling or to non-residential buildings.

j. No building or commercial portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

k. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

l. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150 ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.

m. Entrance to the main lobby shall be located off the address side of the building.

n. Any required Fire Annunciator panel or Fire Control Room shall be located within a 20-foot visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

o. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

p. Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.

q. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

r. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted “No Parking at Any Time” prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

s. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

t. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

u. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

v. Submit plot plans indicating access road and turning area for Fire Department approval.

w. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department’s review of the plot plan.

x. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a

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building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

y. Site plans shall include all overhead utility lines adjacent to the site.

z. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

SECTION 5101.1 – EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS

aa. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

bb. Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing facilities are still required on all High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two new alternatives to a full FAA-approved helicopter landing facilities.

cc. Each standpipe in a new high-rise building shall be provided with two remotely located FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.

The Applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(213) 482-6509.** You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

23. This tract can be supplied with water from the municipal system subject to the Los Angeles Department of Water and Power's (LADWP) Water System Rules and upon payment of regular service connection charges. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Conditions No. S-1(c)).

BUREAU OF STREET LIGHTING

24. See Condition S-3(c) for Street Lighting Improvement conditions where applicable.

NOTES:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

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BUREAU OF SANITATION

25. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no/or potential problems to their structure or potential maintenance problem, as stated in the memo dated July 2, 2018. There are easements contained within the aforementioned property. Any proposed development in close proximity to the easements must secure Department of Public Works approval. Note: This approval is for the Tract Map only and represents the Office of the Bureau of Sanitation/WCSD. The Applicant may be required to obtain the necessary Clearances/Permits from the Bureau of Sanitation and appropriate District Office of the Bureau of Engineering. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d)).

INFORMATION TECHNOLOGY AGENCY

26. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the Applicant/Owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

27. That the Project dedicate land to the City, or provide a combination of land dedication and fee payment, in order to fulfill the Project's requirements under provisions of LAMC 12.33.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

28. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

NOTE: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

29. Prior to the issuance of a building permit or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

    a. Under Alternative 8, the proposed development shall be limited to three (3) ground lots and 13 airspace lots. Alternative 8 shall be in substantial conformance with Exhibit A as follows:
        i. A maximum of 903 residential dwelling units, of which 133 units shall be set aside for senior affordable units;
        ii. A maximum of 386,347 square feet of office uses; and
        iii. A maximum of 27,140 square feet of commercial uses.
        iv. A maximum total new floor area of 1,287,100 square feet (7:1 FAR).

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b. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

c. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

30. Prior to the issuance of the building permit or the recordation of the final map, a copy of CPC-2018-2114-DB-CU-MCUP-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event that CPC-2018-2114-DB-CU-MCUP-SPR is not approved, the subdivider shall submit a tract modification.

31. Prior to the recordation of the final map, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make the number of affordable senior housing units approved by Case No. CPC-2018-2114-DB-MCUP-SPR or CPC-2018-2114-DB-CU-MCUP-SPR available for rental solely to Very Low Income senior households at a rental price determined to be affordable to Very Low Income households by HCIDLA, for a period of 55 years. Said units shall be comparable in size, number of bedrooms, distribution, and amenities to the non-income-restricted units in the development.

32. Haul Route Conditions

a. Recommended Haul Route for 1720-1770 North Vine Street:

Option 1:

Loaded Truck: Exit jobsite onto Vine St (Northbound); Right turn onto Yucca Street (Eastbound); Left turn onto Argyle Avenue (Northbound); Right turn onto S/B Hollywood Fwy On-Ramp (US-101); Merge onto E/B San Bernardino Fwy (I-10); Continue to Disposal Site outside of City Limit.

Empty Truck: W/B San Bernardino Fwy (I-10); Merge onto N/B Hollywood Fwy (US-101); Exit towards Gower St; Left turn onto Gower St (Southbound); Right turn onto Yucca St (Westbound); Left onto Vine St (Southbound) to jobsite.

Option 2:

Loaded Truck: Exit jobsite onto Vine St (Southbound); Left turn onto Hollywood Bl (Eastbound); Right turn onto S/B Hollywood Fwy On-Ramp (US-101); Merge onto E/B San Bernardino Fwy (I-10); Continue to Disposal Site outside of City Limit.

Empty Truck: Reverse Directions.

b. Recommended Haul Route for 1746-1760 North Ivar Avenue:

Option 1:

Loaded Truck: Exit jobsite onto Ivar Ave (Northbound); Right turn onto Yucca Street (Eastbound); Left turn onto Argyle Avenue (Northbound); Right turn onto S/B Hollywood Fwy On-Ramp (US-101); Merge onto E/B San Bernardino Fwy (I-10); Continue to Disposal Site outside of City Limit.

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Empty Truck: W/B San Bernardino Fwy (I-10); Merge onto N/B Hollywood Fwy (US-101); Exit towards Gower St; Left turn onto Gower St (Southbound); Right turn onto Yucca St (Westbound); Left onto Vine St (Southbound) to jobsite.

Option 2:

Loaded Truck: Exit jobsite onto Ivar Ave (Southbound); Left turn onto Hollywood Bl (Eastbound); Right turn onto S/B Hollywood Fwy On-Ramp (US-101); Merge onto E/B San Bernardino Fwy (I-10); Continue to Disposal Site outside of City Limit.

Empty Truck: Reverse Directions.

c. Days and Hours of Hauling Operation:

i. Hauling shall be from 9 AM to 3 PM weekdays, and 8 AM to 4 PM on Saturdays. No hauling shall be performed on Sundays or holidays.

d. Staging Area:

i. All trucks shall be staged on jobsite. No more than one truck may be queued up adjacent to jobsite.

NOTE: No interference to traffic, access to driveways must be maintained at all times.

e. Additional Comments and/or Requirements:

i. Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post “Temporary Tow Away Stopping” signs adjacent to jobsite if needed for hauling operations.

ii. Flagger control should be provided during the hauling operations to assist with and pedestrian traffic, and ingress and egress of truck traffic on Vine Street per latest WATCH Manual. Truck warning signs should be placed 300 feet in advance of the exit in each direction. If you have any questions, please call Bhuvan Bajaj at (323) 957-6843.

iii. The Emergency Operations Division, Specialized Enforcement Section of the Los Angeles Police Department shall be notified prior to the start of hauling (213) 486-0777.

iv. Streets shall be cleaned of spilled materials at the termination of each work day.

v. The final approved haul routes and all the conditions of approval shall be available on the job site at all times.

vi. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

vii. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.

viii. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

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xi. All trucks are to be watered at the job site to prevent excessive blowing dirt.

xii. All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.

xiii. The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.

xiv. All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.

xv. A Truck Crossing warning sign shall be placed 300 feet in advance of the exit in each direction.

xvi. One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of Work Area Traffic Control Handbook.

xvii. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary No Parking signs posted along the route.

xviii. Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting Street Services Investigation and Enforcement Division at (213) 847-6000 before the change takes place.

xix. The permittee shall notify Street Services Investigation and Enforcement Division, (213) 847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.

xx. A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Central Los Angeles District Engineering Office, 201 N. Figueroa Street, Land Development Section, Suite 1150, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling (213) 202-3495.

33. 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 activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity), 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:

a. Upon a discovery of a potential tribal cultural resource, the Applicant 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.

b. 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 Applicant and the City regarding the monitoring of future ground

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disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

c. The Applicant shall implement the tribe's recommendations if a qualified archaeologist and a culturally affiliated tribal monitor, both retained by the City and paid for by the Applicant, reasonably conclude that the tribe's recommendations are reasonable and feasible.

d. The Applicant shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any affected tribes that have been reviewed and determined by the qualified archaeologist and by a culturally affiliated tribal monitor to be reasonable and feasible. The Applicant shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.

e. If the Applicant does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or by a culturally affiliated tribal monitor, the Applicant may request mediation by a mediator agreed to by the Applicant and the City who has the requisite professional qualifications and experience to mediate such a dispute. The Applicant shall pay any costs associated with the mediation.

f. The Applicant 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 by a culturally affiliated tribal monitor 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.

34. 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

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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.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES.

35. **Implementation.** The Mitigation Monitoring Program (MMP), attached as "Exhibit B" and part of the case file, shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each Project Design Features (PDF) and Mitigation Measure (MM) and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

36. **Construction Monitor.** 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 PDFs and MMs 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 PDFs and MMs 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

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to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs 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.

37. **Substantial Conformance and Modification.** After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not, in and of itself, require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

(f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot-grading plan of the tract and any necessary topography of adjoining areas be submitted

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to the City Engineer.

(g) That any required slope easements be dedicated by the final map.

(h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.

(i) That one-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting non-subdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

(j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceeds 15 percent.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

(a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

(b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

(d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

(e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements shall be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

(a) Construct on-site sewers to serve the tract as determined by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting as required below:

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No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on Ivar Ave, four (4) on Yucca St, one (1) on Argyle Ave, and five (5) on Vine St.

Note: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

(d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213-485-5675) upon completion of construction to expedite tree planting.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.

(i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

i. Improve Ivar Avenue and Argyle Avenue adjoining the subdivision by the construction of new 2-foot wide integral concrete curbs and gutters together with any necessary removal and construction of existing improvements.

ii. Construct any new driveways along Vine Street in accordance with Hollywood Walk of Fame Specifications and details satisfactory to the City Engineer and Department of Transportation.

iii. Improve the alley adjoining the subdivision by removal and reconstruction of any existing bad order sections including reconstruction of the alley intersection with Argyle Avenue all satisfactory to the City Engineer.

iv. Improve Yucca Street adjoining the subdivision by removal and reconstruction of any existing bad order concrete curb, gutter and sidewalk all satisfactory to the City Engineer.

v. Repair and/or replace any damaged/cracked or off-grade concrete curb, gutter, existing terrazzo sidewalk, and AC pavement along both sides of Vine Street adjoining the tract in accordance with Hollywood Walk of Fame specifications and details satisfactory to the City Engineer.

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NOTES:

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05 N.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features that can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

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FINDINGS OF FACT (CEQA)

Please note that due to a late letter that was received by the California Geological Survey (CGS), the Final EIR continues to be processed by the Department of City Planning. CEQA Findings will be prepared subsequent to the release of the Final EIR. Pursuant to Section 21092.5 of the Public Resources Code (CEQA), the lead agency will not certify the EIR for at least 10 days following the release of the Final EIR.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 82152 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The subdivision, and merger, of land is regulated pursuant to Article 7 of the Los Angeles Municipal Code (LAMC). The LAMC implements the goals, objectives, and policies of the General Plan, through zoning regulations, including Specific Plans. The zoning regulations contained within the LAMC regulate, but are not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The VTTM for Alternative 8 includes the merger and re-subdivision of the Project Site into three (3) ground lots and 13 airspace lots for a total of 16 lots; the merger of a portion of an alley to add 1,313 square feet to the Project Site; the merger of portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street to add 5,163 square feet to the Project Site, and dedicating five-foot wide sidewalk easements over the said sidewalk for a mixed-use development.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C, tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The Project Site is located within the Hollywood Community Plan, which designates the Project Site with a Regional Center Commercial land use designation, with corresponding zones of C2, C4, P, PB, RAS3 and RAS4. The Project Site is zoned C4-2D-SN, which is consistent with the land use designation. The C4 Zone allows for a wide variety of land uses, including retail stores, theaters, hotels, broadcasting studios, parking buildings, parks, and playgrounds and permits any land use permitted in the R4 Zone, including multiple residential uses. Height District 2 allows a 6:1 FAR, with no height limit in conjunction with the C4 Zone. However, the Project Site is subject to “D” Limitations, pursuant to Ordinance No. 165,659, which restricts lots with Assessor’s Parcel Numbers (APN) 5546-004-006, 5546-004-020, 5546-004-021, 5546-004-029, 5546-030-028, 5546-030-031, 5546-030-033, and 5546-030-034 to a 3:1 FAR; and the corner lot on the southeast corner of Yucca Street and Vine Street, with APN 5546- 004-032, to a 2:1 FAR. The “SN” indicates that the Project Site is located in the HSSUD, which establishes signage regulations in addition to and/or which supersede those of the LAMC.

Pursuant to LAMC Section 12.22 A.18, any lot in the C4 Zone, provided that such lot is located within an area designated as Regional Center Commercial within the adopted Community Plan, is permitted to develop at the R5 density, or one dwelling unit for every 200 square feet of lot area. In conjunction with the proposed mergers associated with the proposed VTTM for Alternative 8, the lot area of the Project Site is 200,291 square feet, which permits a maximum density of 1,005

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dwelling units[2]. Alternative 8 proposes a total of 903 dwelling units, including 770 market-rate units and 133 affordable senior units. Contingent upon the approval of the Density Bonus Compliance Review, in conjunction with request On- and Off-Menu incentives and Waiver of Development Standards, Alternative 8 would be permitted a maximum 7:1 FAR in exchange for setting aside at least 11 percent for Very Low Income households. Therefore, the proposed merger and re-subdivision of the Project Site into three (3) ground lots and 13 airspace lots for a total of 16 lots; the merger of a portion of an alley to add 1,313 square feet to the Project Site; the merger of portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street to add 5,163 square feet to the Project Site, and dedicating five-foot wide sidewalk easements over the said sidewalk for a mixed-use development would therefore be consistent with these regulation.

Pursuant to LAMC Section 17.06 B, a VTTM must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. It is required to contain information regarding the boundaries of the Project Site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The VTTM indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C and 17.06 B and is consistent with the applicable General Plan.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Section 66418 of the Subdivision Map Act defines the term “design” as follows: “Design” means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. Further, Section 66427 of the Subdivision Map Act expressly states that the “Design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.”

LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. LAMC Section 17.05 C, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes (“net area”). LAMC Section 17.06 B and 17.15 list the map requirements for a tentative tract map and vesting tentative tract map. The design and layout of the VTTM is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the LAMC.

As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the Project Site. The Project Site is zoned C4-2D-SN, with an underlying land use designation of Regional Center Commercial. Pursuant to LAMC Section 12.22 A.18, any lot in the C4 Zone, provided that such lot is located within an area designated as Regional Center Commercial within the adopted Community Plan, is permitted to develop at the R5 density, or one dwelling unit for every 200 square feet of lot area. In conjunction

[2] Pursuant to AB 2501, base density calculations that result in a fractional unit shall be rounded up to the next whole number for projects utilizing LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus).

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with the proposed mergers associated with the proposed VTTM for Alternative 8, the lot area of the Project Site is 200,291 square feet, which permits a maximum density of 1,005 dwelling units[3]. Alternative 8 proposes a total of 903 dwelling units, including 770 market-rate units and 133 affordable senior units. Contingent upon the approval of the Density Bonus Compliance Review, in conjunction with request On- and Off-Menu incentives and Waiver of Development Standards, Alternative 8 would be permitted a maximum 7:1 FAR in exchange for setting aside at least 11 percent for Very Low Income households.

As the VTTM for Alternative 8 includes the merger and re-subdivision of the Project Site into three (3) ground lots and 13 airspace lots for a total of 16 lots; the merger of a portion of an alley to add 1,313 square feet to the Project Site; the merger of portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street to add 5,163 square feet to the Project Site, and dedicating five-foot wide sidewalk easements over the said sidewalk for a mixed-use development, the VTTMs are consistent with the density permitted by the Zone.

The VTTM was distributed to and reviewed by the various City agencies of the Subdivision Committee, including, but not limited to, the Bureau of Engineering, Department of Building and Safety, Grading Division and Zoning Division, Department of Water and Power, Bureau of Sanitation, Bureau of Street Lighting, Department of Recreation and Parks, that have the authority to make dedication, and/or improvement recommendations. Several public agencies found the subdivision design satisfactory, with imposed improvement requirements and/or conditions of approval. Specifically, the Bureau of Engineering reviewed the VTTM for compliance with the Street Design Standards and has recommended dedication and/or improvements to the public right-of-way along Ivar Avenue, Argyle Avenue, Yucca Street, and Vine Street, and the alley adjoining the Project Site, consistent with the standards of the Mobility Element and Hollywood Walk of Fame Specifications. The Bureau of Engineering also specified that, if Planning Department and the Department of Transportation determine that the merger would not be in conflict with the Community Plan and would not impact traffic circulation, then these proposed merger requests can be granted. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Sanitation reviewed the sewer/storm drain lines serving the subject tract, determined that sewers are available and have been inspected and deemed adequate in accommodating Alternative 8's sewerage needs. The Department of Building and Safety – Grading Division reviewed the site grading and deemed it appropriate. The Department of Water and Power (LADWP) determined that all required water mains have been installed and that the VTTM can be supplied with water from the municipal system subject to the LADWP's Water System Rules and upon payment of regular service connection charges. The Bureau of Street Lighting determined that street lighting improvements shall include the relocation and upgrade street lights along Ivar Avenue, Yucca Street, Argyle Avenue, and Vine Street. All Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the tentative map, building permit, grading permit, or certificate of occupancy.

Therefore, as conditioned and upon approval of the entitlement requests, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The Project Site spans portions of two City blocks, comprised of 10 parcels totaling 4.61 acres in size, and is generally bounded by Yucca Street to the north, Ivar Avenue to the west, Argyle Avenue to the east, adjacent development and Hollywood Boulevard to the south, and is bifurcated by Vine Street. The portion of the Project Site located between Ivar Avenue and Vine Street is

[3] Pursuant to AB 2501, base density calculations that result in a fractional unit shall be rounded up to the next whole number for projects utilizing LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus).

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identified as the West Site and the portion located between Vine Street and Argyle Avenue is identified as the East Site.

The West Site is currently developed with an approximately 1,237-square-foot, single-story building that is currently used for storage of sets and props associated with AMDA performing arts school and a surface parking lot with a parking attendant kiosk, and is enclosed by iron fencing and secured by a lockable gate. The East Site is currently developed with the Capitol Records Complex, which includes the 13-story Capitol Records Building and ancillary studio recording uses and the two-story Gogerty Building, all of which total approximately 114,303 square feet of existing floor area, and surface parking lots with controlled gated access.

Under Alternative 8, the existing building on the West Site would be demolished, the Capitol Records Complex would be preserved, and the remainder of the Project Site would be redeveloped with up to 903 residential units, comprised of 770 market-rate and 133 senior affordable units, up to 385,943 square feet of office uses, and up to 26,874 square-feet of retail/restaurant space, within three new mixed-use buildings (West Building, West Senior Building and East Office Building). The new buildings would range in height from 13 to 49 stories and comprise approximately 1,287,150 square feet of new floor area. Parking would be provided within a five-level subterranean parking garage with one level of enclosed at-grade parking on the West Site, and a seven-level subterranean parking garage on the East Site. Overall, the Alternative 8 would contain approximately 1,401,403 square feet (including the Capital Records Complex), for an FAR of 6.973:1. The VTTM for Alternative 8 is for merger of 16 existing lots and the subsequent re-subdivision of a 4.613-acre site into three (3) ground lots and 13 airspace lots for a total of 16 lots; the merger of a portion of an alley to add 1,313 square feet to the Project Site; the merger of portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street to add 5,163 square feet to the Project Site, dedicating five-foot wide sidewalk easements over said sidewalk merger areas; an associated haul route for the export of 542,300 cubic yards of soil; and the removal of 16 street trees.

The Project Site slopes down from northeast and southwest with a grade change of approximately 21 feet. The Project Site is located within an urbanized area and is not located in a Methane Zone, Very High Fire Hazard Severity Zone, Flood Zone, Landslide, Liquefaction, Methane or Tsunami Inundation Zone and is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The Project Site is not located within a designated hillside area, but is located within a BOE Special Grading Area. The Project Site is not identified as having hazardous waste or past remediation, and the Phase I and Phase II Environmental Site Assessment (ESA) Reports completed for the Project Site found that development of the Project Site would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Project Site is located within 0.5 miles of the Hollywood Fault, and is within the Alquist-Priolo Zone, but not within a Preliminary Fault Rupture Study Area. As the Project Site lies within a designated Alquist-Priolo Earthquake Fault Zone, issuance of a development permit requires a geologic fault rupture investigation that demonstrates a proposed building site is not threatened by surface displacement from the fault. As indicated in the 2015 and 2019 Fault Studies prepared for the Project Site, there are no active faults beneath the Project Site. The Department of Building and Safety, Grading Division has reviewed the Geology/Soils Report prepared by Feffer Geological Consulting, dated September 23, 2019, and issued a Soils Report Approval Letter, dated October 15, 2019, determining that the report is acceptable, provided that, prior to the issuance of grading/building permits, a design-level geotechnical/soils report shall be submitted to the Grading Division to provide recommendations specific to the proposed development. In addition, pursuant to a letter from LADBS dated August 7, 2020, the developer shall be required to excavate another exploratory trench to demonstrate, or rule out, the presence of an active fault in the southerly part of the Project Site. These requirements have been imposed as a Condition of Approval of the

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VTTM.

In addition, the environmental analysis conducted found that the VTTM and development of Alternative 8 would not result in any significant impacts in terms of geological or seismic impacts, hazards and hazardous materials, and fire safety. Finally, prior to the issuance of any permits, Alternative 8 would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. Therefore, based on the above and as conditioned, the Project Site will be physically suitable for the proposed type of development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The General Plan identifies, through its Community and Specific Plans, geographic locations where planned and anticipated densities are permitted. Zoning applied to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur. The adopted Hollywood Community Plan designates the Project Site for Regional Center Commercial land uses corresponding to the C4-2D-SN (Commercial Zone, Height District 2D, Hollywood Signage Supplemental Use District [HSSUD]) Zone. The C4 Zone allows for a wide variety of land uses, including retail stores, theaters, hotels, broadcasting studios, parking buildings, parks, and playgrounds and permits any land use permitted in the R4 Zone, including multiple residential uses. Height District 2 allows a 6:1 FAR, with no height limit in conjunction with the C4 Zone. However, the Project Site is subject to "D" Limitations, pursuant to Ordinance No. 165,659, which restricts lots with Assessor's Parcel Numbers (APN) 5546-004-006, 5546-004-020, 5546-004-021, 5546-004-029, 5546-030- 028, 5546-030-031, 5546-030-033, and 5546-030-034 to a 3:1 FAR; and the corner lot on the southeast corner of Yucca Street and Vine Street, with APN 5546- 004-032, to a 2:1 FAR. The "SN" indicates that the Project Site is located in the HSSUD, which establishes signage regulations in addition to and/or which supersede those of the LAMC.

Pursuant to LAMC Section 12.22 A.18, any lot in the C4 Zone, provided that such lot is located within an area designated as Regional Center Commercial within the adopted Community Plan, is permitted to develop at the R5 density, or one dwelling unit for every 200 square feet of lot area. In conjunction with the proposed mergers associated with the VTTM for Alternative 8, the lot area of the Project Site is 200,291 square feet, which permits a base density of 1,005 dwelling units[4].

Alternative 8 proposes a total of 903 dwelling units, including 770 market-rate units and 133 affordable senior units. Contingent upon the approval of the Density Bonus Compliance Review, where, in conjunction with On- and Off-Menu incentives and Waiver of Development Standards, the Project would be permitted a maximum 7:1 FAR in exchange for setting aside at least 11 percent for Very Low Income households.

The Project Site spans portions of two City blocks, comprised of 10 parcels totaling 4.61 acres in size. The Project Site is generally bounded by Yucca Street to the north, Ivar Avenue to the west, Argyle Avenue to the east, adjacent development and Hollywood Boulevard to the south, and is bifurcated by Vine Street. The Project vicinity is characterized by a commercial, tourist and entertainment-related commercial uses, offices, hotels, and low- to high-density residential developments that vary in building style and period of construction. The sidewalk along Vine Street adjacent to the Project Site contains a portion of the Hollywood Walk of Fame, a City of Los Angeles Historic-Cultural Monument, and street trees. Surrounding properties are within the C4-2D-SN, [T][Q]C4-2D-SN, and (T)(Q)C4-2D-SN Zones. To the north of the Project Site is the US-101 Hollywood Freeway, Hollywood Boulevard, a variety of hotel, retail, and restaurant uses to the

[4] Pursuant to AB 2501, base density calculations that result in a fractional unit shall be rounded up to the next whole number for projects utilizing LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus).

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south, and a mix of commercial and residential uses to the east and west.

The floor area, density, and massing for Alternative 8 is appropriately scaled and situated given the size of the Project Site and uses in the surrounding area, which is characterized by commercial, tourist and entertainment-related commercial uses, offices, hotels, and low- to high-density residential developments that vary in building style and period of construction. The subject site is a relatively flat, infill lot in a developed urban area with adequate infrastructure. Furthermore, the area is easily accessible via improved streets, highways, and transit systems; and would be supported by adequate infrastructure, including utility demand and public services, to support the development at the proposed density, as is evidenced from the EIR analysis conducted for Alternative 8. The EIR analysis conducted for Alternative 8 also found that the VTTM and development of Alternative 8 establishes that the physical characteristics of the site and the proposed density of development are generally consistent with existing development and urban character of the surrounding community. Therefore, the Project Site is physically suitable for the proposed density of development.

(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Project proposes an infill development within an area designated for high density residential and commercial uses within the Hollywood Community Plan area in the City of Los Angeles. The Tract Map subdivision design includes the creation of three (3) ground lots and 13 airspace lots for a total of 16 lots; the merger of a portion of an alley to add 1,313 square feet to the Project Site; the merger of portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street to add 5,163 square feet to the Project Site.

The proposed improvements include a mixed-use development within four buildings. The subdivision design and improvements are consistent with the existing urban development of the area. The Project Site is currently developed with three (3) commercial buildings and associate surface parking lots, and includes 48 trees, which includes 16 street trees. None of the existing trees are protected species. Existing landscaping within the Project Site is limited and does not contain any natural open spaces, act as a wildlife corridor, contain riparian habitat, wetland habitat, migratory corridors, conflict with the Protected Tree Ordinance, conflict with a Habitat Conservation Plan, nor possess any areas of significant biological resource value. As described, there are no native or protected trees located within the Project Site or on the street sidewalk parkway. Further, the vicinity is characterized by commercial, tourist and entertainment-related commercial uses, offices, hotels, and low- to high-density residential developments that vary in building style and period of construction. The Project Site, as described in the EIR, is urbanized and built-out, and does not contain riparian or other sensitive natural community, and does not provide a natural habitat for either fish or wildlife. No water bodies or federally protected wetlands as defined by Section 404 of the Clean Water Act exist on the Project Site.

Finally, the EIR identifies no potential adverse impacts on fish or wildlife resources. Therefore, the design of the subdivision would not cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed subdivision and subsequent improvements are subject to the provisions of the LAMC (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements as mandated by law would apply where

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applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

Alternative 8 is not located over a hazardous materials site, flood hazard area and is not located on unsuitable soil conditions. Alternative 8 would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. The Phase I and Phase II Environmental Site Assessment (ESA) Reports completed found that development of the Project Site would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Furthermore, the development of Alternative 8 does not propose substantial alteration to the existing topography. Regarding seismic safety, with adherence to State and City building requirements, along with the recommendation from the LADBS Grading Division Soils Report Approval Letter, dated October 15, 2019, which requires that prior to the issuance of grading/building permits, a design-level geotechnical/soils report shall be submitted to the Grading Division to provide recommendations specific to the proposed development. In addition, pursuant to a letter from LADBS dated August 7, 2020, the developer shall be required to excavate another exploratory trench to demonstrate, or rule out, the presence of an active fault in the southerly part of the Project Site. These requirements have been imposed as a Condition of Approval of the VTTM..

The EIR fully analyzed the impacts of both construction and operation of Alternative 8 on the existing public utility and sewer systems, and determined that impacts are less than significant. In addition, the development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

(g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

There are no recorded instruments identifying easements encumbering the Project Site for the purpose of providing public access. The Project Site is surrounded by public streets and private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. It should be noted that the VTTM for Alternative 8 includes dedicating five-foot-wide sidewalk easements over said sidewalk merger areas for public use. The Project Site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Any public access required for roads and utilities would be acquired by the City prior to recordation of the proposed VTTM. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

(h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the Project Applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

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

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applicable planning and zoning in effect at the time the tentative map was filed.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities. In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

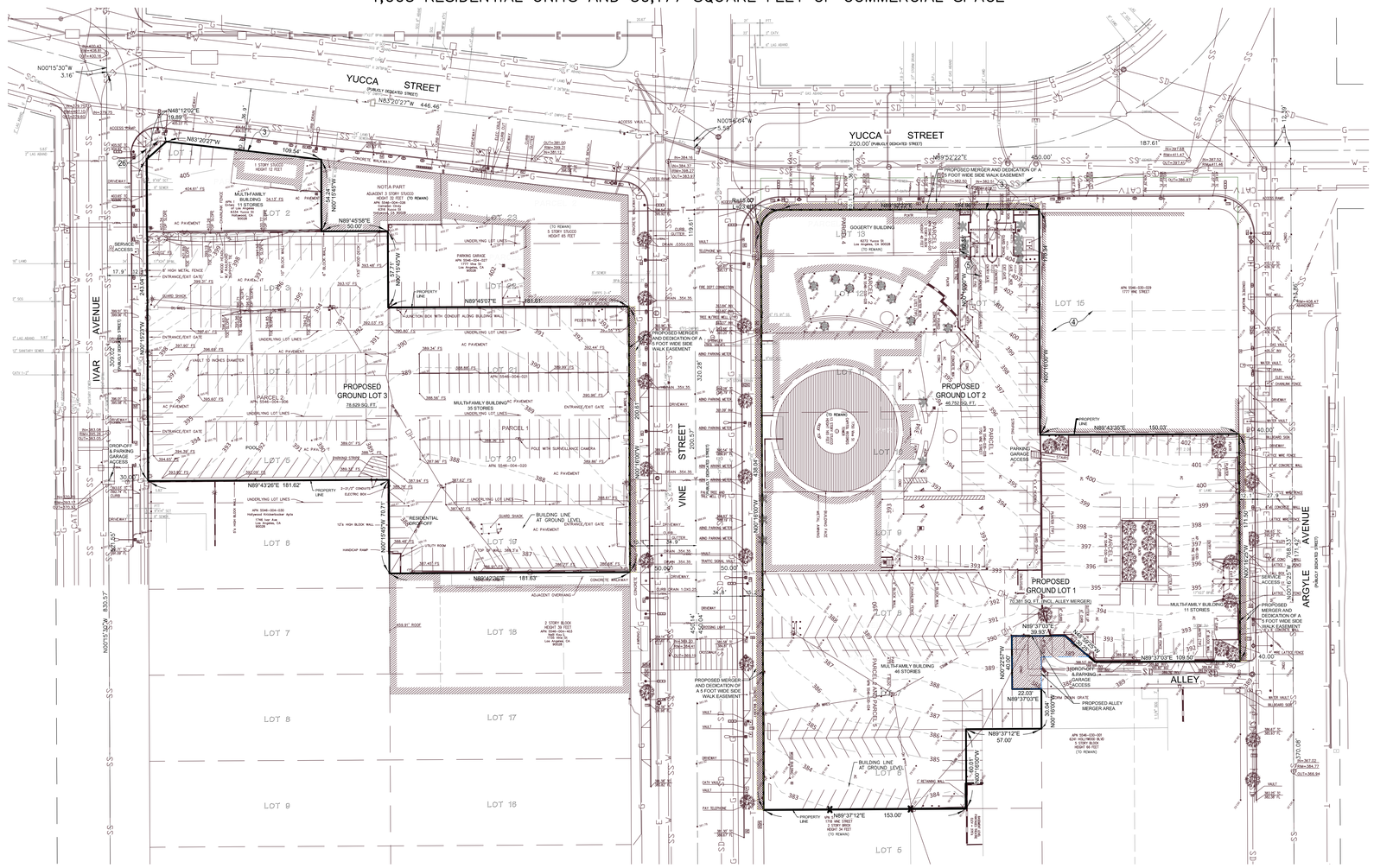
These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 82152.

VESTING TENTATIVE TRACT MAP NO. 82152

FOR MERGER, SUBDIVISION AND CONDOMINIUM PURPOSES

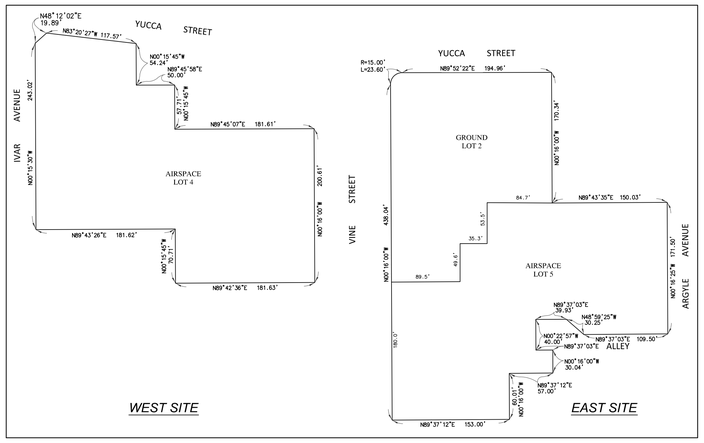
1,005 RESIDENTIAL UNITS AND 30,177 SQUARE FEET OF COMMERCIAL SPACE

EXHIBIT A1
TRACT MAP FOR ORIGINAL PROJECT
JULY 10, 2020


YUCCA STREET
(PUBLICLY DEDICATED STREET)
N83°20'27"W 446.46'
YUCCA STREET
250.00' (PUBLICLY DEDICATED STREET)
N89°5'22"E 450.00'
IVAR AVENUE
VINE STREET
ARGYLE AVENUE
ALLEY
PROPOSED GROUND LOT 1
70,041 SQ. FT. INCL. ALLEY MERGER
PROPOSED GROUND LOT 2
46,752 SQ. FT.
PROPOSED GROUND LOT 3
78,629 SQ. FT.
PROPOSED MERGER AND DEDICATION OF A 5 FOOT WIDE SIDE WALK EASEMENT
PROPOSED ALLEY MERGER AREA
PARCEL 1
PARCEL 2
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
MULTI-FAMILY BUILDING 35 STORIES
MULTI-FAMILY BUILDING 11 STORIES
MULTI-FAMILY BUILDING 48 STORIES
GOGERTY BUILDING
1777 IVAR STREET
1775 IVAR STREET
1749 NORTH VINE, LLC
APN 5546-030-029
APN 5546-030-031
APN 5546-030-032
APN 5546-030-033
APN 5546-004-006
APN 5546-004-021
APN 5546-004-022
APN 5546-004-029
APN 5546-004-032
N00°15'30"W 3.16'
N48°12'02"E 178.89'
N83°20'27"W 109.54'
N89°45'58"E 50.00'
N00°15'45"W 181.69'
N89°43'26"E 181.62'
N00°15'30"W 70.71'
N89°43'26"E 181.83'
N00°15'30"W 830.57'
N00°16'04"W 5.56'
N89°37'12"E 153.00'
N89°43'26"E 150.00'
N89°37'03"E 39.93'
N89°37'03"E 109.50'
N89°37'12"E 57.00'
N00°16'04"W 1,000.00'
N00°16'04"W 1,000.00'
N00°16'25"W 1,165.13'
N00°16'25"W 1,165.13'
N00°16'25"W 1,165.13

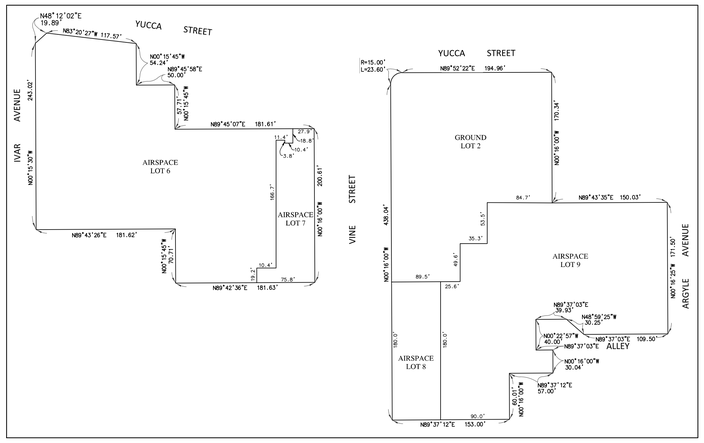
VESTING TENTATIVE TRACT MAP NO. 82152

AIRSPACE LOT CONFIGURATIONS



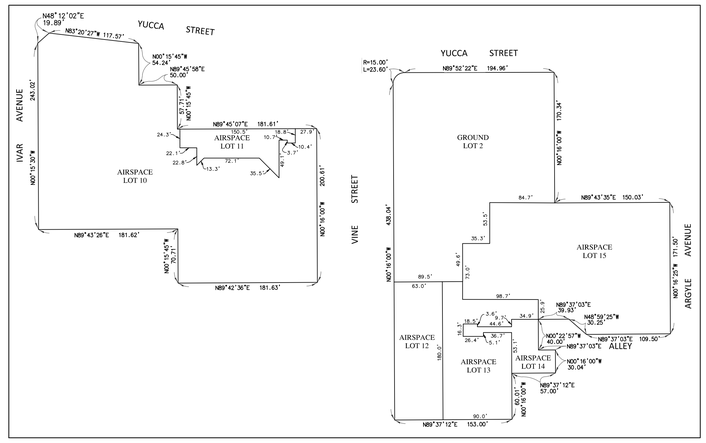
LEVELS B5 - B3

L.E. = -84.00', U.E. = -22.00'



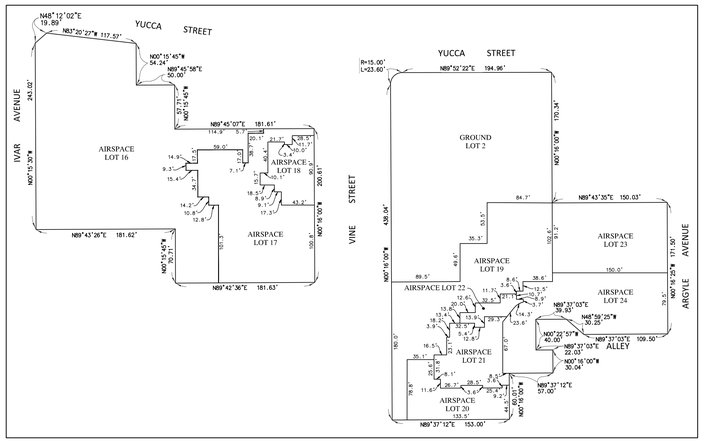
LEVEL B2

L.E. = -22.00', U.E. = -11.00'



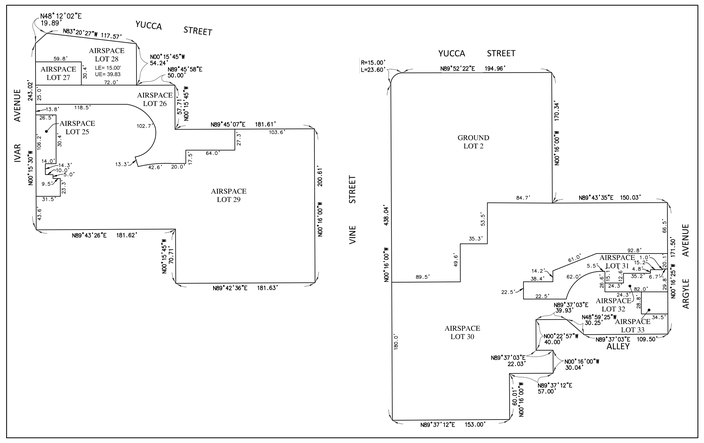
LEVEL B1

L.E. = -11.00', U.E. = 00.00'



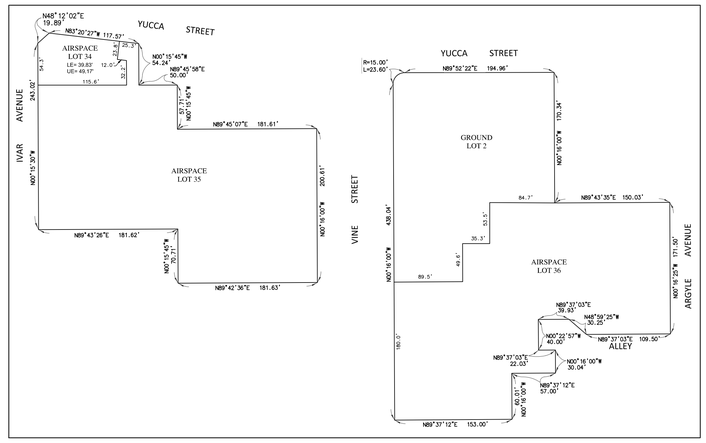
LEVEL 01

L.E. = 00.00', U.E. = 15.00'



LEVEL 01 (MEZZ)

L.E. = 15.00', U.E. = 30.00'



LEVEL 02

L.E. = 30.00', U.E. = 41.25'

NOTE:
GROUND LOTS SHOWN FOR LOCATION/REFERENCE ONLY.
NO AIRSPACE LOTS WITHIN GROUND LOT 2.

N

0 40' 80'

SCALE: 1"=80'

ABBREVIATION LEGEND

L.E. = LOWER ELEVATION
U.E = UPPER ELEVATION

REVISIONS		
DATE	△	ISSUED FOR

DATE	04/11/2018
PROJECT NUMBER	1700060
DRAWN BY	JP
CHECKED BY	CJ
SCALE	AS SPECIFIED

PROJECT ADDRESS
HOLLYWOOD CENTER

SHEET NUMBER

SHEET 2 0F 4

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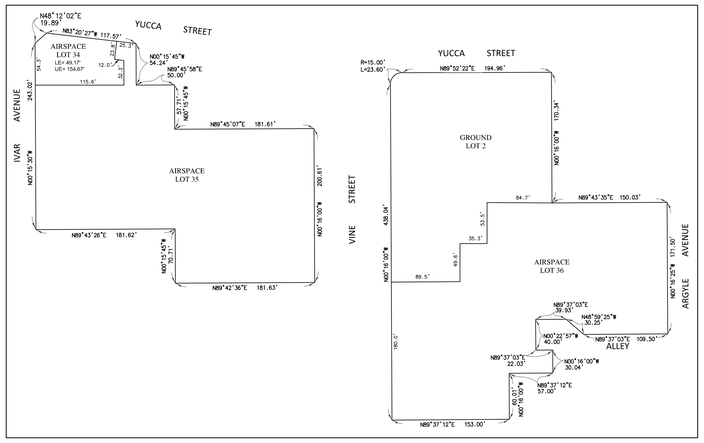
VESTING TENTATIVE TRACT MAP NO. 82152

AIRSPACE LOT CONFIGURATIONS

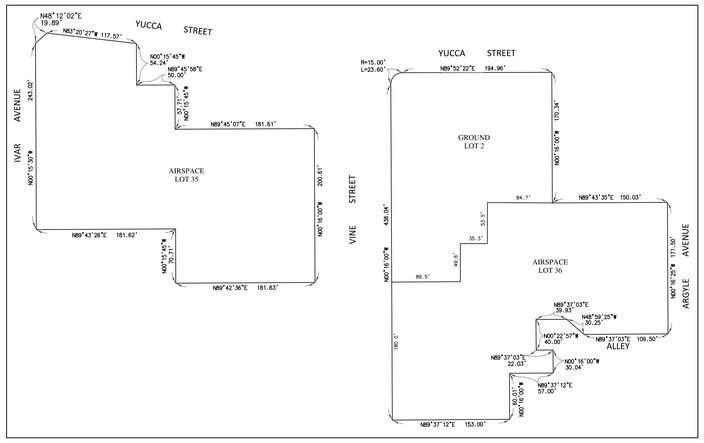


LEVELS 03 - 20

L.E. = 41.25', U.E. = 245.25'

LEVELS 03 - 06

L.E. = 46.00', U.E. = 90.00'

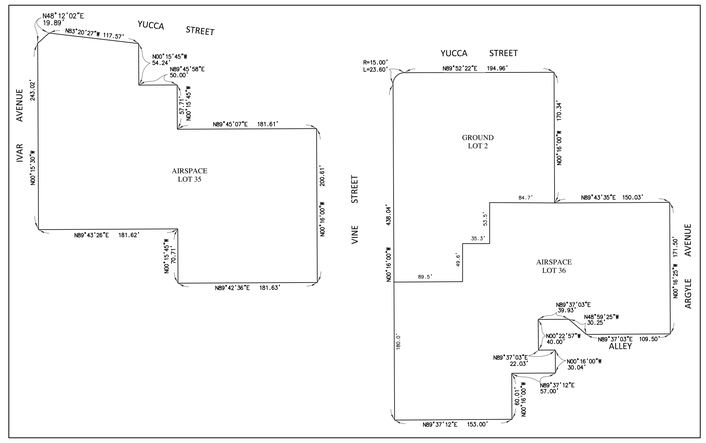


LEVEL 21

L.E. = 245.25', U.E. = 257.25'

LEVELS 07 - 29

L.E. = 90.00', U.E. = 343.00'

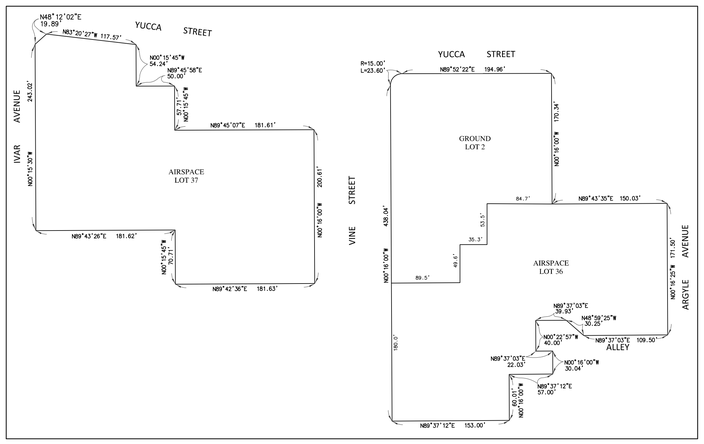


LEVELS 22 - 34

L.E. = 257.25', U.E. = 413.25'

LEVEL 30

L.E. = 343.00', U.E. = 354.58'

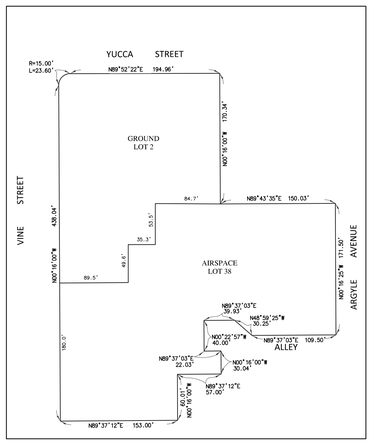


LEVELS 35 - ROOF+

L.E. = 413.25', U.E. = 519.00'

LEVELS 31 - 45

L.E. = 354.58', U.E. = 528.25'



LEVELS 46 - ROOF+

L.E. = 528.25', U.E. = 645.00'

NOTE:
GROUND LOTS SHOWN FOR LOCATION/REFERENCE ONLY.
NO AIRSPACE LOTS WITHIN GROUND LOT 2.

N

0 40' 80'

SCALE: 1"=80'

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ABBREVIATION LEGEND

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REVISIONS		
DATE	△	ISSUED FOR

DATE	04/11/2018
PROJECT NUMBER	1700060
DRAWN BY	JP
CHECKED BY	CJ
SCALE	AS SPECIFIED

PROJECT ADDRESS

HOLLYWOOD CENTER

SHEET NUMBER

SHEET 3 0F 4

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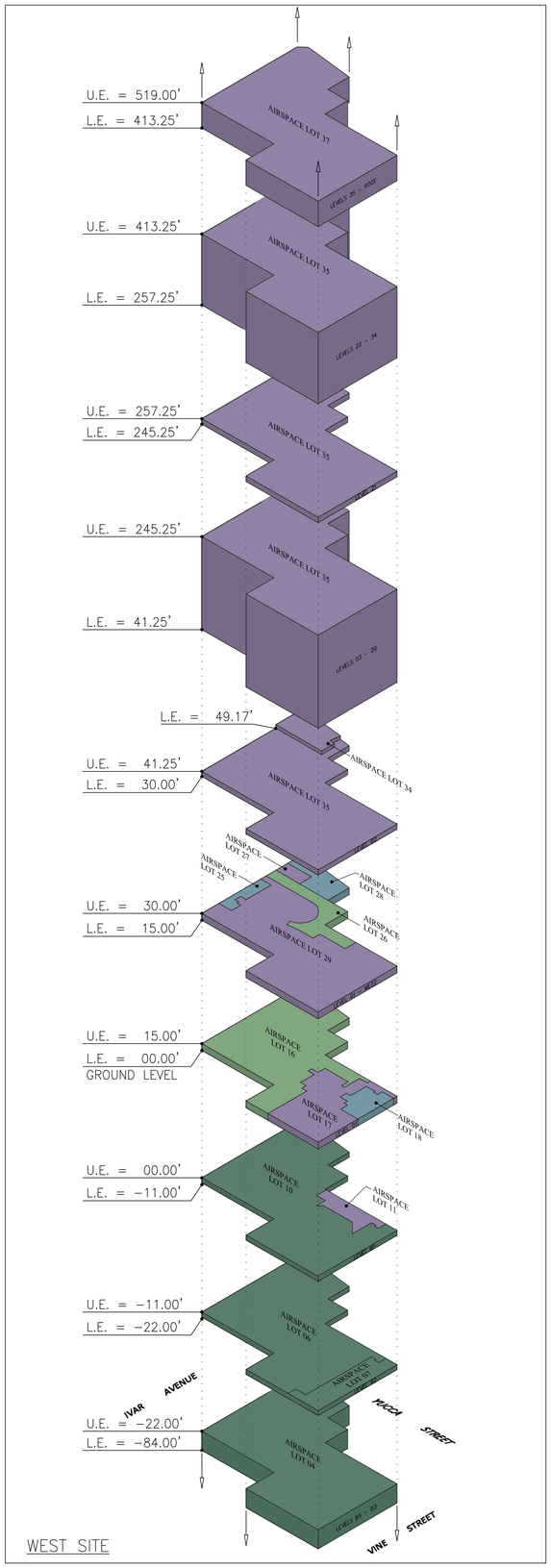
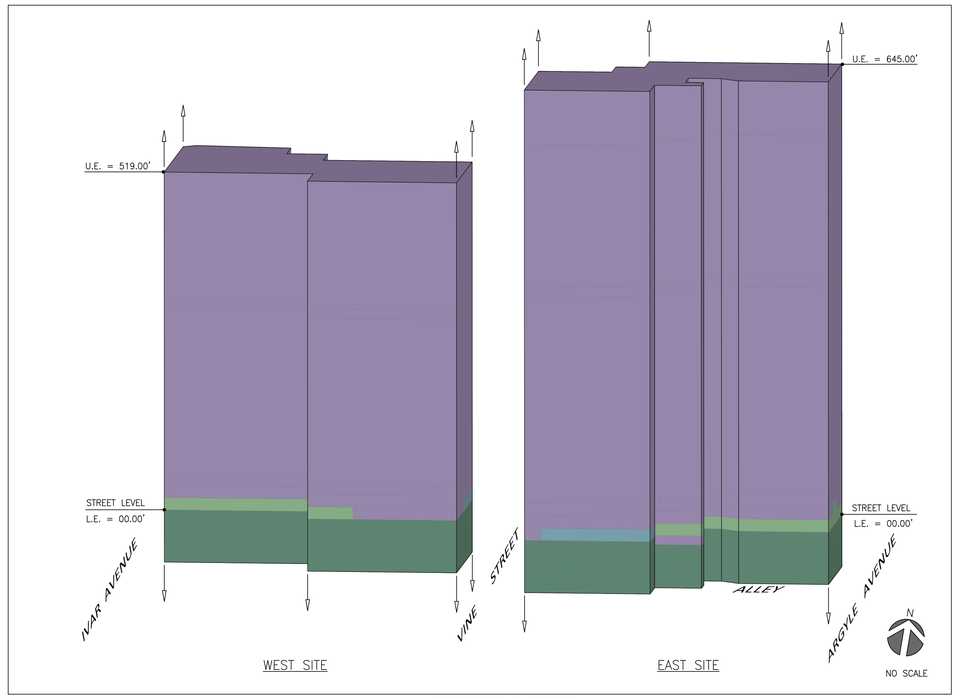
VESTING TENTATIVE TRACT MAP NO. 82152

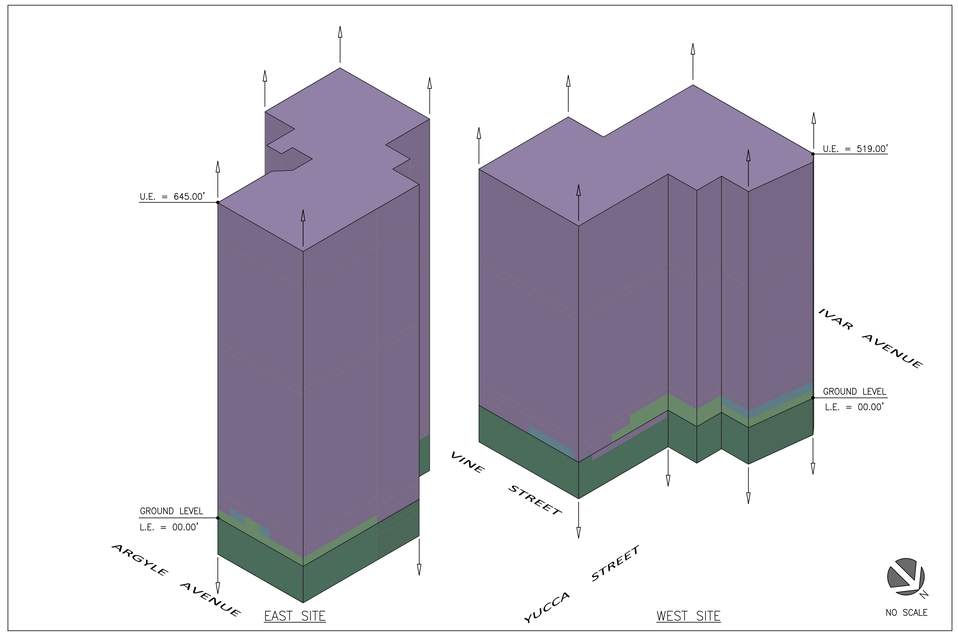
AIRSPACE LOT ISOMETRIC



FLOOR VIEWS



OVERALL VIEW
LOOKING NORTH



OVERALL VIEW
LOOKING SOUTHWEST

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REVISIONS		
DATE	△	ISSUED FOR

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SCALE	AS SPECIFIED

PROJECT ADDRESS
HOLLYWOOD CENTER

SHEET NUMBER

SHEET 4 0F 4

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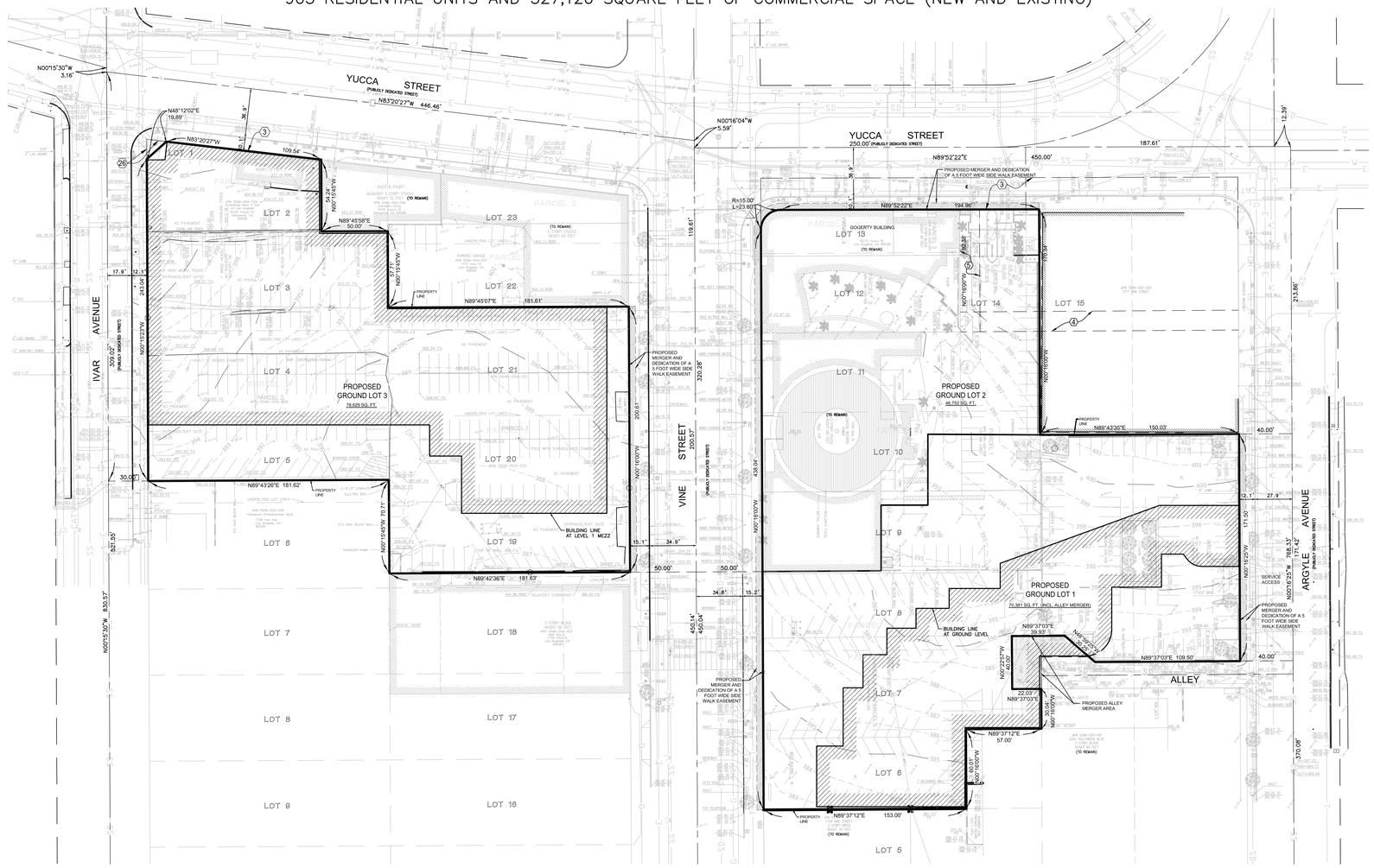
VESTING TENTATIVE TRACT MAP NO. 82152

FOR MERGER, SUBDIVISION AND CONDOMINIUM PURPOSES

903 RESIDENTIAL UNITS AND 527,120 SQUARE FEET OF COMMERCIAL SPACE (NEW AND EXISTING)

EXHIBIT A2
TRACT MAP FOR ALTERNATIVE 8
JULY 27, 2020



EXCEPTIONS

(PER CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER NO. 00000084196-994-LT2-DB DATED JANUARY 29, 2018)

THE FOLLOWING MATTERS AFFECT PARCELS A, B, C, D & E:

(3) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC STREET AND HIGHWAY
RECORDING DATE:OCTOBER 18, 1929
RECORDING DATE:1085, IN BOOK 9421, PAGE 173, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 16, 1955
RECORDING NO: 2621, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

(5) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JUNE 21, 1957
RECORDING NO: 3761, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

8. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

RECORDING DATE: DECEMBER 18, 2000
RECORDING NO.: 00-1966012, OFFICIAL RECORDS

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

MATTERS AFFECTING PARCELS A, B, C, D & E NOT LISTED HEREON ARE NOT EASEMENT ITEMS AND/OR ARE BLANKET IN NATURE

THE FOLLOWING MATTERS AFFECT PARCELS F & G:

22. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

RECORDING DATE: FEBRUARY 23, 2001
RECORDING NO.: 01-0307395, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

MATTERS AFFECTING PARCELS F & G NOT LISTED HEREON ARE NOT EASEMENT ITEMS AND/OR ARE BLANKET IN NATURE

THE FOLLOWING MATTERS AFFECT PARCEL H:

(26) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR

PURPOSE(S): FUTURE STREET
RECORDING DATE: JULY 14, 1987
RECORDING NO: 87-1112284 OF OFFICIAL RECORDS

AFFECTS: PORTIONS OF THE LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND.

LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HERE IN ABOVE.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 12, 1989 AS INSTRUMENT NO. 89- 567553 OF OFFICIAL RECORDS.

MATTERS AFFECTING PARCEL H NOT LISTED HEREON ARE NOT EASEMENT ITEMS AND/OR ARE BLANKET IN NATURE

MATTERS AFFECTING PARCELS I & J NOT LISTED HEREON ARE NOT EASEMENT ITEMS AND/OR ARE BLANKET IN NATURE

PROJECT NOTES

SITE ADDRESS: 6236-6334 WEST YUCCA STREET;
1745-1770 NORTH VINE STREET;
1733-1741 ARGYLE AVENUE, LOS ANGELES, CA 90028

APN: 5546-004-006, 020, 021, 029 & 032; 5546-030-028, 031, 032, 033 & 034

DISTRICT MAP: 150A187

THOMAS BROS. GUIDE: 593-F-4

THE SUBJECT SITE IS IN FEMA FLOOD HAZARD ZONE 'X', NOT SUBJECT TO INUNDATION OR STORM WATER OVERFLOWS, PER PANEL NO. 06037C1605F WITH EFFECTIVE DATE OF 09-26-2008.

ELEVATIONS SHOWN HEREON ARE FROM FIELD SURVEY PERFORMED NOVEMBER, 2016 AND FEBRUARY, 2018.

PROJECT CONSISTS OF 3 GROUND LOTS AND 13 AIRSPACE LOTS.

THE SITE DOES NOT CONTAIN ANY PROTECTED TREES. REFER TO TREE REPORT BY CARLBERG ASSOCIATES DATED MARCH 28, 2018 FOR FULL INVENTORY.

STREET DESIGNATIONS:

YUCCA STREET (WEST OF VINE)	–	AVENUE II
YUCCA STREET (EAST OF VINE)	–	LOCAL STREET – STANDARD
VINE STREET	–	AVENUE II
IVAR AVENUE	–	LOCAL STREET – STANDARD
ARGYLE AVENUE	–	LOCAL STREET – STANDARD

COMMUNITY PLAN: HOLLYWOOD

GENERAL PLAN DESIGNATION:
EXISTING: REGIONAL CENTER COMMERCIAL
PROPOSED: REGIONAL CENTER COMMERCIAL

SPECIFIC PLAN AREA: NONE

EXISTING UTILITIES: UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY SUBSTRUCTURE MAPS OBTAINED ON THE NAVIGATE LA WEBSITE. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES INFRASTRUCTURE SYSTEMS.

LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE BASED ON TENTATIVE MAP CONDITIONS AND FINAL BUILDING DESIGN.

WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.

WE RESERVE THE RIGHT TO PHASE FINAL MAPS.

FINAL ELEVATION AND HORIZONTAL LIMITS FOR AIRSPACE LOTS TO BE DETERMINED BY APPROVED ARCHITECTURAL PLANS.

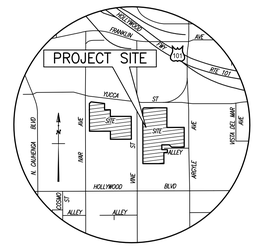
THE LAND USE DESIGNATIONS FOR EACH AIRSPACE LOT (IF ANY) MAY BE MODIFIED AS LONG AS THE MAXIMUM DEVELOPMENT ALLOWED UNDER THE ENTITLEMENT APPROVALS IS NOT EXCEEDED.

PURSUANT TO THE AUTHORITY OF SECTION 66427(e) OF THE SUBDIVISION MAP ACT, THE PROPERTY MAY BE FURTHER SUBDIVIDED BY MULTIPLE CONDOMINIUM PLANS TO ACCOMMODATE PHASED SALES.

WE REQUEST THE MERGER OF THE DENOTED 5' SIDEWALK EASEMENT AREAS AND PROPOSE TO DEDICATE A SIDEWALK EASEMENT OVER SAID AREAS UPON MERGING.

ZONING

EXISTING: C4-2D-SN



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

(PER CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER NO. 00000084196-994-LT2-DB DATED JANUARY 29, 2018)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: (PORTION OF 5546-030-028)

THAT PORTION OF LOT 1 OF TRACT NO. 18237, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 529, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF A LINE WHICH IS PARALLEL WITH AND DISTANT 260.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF VINE STREET, 100 FEET WIDE, AS SHOWN ON THE MAP OF SAID TRACT.

EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF A LINE WHICH IS PARALLEL WITH THE MOST SOUTHERLY LINE OF SAID LOT 1 AND DISTANT 119.96 FEET NORTHERLY THEREFROM, MEASURED AT RIGHT ANGLES.

PARCEL B: (REMAINDER OF 5546-030-028)

THE SOUTH 58 FEET OF LOT 12 OF CENTRAL HOLLYWOOD TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 144 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C: (5546-030-031)

THE EAST 50 FEET OF THE NORTH 2 FEET OF LOT 12 OF CENTRAL HOLLYWOOD TRACT NO. 2, AND THE EAST 50 FEET OF LOT 13 OF SAID CENTRAL HOLLYWOOD TRACT NO. 2, WITH THE EXCEPTION OF THAT PORTION DEEDED TO THE CITY FOR STREET PURPOSES OF LOS ANGELES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 144 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D: (5546-030-032)

THE WEST 100 FEET OF LOTS 12 AND 13 OF CENTRAL HOLLYWOOD TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 144 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 58 FEET OF SAID LOT 12.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF YUCCA STREET AS DESCRIBED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 202550, NOTICE OF PENDENCY OF SAID ACTION WAS RECORDED ON AUGUST 06, 1926 AS INSTRUMENT NO. 1775, IN BOOK 6018, PAGE 270 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.

SAID PROPERTY IS ALSO KNOWN AS AND IS DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 1, TRACT NO. 18237, AS PER MAP RECORDED IN BOOK 529, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF VINE STREET 100 FEET WIDE; THENCE NORTH 00°15'52" WEST 119.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°15'52" WEST 297.05 FEET; THENCE NORTH 89°52'48" EAST 150.02 FEET; THENCE SOUTH 00°15'52" EAST 24.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF YUCCA STREET 94 FEET WIDE; THENCE NORTH 89°52'48" EAST 59.95 FEET; THENCE SOUTH 00°15'52" EAST 272.10 FEET; THENCE SOUTH 89°37'21" WEST 27.30 FEET TO A POINT WHICH IS 232.67 FEET PARALLEL WITH AND EASTERLY OF THE CENTERLINE OF VINE STREET 100 FEET WIDE; THENCE SOUTH 89°37'21" WEST 182.67 FEET TO THE POINT OF BEGINNING.

PARCEL E:

A NON-EXCLUSIVE EASEMENT FOR PARKING SPACES AS SET FORTH IN THAT CERTAIN UNRECORDED PARKING EASEMENT AGREEMENT DATED AS OF MARCH 27, 2001, SUBJECT TO THE TERMS THEREIN PROVIDED, AS DISCLOSED BY THAT CERTAIN INSTRUMENT ENTITLED 'MEMORANDUM OF PARKING EASEMENT AGREEMENT' RECORDED MARCH 30, 2001 AS INSTRUMENT NO. 01-0528743 OF OFFICIAL RECORDS, AND SUBJECT TO THE TERMS AND PROVISION OF THAT CERTAIN 'SUBORDINATION, NON- DISTURBANCE AND ATTORNMENT AGREEMENT', RECORDED MARCH 30, 2001 AS INSTRUMENT NO. 01- 0528748 OF OFFICIAL RECORDS, SAID PARKING SPACES ARE LOCATED ON THE PROPERTY DESCRIBED IN EXHIBIT 'B' ATTACHED TO SAID MEMORANDUM OF PARKING EASEMENT AGREEMENT.

PARCEL F: (5546-004-020; 5546-004-021)

LOTS 20, 21 AND THOSE PORTIONS OF LOTS 19 AND 22 IN BLOCK 21 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28, PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 19, DISTANT NORTHERLY THEREON, 400.23 FEET FROM THE NORTH LINE OF HOLLYWOOD BOULEVARD, 100.00 FEET WIDE, AS ESTABLISHED BY THE CITY ENGINEER OF SAID CITY, MEASURED ALONG THE EASTERLY LINES OF LOTS 13 TO 19 INCLUSIVE IN SAID BLOCK 21; THENCE WESTERLY IN A DIRECT LINE, A DISTANCE OF 181.50 FEET TO A POINT IN THE WEST LINE OF SAID LOT 19, DISTANT NORTHERLY, THEREON 400.39 FEET, MEASURED ALONG THE WESTERLY LINE OF SAID LOT 13 TO 19 INCLUSIVE OF SAID BLOCK FROM THE NORTHERLY LINE OF SAID HOLLYWOOD BOULEVARD; THENCE NORTHERLY ALONG THE WESTERLY LINES OF SAID LOTS 19, 20, 21 AND 22; THENCE THE NORTHERLY LINE OF THE SOUTHERLY 17.00 FEET OF SAID LOT 22; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF SAID LOT 22; THENCE SOUTHERLY ALONG THE EASTERLY LINES OF SAID LOTS 22, 21, 20 AND 19 TO THE POINT OF BEGINNING.

PARCEL G: (5546-004-006)

LOTS 3, 4 AND THOSE PORTIONS OF LOTS 2 AND 5 IN BLOCK 21 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28, PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTH 16.80 FEET OF SAID LOT 5 WITH THE EASTERLY LINE THEREOF; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTHERLY ALONG THE WESTERLY LINES OF SAID LOT 5, 4, 3 AND 2 OF SAID BLOCK, TO THE NORTHERLY LINE OF THE SOUTHERLY 9.80 FEET OF SAID LOT 2; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG THE EASTERLY LINES OF SAID LOTS 2, 3, 4 AND 5 TO THE POINT OF BEGINNING.

PARCEL H: (5546-004-029; 5546-004-032)

THOSE PORTIONS OF LOTS 1 AND 2 IN BLOCK 21 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 28, PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2, WHICH IS A POINT IN THE EAST LINE OF IVAR AVENUE (70 FEET WIDE); THENCE ALONG THE WEST LINE OF SAID LOT 1 NORTH 00°05'30" EAST 5.31 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF YUCCA STREET, AS DESCRIBED IN PARCEL 117 OF DECREE OF CONDEMNATION ENTERED IN CASE NO. 202-550 OF THE SUPERIOR COURT OF SAID COUNTY, AS CERTIFIED COPY OF SAID DECREE BEING RECORDED ON OCTOBER 18, 1929 AS INSTRUMENT NO. 1085, IN BOOK 9421, PAGE 173 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID YUCCA STREET NORTH 48°13'16" EAST 13.26 FEET AND SOUTH 82°58'58" EAST 122.48 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 50.00 FEET OF SAID LOTS 1 AND 2; THENCE SOUTHERLY ALONG THE LAST MENTIONED WEST LINE 54.50 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 9.80 FEET OF SAID LOT 2; THENCE WESTERLY ALONG SAID NORTH LINE 131.50 FEET TO THE WEST LINE OF SAID LOT 2; THENCE ALONG SAID WEST LINE 55.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL I:

PARCEL 1: (APN: 5546-030-033)

THAT PORTION OF LOT 1 OF TRACT NO. 18237, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 529 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT TO A LINE WHICH IS PARALLEL WITH THE MOST SOUTHERLY LINE OF SAID LOT 1 AND DISTANT 119.96 FEET NORTHERLY THEREFROM MEASURED AT RIGHT ANGLES, TO SAID SOUTHERLY LINE; THENCE EASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO A LINE WHICH IS PARALLEL WITH AND DISTANT 260.00 FEET EASTERLY MEASURED A RIGHT ANGLES FROM THE CENTER LINE OF VINE STREET 100.00 FEET WIDE, AS SHOWN ON THE MAP OF SAID TRACT NO. 18237; THENCE NORTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO A POINT IN THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 89° 52' 27" EAST ALONG SAID LAST MENTIONED NORTHERLY LINE TO THE EASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF SAID LOT SHOWN ON THE MAP OF SAID TRACT AS HAVING A BEARING AND LENGTH OF SOUTH 89° 52' 27" WEST 195.04 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE IN THE BOUNDARY LINE OF SAID LOT CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 14.49 FEET AND AN ARC LENGTH OF 23.51 FEET TO THE END THEREOF; THENCE SOUTH 0° 16' 00" EAST ALONG THE EASTERLY LINE OF SAID LOT, TO A POINT 171.50 FEET, NORTHERLY MEASURED ALONG SAID EASTERLY LINE FROM THE SOUTHEASTERLY CORNER OF SAID LOT, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0° 16' 00" EAST ALONG SAID EASTERLY LINE 171.50 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE SOUTH 89° 37' 45" WEST 109.50 FEET ALONG THE SOUTHERLY LINE OF SAID LOT TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 48° 55' 41" WEST 30.21 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 89° 37' 45" WEST ALONG THE SOUTHERLY LINE OF SAID LOT AND ITS WESTERLY PROLONGATION SHOWN ON SAID MAP AS HAVING A BEARING OF SOUTH 89° 37' 45" WEST AND A LENGTH OF 39.92 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 232.67 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF VINE STREET ABOVE DESCRIBED; THENCE NORTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO A POINT ON THE LINE ABOVE DESCRIBED AS BEING PARALLEL WITH THE MOST SOUTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID LINE TO THE LINE ABOVE DESCRIBED AS BEING PARALLEL WITH AND DISTANT 260.00 FEET EASTERLY OF THE CENTER LINE OF VINE STREET; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE INTERSECTION WITH A LINE PERPENDICULAR TO THE LINE ABOVE DESCRIBED AS THE EASTERLY LINE OF SAID LOT AT THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 44' EAST ALONG SAID PERPENDICULAR LINE TO THE TRUE POINT OF BEGINNING.

SAID LAND IS ALSO KNOWN AS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 1, TRACT NO. 18237, AS PER MAP RECORDED IN BOOK 529 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF VINE STREET 100' WIDE; THENCE N00 DEGREES 15'52"W 119.96'; THENCE N89 DEGREES 37'21"E 182.67' TO THE TRUE POINT OF BEGINNING, THENCE; N89 DEGREES 37'21"E 27.30'; THENCE N00 DEGREES 15'52"W 101.80'; THENCE N89 DEGREES 44'08"E 150.07' TO THE WESTERLY RIGHT OF WAY OF ARGYLE AVENUE 75' WIDE; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY; S00 DEGREES 15'48"E 171.50' TO THE NORTHERLY RIGHT OF WAY OF A PUBLICLY DEDICATED ALLEY WAY BEING 20' WIDE THENCE ALONG SAID RIGHT OF WAY; S89 DEGREES 37'21"W 109.50' THENCE; N48 DEGREES 56'05"W 30.22' THENCE; S89 DEGREES 37'21"W 45.18' TO A POINT WHICH BEARS S00 DEGREES 15'52"E FROM THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N00 DEGREES 15'52"E 49.99' RETURNING TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR PARKING SPACES AS SET FORTH IN THAT CERTAIN UNRECORDED PARKING EASEMENT AGREEMENT DATED AS OF MARCH 27, 2001, SUBJECT TO THE TERMS THEREIN PROVIDED, AS DISCLOSED BY THAT CERTAIN INSTRUMENT ENTITLED "MEMORANDUM OF PARKING EASEMENT AGREEMENT" RECORDED MARCH 30, 2001 AS INSTRUMENT NO. 01-0528743, OFFICIAL RECORDS, AND SUBJECT TO THE TERMS AND PROVISIONS OF THAT CERTAIN "SUBORDINATION, NON- DISTURBANCE AND ATTORNMENT AGREEMENT" RECORDED MARCH 30, 2001 AS INSTRUMENT NO. 01- 0528748 OF OFFICIAL RECORDS. SAID PARKING SPACES ARE LOCATED ON THE PROPERTY DESCRIBED IN EXHIBIT B ATTACHED TO SAID MEMORANDUM OF PARKING EASEMENT AGREEMENT.

PARCEL J: (APN 5546-030-034)

THOSE PORTIONS OF LOT 1 OF TRACT NO. 18237, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 529 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LOT 6 OF CENTRAL HOLLYWOOD TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 144 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF THE CENTRAL HOLLYWOOD TRACT NO. 2, PER MAP RECORDED IN BOOK 6 PAGE 144 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 6, NORTH 89° 37' 45" EAST 153.00 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE EASTERLY 87.00 FEET OF SAID LOT 6; THENCE NORTH 0° 15' 52" WEST 60.00 FEET TO THE SOUTHERLY LINE OF LOT 1 OF TRACT NO. 18237, PER MAP RECORDED IN BOOK 529, PAGES 10 AND 11, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE, ALONG THE BOUNDARY OF SAID LOT 1, NORTH 89° 37' 45" EAST 57.00 FEET, NORTH 0° 16' 00" WEST 30.00 FEET, SOUTH 89° 37' 45" WEST 22.03 FEET, AND NORTH 0° 22' 15" WEST 40.00 FEET; THENCE SOUTH 89° 37' 45" WEST 5.22 FEET, MORE OR LESS, ALONG THE WESTERLY PROLONGATION OF A COURSE IN THE SOUTHERLY BOUNDARY OF SAID LOT 1, TO A LINE WHICH IS PARALLEL WITH AND DISTANT 232.67 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF VINE STREET (100 FEET WIDE); THENCE NORTH 0° 15' 52" WEST 49.97 FEET, MORE OR LESS, ALONG LAST SAID PARALLEL LINE TO A LINE WHICH IS PARALLEL WITH AND 119.96 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE MOST SOUTHERLY BOUNDARY LINE OF SAID LOT 1; THENCE SOUTH 89° 37' 45" WEST 182.67 FEET TO THE EAST LINE OF VINE STREET; THENCE SOUTH 0° 15' 52" EAST 179.96 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED MARCH 30, 2001 AS INSTRUMENT NO. 01-528740

BASIS OF BEARINGS

THE BEARING N00°16'00"W ALONG THE CENTERLINE OF VINE STREET AS SHOWN AS N00°16'00"W ON TRACT 060544 IN BOOK 1325, PAGES 54 AND 55 OF MAPS IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE FOLLOWING BENCHMARK:

#12-20689: LA CITY PBM #12-20698 1986, 1FT N/O N CURB YUCCA ST 3FT E/O BCR E/O VINE ST W/S CS

ELEV. = 400.846 FT; NGVD 1929, RECORDED 1985

SITE AREA

TOTAL EXISTING PROPERTY AREA:	194,495 SQ.FT OR 4.465 ACRES, MORE OR LESS
TOTAL PROPOSED SIDEWALK EASEMENT AREA:	5,163 SQ. FT. OR 0.119 ACRES, MORE OR LESS
TOTAL PROPOSED ALLEY MERGER AREA:	1,313 SQ. FT. OR 0.030 ACRES, MORE OR LESS
GROSS AREA TO STREET CENTERLINES:	290,044 SQ. FT. OR 6.659 ACRES, MORE OR LESS

N

0 20' 40'

SCALE: 1"=40'

PREPARED UNDER THE DIRECTION OF:

07/24/2020

CHRISTOPHER JONES, LS 8193

LICENSED LAND SURVEYOR CHRISTOPHER P. JONES No.8193 STATE OF CALIFORNIA

kpff
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

GENERAL NOTES:

OWNER:

1749 NORTH VINE, LLC
350 SOUTH GRAND AVE., 25TH FLOOR
LOS ANGELES, CA 90071
(213) 229-9548
ATTN: EDGAR KHALATIAN

SUBDIVIDER:

MCAF VINE, LLC
350 SOUTH GRAND AVE., 25TH FLOOR
LOS ANGELES, CA 90071
(213) 229-9548
ATTN: EDGAR KHALATIAN

LAND SURVEYOR:

KPFF CONSULTING ENGINEERS, INC.
700 S. FLOWER ST., SUITE 2100
LOS ANGELES, CA 90017
(213) 418-0201
ATTN: CHRISTOPHER JONES, PLS 8193

REVISIONS		
DATE	△	ISSUED FOR

DATE	07/23/2020
PROJECT NUMBER	1700060
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED

PROJECT ADDRESS

HOLLYWOOD CENTER (ALT 08)

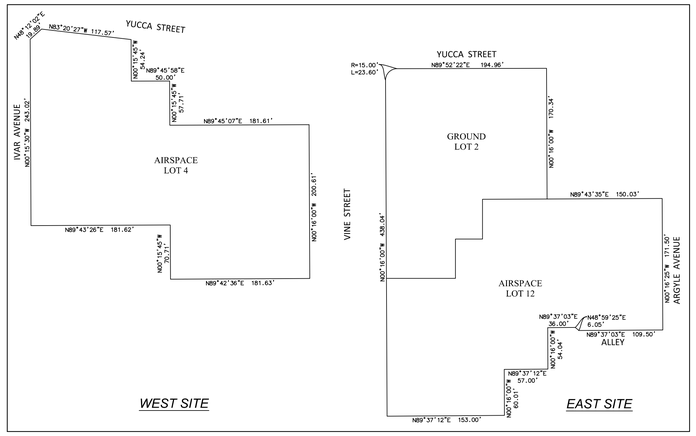
SHEET NUMBER

SHEET 1 0F 3

VTT 82152 Draft SMR Report_Completed.pdf

VESTING TENTATIVE TRACT MAP NO. 82152

AIRSPACE LOT CONFIGURATIONS

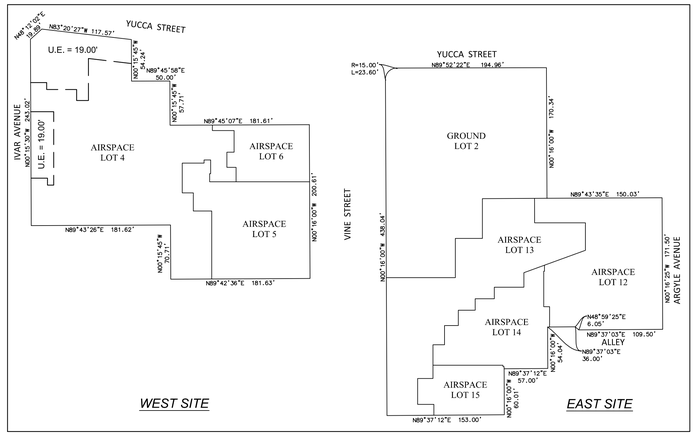


LEVELS B5 - B1

L.E. = -100.00', U.E. = 4.00'

LEVELS B7 - B1

L.E. = -100.00', U.E. = 5.00'

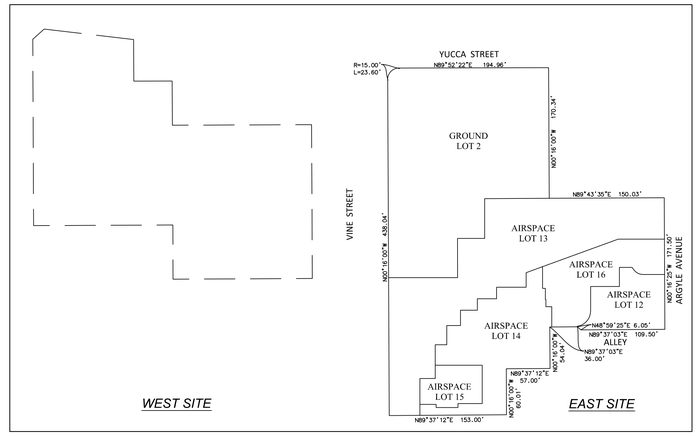


LEVEL 1

L.E. = 4.00', U.E. = 24.00'
UNLESS NOTED OTHERWISE

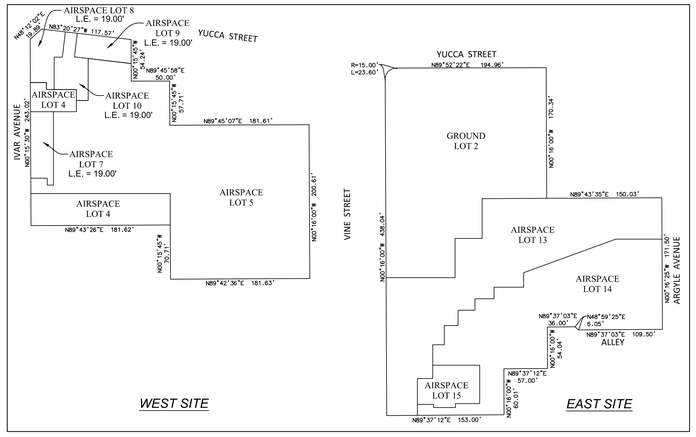
LEVEL 1

L.E. = 5.00', U.E. = 14.00'



LEVEL 1 (ARGYLE)

L.E. = 14.00', U.E. = 30.00'

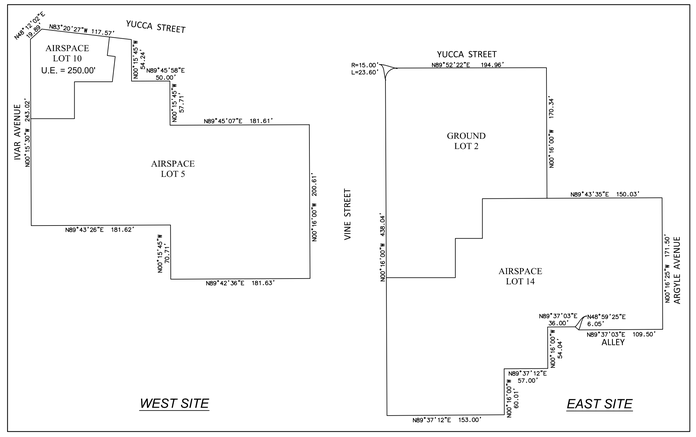


LEVEL 01 (MEZZ)

L.E. = 24.00', U.E. = 45.00'
UNLESS NOTED OTHERWISE

LEVEL 01 (MEZZ)

L.E. = 30.00', U.E. = 47.00'

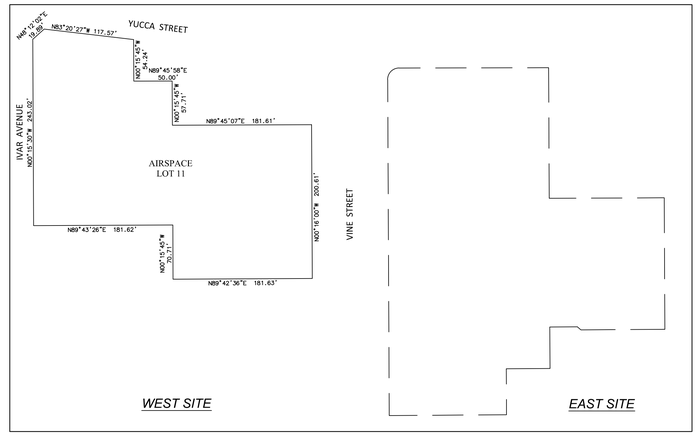


LEVELS 02 - 47

L.E. = 45.00', U.E. = 528.75'
UNLESS NOTED OTHERWISE

LEVELS 02 - ROOF

L.E. = 47.00', U.E. = 400.00'



LEVELS 48 - ROOF

L.E. = 528.75', U.E. = 650.00'

NOTE:
GROUND LOTS SHOWN FOR LOCATION/REFERENCE ONLY.
NO AIRSPACE LOTS WITHIN GROUND LOT 2.

N

0 40' 80'

SCALE: 1"=80'

ABBREVIATION LEGEND

L.E. = LOWER ELEVATION
U.E = UPPER ELEVATION

REVISIONS		
DATE	△	ISSUED FOR

DATE	07/23/2020
PROJECT NUMBER	1700060
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED

PROJECT ADDRESS

HOLLYWOOD CENTER
(ALT 08)

SHEET NUMBER

SHEET 2 0F 3

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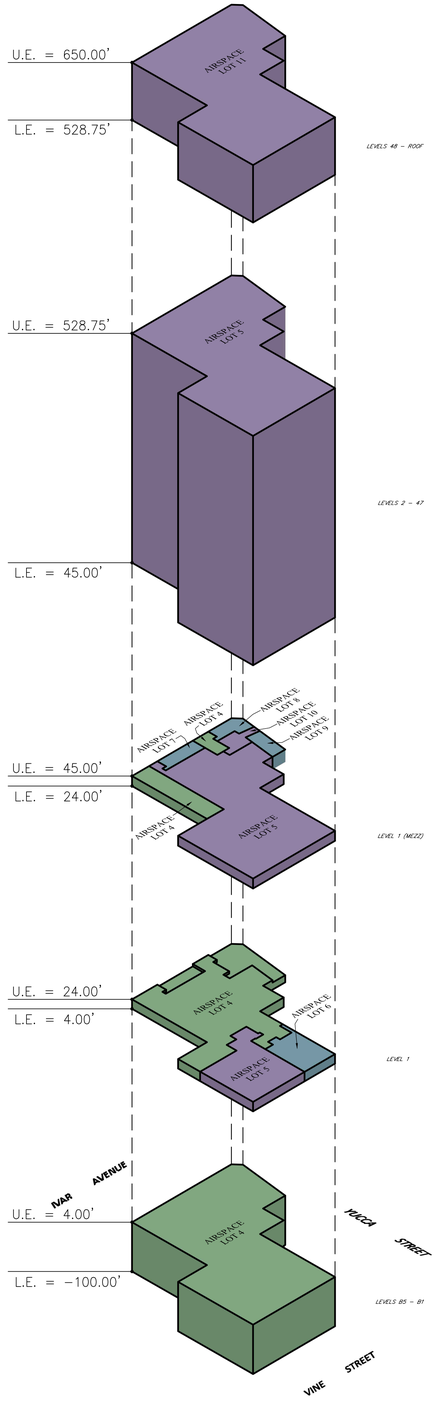
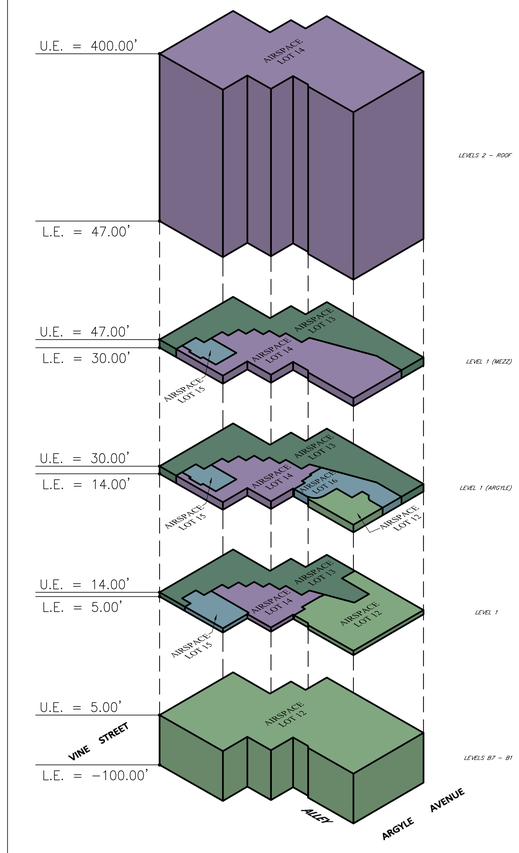
VESTING TENTATIVE TRACT MAP NO. 82152

AIRSPACE LOT ISOMETRIC



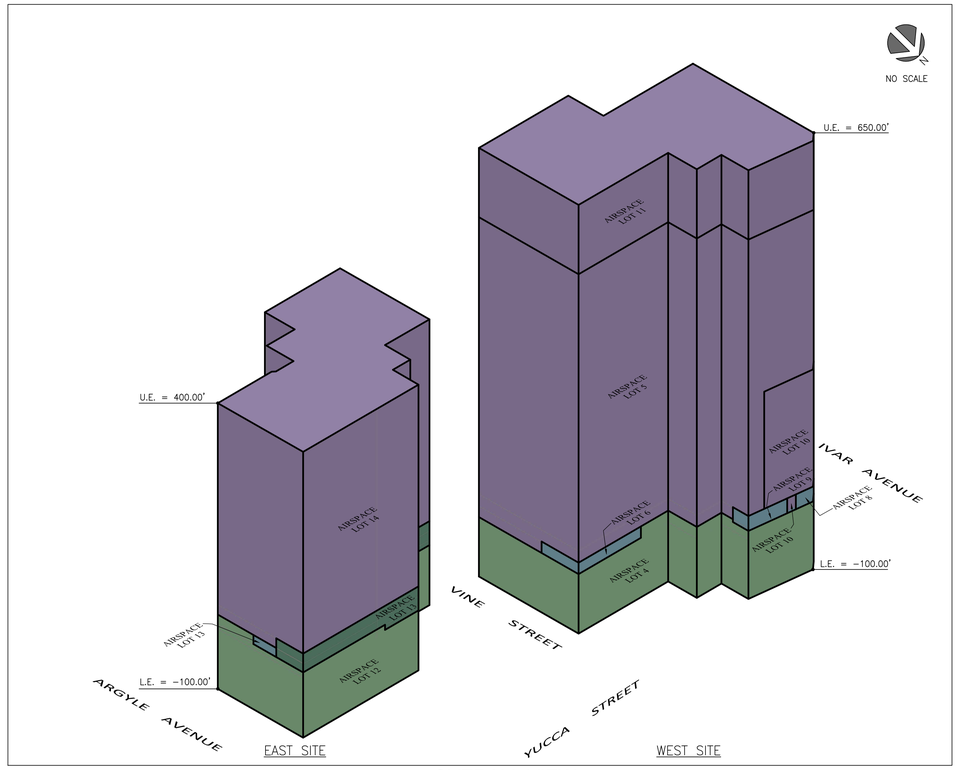


NO SCALE

FLOOR VIEWS

OVERALL VIEW

LOOKING NORTH



OVERALL VIEW

LOOKING SOUTHWEST

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