



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number
Env. Case Number
Application Type
Case Filed With (Print Name) Date Filed

Application includes letter requesting:

Waived hearing
Concurrent hearing
Hearing not be scheduled on a specific date (e.g. vacation hold)
Related Case Number

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address1 See Attachment A. Unit/Space Number
Legal Description2 (Lot, Block, Tract) See Attachment A.
Assessor Parcel Number See Attachment A. Total Lot Area See Attachment A.

2. PROJECT DESCRIPTION

Present Use Office/Recording Studio.
Proposed Use Existing with new Residential, Senior Affordable, Office, Retail/Restaurant
Project Name (if applicable) Hollywood Center

Describe in detail the characteristics, scope and/or operation of the proposed project Preservation of Capitol Records Complex and removal of other existing uses to develop a mixed-use project with 903 residential units (770 market rate & 133 senior affordable), 385,943 sf of office uses, and approximately 26,874 sf of restaurant/retail uses.

Additional information attached [X] YES [] NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant)
Site is located within 500 feet of a freeway or railroad
Site has existing buildings (provide copies of building permits)
Site is located within 500 feet of a sensitive use (e.g. school, park)
Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)
Site has special designation (e.g. National Historic Register, Survey LA)

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

- Demolition of existing buildings/structures Former Car Rental Facility Only
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree
- New construction: 1,287,100 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)³ 0 + Adding 0 = Total 0
 Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 133 = Total 133
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 770 = Total 770
 Mixed Use Projects, Amount of Non-Residential Floor Area: 412,817 new; 114,303 existing square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO
 Is your project required to dedicate land to the public right-of-way? YES NO
 If so, what is/are your dedication requirement(s)? _____ ft.
 If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section _____ Section from which relief is requested (if any): _____
 Request: Please see Attachment A.

Authorizing section _____ Section from which relief is requested (if any): _____
 Request: _____

Authorizing section _____ Section from which relief is requested (if any): _____
 Request: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) See Attachment A.

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

See Attachment A.

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO

Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

Development Services Case Management Number _____

Building and Safety Plan Check Number _____

Bureau of Engineering Planning Referral (PCRF) _____

Bureau of Engineering Hillside Referral _____

Housing and Community Investment Department Application Number _____

Bureau of Engineering Revocable Permit Number _____

Bureau of Sanitation, Low Impact Development (LID) Referral _____

Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name MCAF Vine LLC

Company/Firm MCAF Vine LLC

Address: 1995 Broadway, 3rd Floor Unit/Space Number _____

City New York State NY Zip Code: 10023

Telephone _____ E-mail: Contact Agent/Representative

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) Various (see Attachment)

Address See Attachment. Unit/Space Number _____

City See Attachment. State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name Edgar Khalatian

Company/Firm Mayer Brown LLP

Address: 350 South Grand Avenue, 25th Floor Unit/Space Number _____

City Los Angeles State CA Zip: 90071

Telephone (213) 229-9548 E-mail: ekhalatian@mayerbrown.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature  _____

Date 7/27/2020

Print Name Edgar Khalatian

Signature _____

Date _____

Print Name _____

APPLICANT

10. APPLICANT DECLARATION. A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- G. I understand that if this application is denied, there is no refund of fees paid.
- H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: _____

Print Name: _____

Edgar Khalatian

ATTACHMENT A

I. APPLICANT AND PROPERTY

MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle LLC, and 1720 North Vine LLC (collectively, the “**Applicant**”) propose to construct a mixed-use project on an approximately 4.46-acre (194,495 square feet) site located at 1720-1770 North Vine Street; 1746-1760 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street, Los Angeles, California 90028 (collectively, the “**Property**”). The Property consists of 10 parcels generally bounded on the north by Yucca Street, on the west by Ivar Avenue, on the east by Argyle Avenue, and on the south by Hollywood Boulevard. Vine Street bisects the Property, which creates two development subareas referred to as the “**West Site**” and the “**East Site**,” as set forth in Tables 1 and 2 below.

Table 1 – West Site Area						
APN	Addresses	Lot	Arb	Block	Tract	Lot Area
5546-004-006	1746-1764 N. Ivar Ave.	4	1	21	Hollywood	34,109 sf
5546-004-029	6334 W. Yucca St.	FR 2	1	21	Hollywood	7,241 sf
5546-004-020	1745-1753 N. Vine St.	21	2	21	Hollywood	27,362 sf
5546-004-021	No Address	21	1	21	Hollywood	9,085 sf
5546-004-032	No Address	FR 1	None	21	Hollywood	832 sf
West Site Subtotal						78,629 sf

Table 2 – East Site Area						
APN	Addresses	Lot	Arb	Block	Tract	Lot Area
5546-030-028	6236 W. Yucca St.; 1740-1768 N. Vine St.	LT 1	2	None	TR 18237	52,039 sf
5546-030-031	6270 W. Yucca St.	FR 13	3	None	Central Hollywood Tract No. 2 (“ CHT 2 ”)	1,724 sf
5546-030-032	1770 N. Vine St.	FR 13	2	None	CHT 2	3,433 sf
5546-030-033	1733-1741 N. Argyle Ave.	LT 1	3	None	TR 18237	26,535 sf
5546-030-034	1720-1724 N. Vine St.	FR 6	None	None	CHT 2	32,135 sf
East Site Subtotal						115,866 sf

To be consistent with the City of Los Angeles (the “City”) Mobility Plan, the Applicant is requesting a merger of the public right-of-way and alley. This would ensure the streets and the sidewalks surrounding the Property meet the Mobility Plan’s width requirements. Approval of the merger of the public right-of-way and alley would also increase the Property’s lot area by 6,476 square feet. Table 3 below outlines the total Property area.

Table 3 – Property Area	
	Lot Area
Project Site	194,495 sf
East Site Alley	1,313 sf
Sidewalk Merger	5,163 sf
Total	200,971 sf

The West Site is generally bound by Ivar Avenue on the west, Yucca Street and two commercial buildings to the north, Vine Street to the east, and two commercial buildings to the south. The East Site is generally bounded by Vine Street to the west, Yucca Street to the north, Argyle Avenue to the east, and two commercial buildings to the south. The Capitol Records building and the Gogerty building (collectively, the “**Capitol Records and Gogerty Buildings**”) are located on the East Site. Figure 1 below depicts the approximate location of the Property, with the West Site outlined in blue and the East Site outlined in orange.

Figure 1 – Property Location



II. Project Entitlements

The Applicant is requesting approval of the following entitlements:

1. Pursuant to LAMC Section 12.22-A35, 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 or permit a 35 percent increase in the maximum allowable FAR from 2:1 to 2.7 (for portions of the 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.
 - A Waiver of Development Standards to permit the floor area of any residential balconies and terraces to be excluded for purposes of calculating the total floor area.
2. Pursuant to LAMC Section 12.24-U.14, a **Conditional Use Permit** for a Major Development Project;
 3. Pursuant to LAMC Section 12.24-W.1, a **Master Conditional Use Permit** for the sale or dispensing of alcoholic beverages for on-site and off-site consumption;
 4. Pursuant to LAMC Section 16.05, a **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;
 5. 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 into three (3) ground lots and 13 airspace lots for a total of 16 lots; and the merger of (i) an alley to add 1,313 square feet to the Property and (ii) portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street to add 5,163 square feet to the Property; and
 6. Pursuant to California Government Code Sections 65864-65869.5, a **Development Agreement** between the Applicant and the City of Los Angeles.

In addition to the entitlements identified above, approvals are also required from other City entities for the Project, including, but not limited to, approvals and permits from the City's Department of Building and Safety and Public Works (and other municipal agencies) for Project construction activities, such as demolition, haul route, excavation, shoring, grading, foundation, building and interior improvements, and the removal of trees on public and/or private property.

III. Applicable Plans and Related Cases

A. On-Site Related Cases

Case No. CPC-2016-1450-CPU and ENV-2016-1451-EIR: Community Plan Update.

Case No. CPC-2014-669-CPU and ENV-2014-670-SE: Community Plan Update.

Case No. CPC-2008-3440-ZC-CUB-CU-ZV-DA-HD and ENV-2011-675-EIR: A mixed-use office, residential, and hotel project with a residential zone change, height district change, conditional use alcoholic beverage (global license), subterranean and above grade parking, and parking variance.

Case No. CPC-2007-5866-SN: Hollywood Sign District Amendment.

Case No. CPC-2005-5082-CPU and ENV-2005-2158-EIR: Community Plan Update.

Case No. CPC-2003-2115-CRA and ENV-2003-1377-MND: First Amendment to the Hollywood Redevelopment Plan.

Case No. CPC-2002-4173: Hollywood Sign District for commercial and industrial properties of the Hollywood Redevelopment Plan and the Media District Business Improvement District.

Case No. AA-2001-1814-COC: Certificate of Compliance.

Case No. AA-2000-5027-COC: Certificate of Compliance.

Case No. AA-2000-5025-COC: Certificate of Compliance for a vesting tentative map for a mixed-use development including 95 residential condominiums and ten commercial condominiums.

Case No. CPC-1999-2293-ICO: Interim Control Ordinance.

Case No. CPC-1999-324-ICO: Interim Control Ordinance.

Case No. CPC-1999-2293-ICO: Interim Control Ordinance.

Case No. AA-1998-70-PMV: Parcel Map Violation.

Case No. CPC-1997-43-CPU: Community Plan Update.

Case No. ZA-1997-369-ZV: Zone variance to allow outdoor sales for antiques and collectibles every 4th Sunday of each month from 5 A.M. to 5 P.M.

Case No. CPC-1986-835-GPC: General Plan and Zoning Consistency Program.

Ordinance No. 182960: An ordinance to repeal Ordinance No. 182173 for zone and height district changes in furtherance of the Hollywood Community Plan Update.

Ordinance No. 182636: An ordinance for the mixed-use office, residential, and hotel project with a residential zone change, height district change, conditional use alcoholic beverage (global license), subterranean and above grade parking, and parking variance associated with Case No. CPC-2008-3440-ZC-CUB-CU-ZV-DA-HD.

Ordinance No. 182173: An ordinance changing the zones and zone boundaries for various properties in accordance with Hollywood Community Plan Update.

Ordinance No. 181340: An ordinance amending the Hollywood Signage District and to supersede Ordinance No. 176172.

Ordinance No. 176172: An ordinance establishing the Hollywood Signage District.

Ordinance No. 173562: An ordinance imposing interim regulations on the issuance of building permits for Off-Site signs on all commercially-zoned property within the Hollywood Redevelopment Project Area.

Ordinance No. 165659: An ordinance changing the zones and zone boundaries for various properties.

Ordinance No. 129944: An ordinance establishing the Fire District No. 1.

Ordinance No. 129279: An ordinance amending the definition of “Hillside Areas” of Subsection (h) of Section 91.0403 of the Los Angeles Municipal Code.

VTT-71837-CN: Vesting tentative tract map for the proposed 492 Condominium Units and 49,000 square feet.

Case No. ZAI-1979-346: Zoning Administrator's Interpretation.

Case No. ZAI-1978-81-B: Zoning Administrator's Interpretation.