



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number CPC 2018-2115-DA

Env. Case Number ENV-2018-2116-EIR

Application Type Development Agreement

Case Filed With (Print Name) Steve Kim / Edher Macedo Date Filed 04/12/18

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 Address<sup>1</sup> See Attachment A. Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (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, Retail/Restaurant

Project Name (if applicable) Hollywood Center

Describe in detail the characteristics, scope and/or operation of the proposed project See Attachment A.

Additional information attached  YES  NO

Complete and check all that apply:

**Existing Site Conditions**

- |                                                                                                                                                                                     |                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)                                                                                                            | <input checked="" type="checkbox"/> Site is located within 500 feet of a freeway or railroad               |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)                                                                                | <input checked="" type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |
| <input type="checkbox"/> 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) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA)         |

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)  
<sup>2</sup> 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: 1,287,150 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)<sup>3</sup> 0 + Adding 0 = Total 0  
 Number of Affordable Units<sup>4</sup> Existing 0 – Demolish(ed) 0 + Adding 133 = Total 133  
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 872 = Total 872  
 Mixed Use Projects, Amount of Non-Residential Floor Area: 30,176 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

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

<sup>4</sup> 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)

**Applicant<sup>5</sup> 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** (select only one)  Owner  Applicant  
 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.

<sup>5</sup> 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).