

II. Project Description

1. Introduction

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 a new mixed-use development (Project) on an approximately 4.46-acre (194,495-square-foot) site (Project Site) in the Hollywood Community Plan area of the City of Los Angeles (City).¹ The Project Site is generally bounded by Yucca Street on the north, Ivar Avenue on the west, Argyle Avenue on the east, and adjacent development and Hollywood Boulevard on 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 is comprised of 10 individual parcels and currently occupied by a building leased by the American Musical and Dramatic Academy (AMDA) for storage of sets and props (no educational/campus activities/classes), and a surface parking lot on the West Site; and the Capitol Records Building and Gogerty Building (i.e., the Capitol Records Complex), occupied by Capitol Records, a surface parking lot that serves the Capitol Records Complex and general public parking on the East Site. Under the Project, the Capitol Records Complex would be preserved, although portions of its supporting parking area, along with some existing surface parking adjacent to the Capitol Records Complex, would be reconfigured and relocated to a dedicated portion of the Project parking garage proposed on the East Site.² With the exception of 22 surface parking spaces that would remain adjacent to the Capitol Records Building on the East Site, the remaining surface parking on the Project Site would be removed in order to

¹ The Hollywood Community Plan (1988) identifies the area located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street as “Hollywood Center.” However, the “Hollywood Center Project,” is not focused on and would not occupy the larger “Hollywood Center” area identified in the Hollywood Community Plan, rather, it is a private development project that would occupy a subset of this area.

² A portion of the parking lot adjacent to the Capitol Records Complex is proposed to be reconfigured and converted into open space under the Project. However, the portion to be reconfigured is under lease to Capitol Records and subject to Capitol Records’ consent during the term of the Capitol Records Lease. Further detail is provided below under Subsection 7.d, *Open Space, Landscaping, and Public Art*.

develop the Project's proposed mix of land uses. Overall, the Project would contain approximately 1,287,150 square feet of developed floor area, including:³

- Residential uses (1,005 residential housing units comprised of 872 market-rate and 133 senior affordable housing units), for a total of approximately 1,256,974 square feet;
- Commercial uses (retail and restaurant uses) for a total of approximately 30,176 square feet;
- Open space (publicly accessible open space, outdoor common open space, indoor common open space, and private balconies), for a total of approximately 166,582 square feet;
- Vehicle parking (up to 1,521 spaces); and
- Bicycle parking (up to 551 spaces).⁴

The residential and commercial uses would be located within four new buildings: a 35-story building on the West Site (West Building); a 46-story building on the East Site (East Building); and two 11-story senior housing buildings, one on each respective Site (West Senior Building and East Senior Building), set aside for Extremely Low and/or Very Low Income households.

Under a proposed East Site Hotel Option (Project with the East Site Hotel Option), the Project would replace 104 residential units within the East Building on Levels 3 through 12, with a 220-room hotel, with no change to the building height and massing. The number of affordable residential units within the East Senior Building would be reduced by 17 units and the height of the building would be reduced from 11 stories to nine stories. Overall, the Project with the East Site Hotel Option would contain approximately 1,272,741 square feet of developed floor area, including:

- Residential uses (884 residential housing units, comprised of 768 market-rate and 116 senior affordable housing units), for a total of approximately 1,112,287 square feet;
- Hotel use (a 220-room hotel and supporting amenities), for a total of approximately 130,278 square feet;
- Commercial uses (retail and restaurant uses), for a total of approximately 30,176 square feet;

³ Understanding that the Project is seeking certain bonuses and reductions related to floor area pursuant to LAMC Section 11.5.11(e) and California Government Code Section 65915(k) or the Applicable Housing Incentive Program, Project Floor Area numbers used throughout this document, unless otherwise specified, are calculated in accordance with Los Angeles Municipal Code Section 12.03, which excludes basement storage, vertical circulation, and rooms housing building-operating equipment or machinery, but includes residential amenities and lobbies.

⁴ The number of bicycle parking spaces is consistent with Ordinance No. 185,480, which was adopted by the Los Angeles City Council on March 27, 2018, under Council File No. 12-1297-S1, and became effective on May 9, 2018.

- Open space (publicly accessible open space, outdoor common open space, indoor common open space, and private balconies), for a total of approximately 150,371 square feet;
- Vehicle Parking (up to 1,521 spaces); and
- Bicycle Parking (up to 554 spaces).

2. Project Location and Surrounding Uses

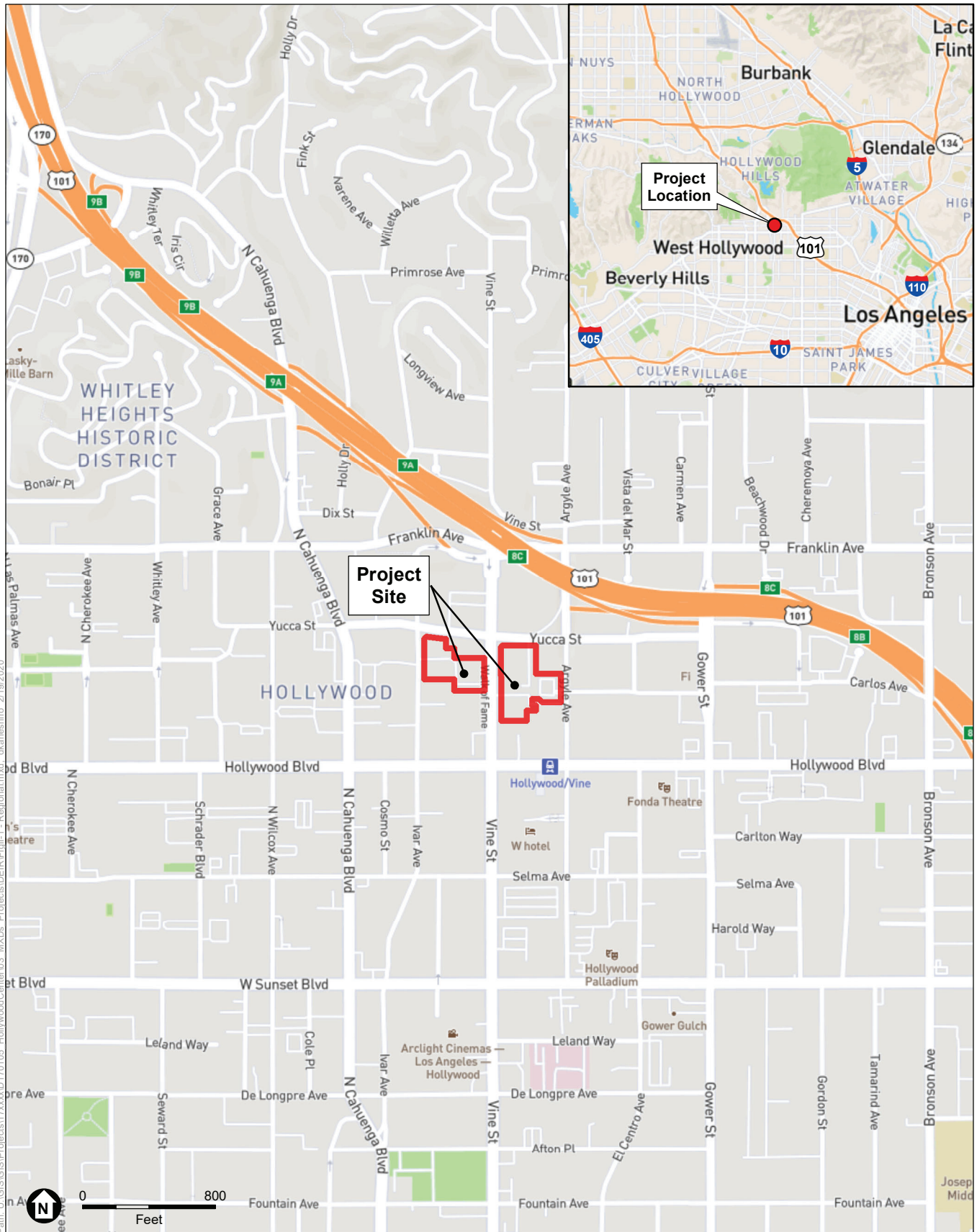
a) Project Location

As shown in **Figure II-1**, *Regional and Site Location Map*, the Project Site is located within the Hollywood Community Plan area of the City, approximately five miles west of Downtown Los Angeles. As shown in **Figure II-2**, *Aerial Photograph of Project Site and Vicinity*, the Project Site spans portions of two City blocks generally bounded by Yucca Street to the north, Argyle Street to the east, adjacent development and Hollywood Boulevard to the south, and Ivar Avenue to the west. The Project Site is comprised of the West Site and East Site, bifurcated by Vine Street, which runs north/south.

b) Surrounding Uses

The Project Site and vicinity are located within a part of the Regional Center of Hollywood that is urbanized and generally built out. A Regional Center is defined by the Land Use Chapter of the General Plan Framework Element as a high-density area, and a focal point of regional commerce, identity, and activity. As depicted in Figure II-2, land uses in the vicinity of the Project Site are comprised primarily of 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.

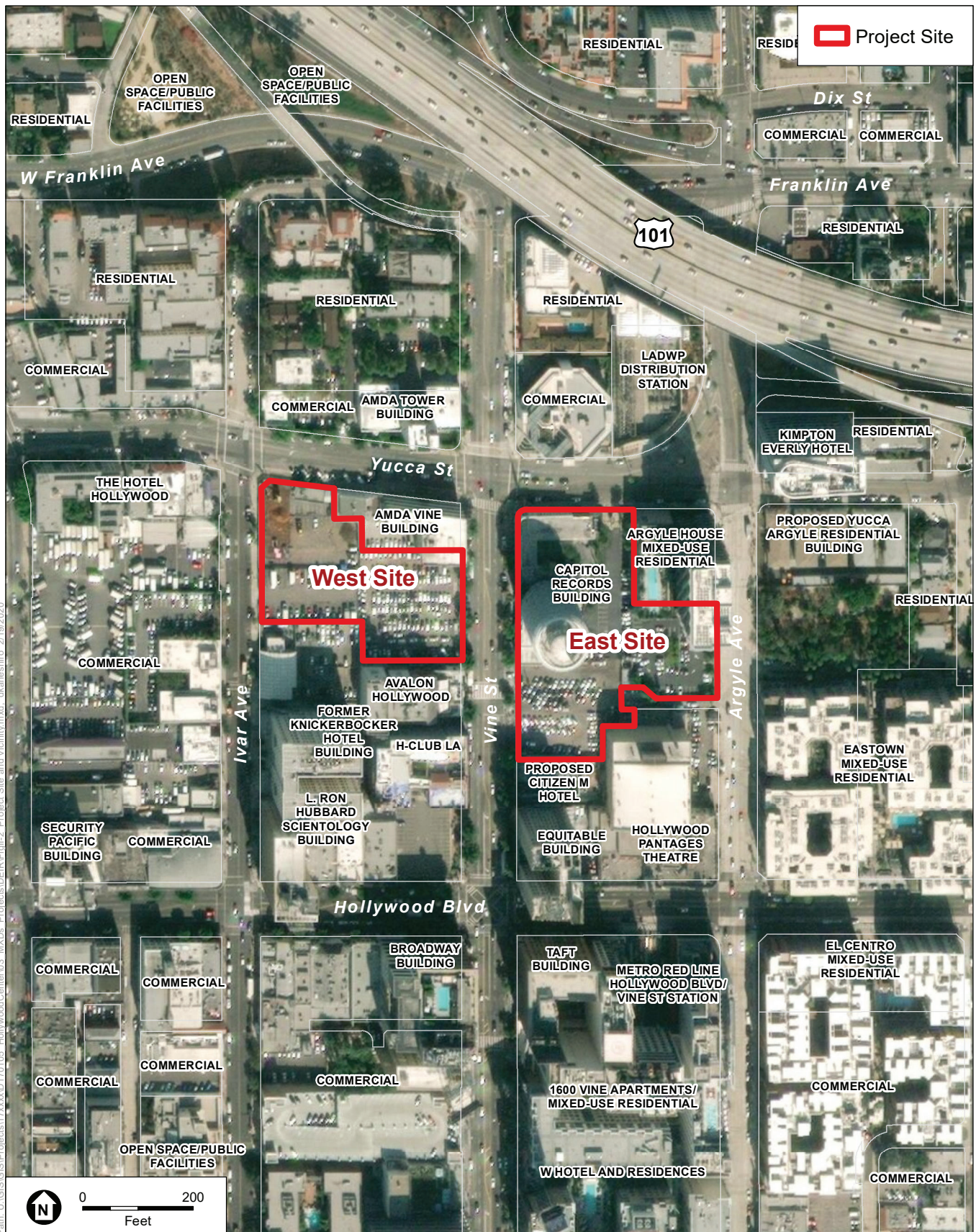
Adjacent development to the north of the Project Site include mixed-use buildings ranging from one to 18 stories, surface parking lots, and the two-story Los Angeles Department of Water and Power (LADWP) Distribution Station No. 52. At the northwest corner of the Yucca Street and Vine Street intersection is the eight-story AMDA Tower Building and, at the southwest corner of Yucca Street and Vine Street intersection is the five-story AMDA Vine Building. Together, these two buildings partially comprise the AMDA Los Angeles Campus. Adjacent development to the east of the Project Site include two-story multi-family residential uses and a seven-story, mixed-use building. Adjacent development to the south of the Project Site include a seven-story, mixed-use building; a one-story restaurant; surface parking; the three-story Hollywood Pantages Theatre; and a 12-story, mixed-use building. Adjacent development to the west of the Project Site



SOURCE: Open Street Map, 2018.

Hollywood Center Project

Figure II-1
Regional and Site Location Map



SOURCE: Google Earth, 2016.

Hollywood Center Project

Figure II-2
Aerial Photograph of Project Site and Vicinity

include: one- to two-story retail, restaurant, and service uses; an 11-story, senior residential building; and the 14-story L. Ron Hubbard Scientology Building. In addition, the Project Site 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). A more detailed description of the land uses surrounding the Project Site is provided in Chapter III, *Environmental Setting*, of this Draft EIR under Subsection 1.b, *Surrounding Uses*.

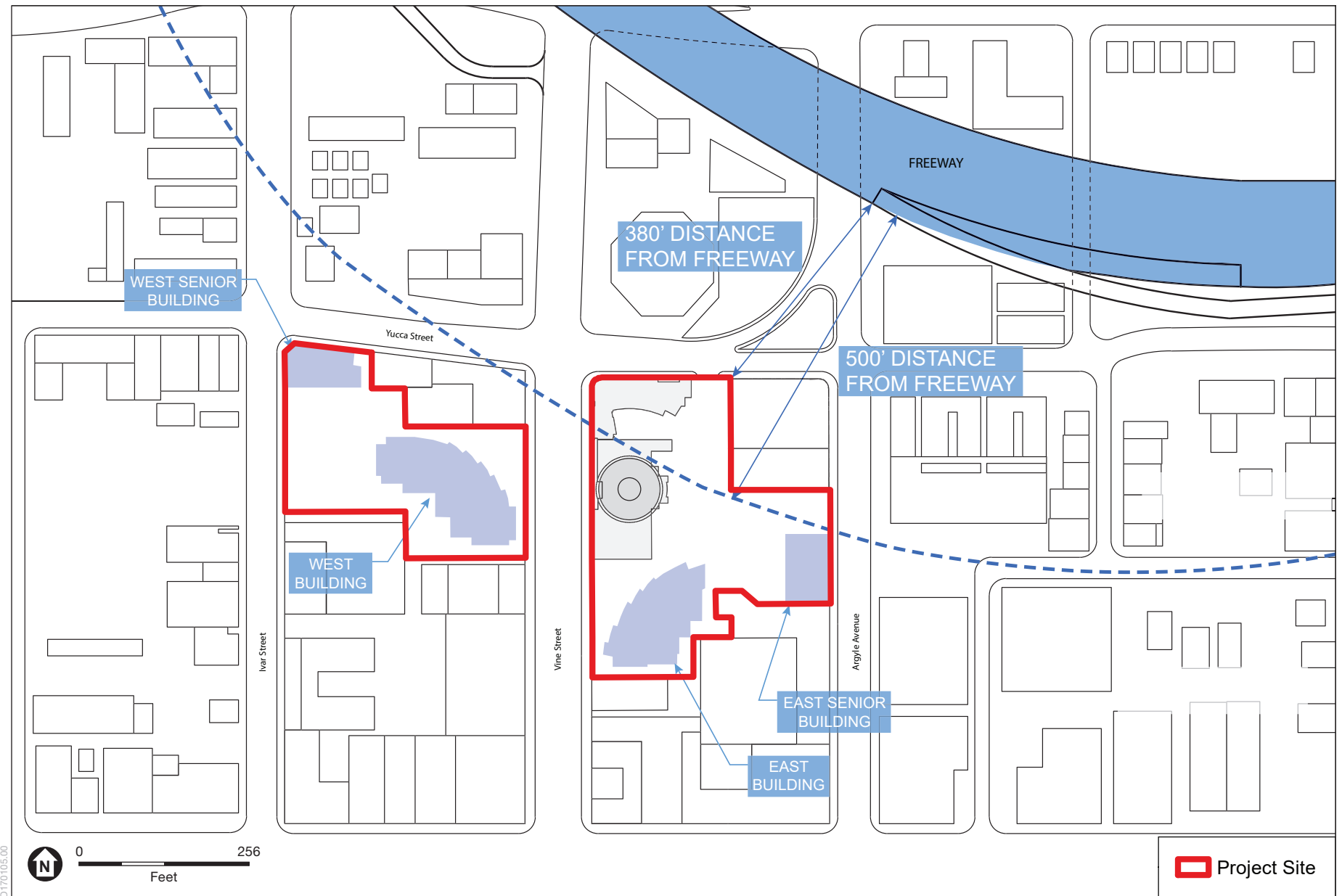
c) Existing Transportation System

The Project Site is served by a network of regional transportation facilities that provide access to the greater metropolitan area. As shown in **Figure II-3**, *Approximate Distance from Hollywood Freeway*, regional access is provided by the Hollywood Freeway (US-101), which is 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) is approximately eight miles to the southwest.

As shown in **Figure II-4**, *Public Transit Stops in Project Vicinity*, various public transit stops operated by the Los Angeles County Metropolitan Transportation Authority (Metro) and Los Angeles Department of Transportation (LADOT) are located in proximity to the Project Site. The nearest Metro Station is the Metro Red Line Hollywood/Vine Station, located approximately 600 feet south of the Project Site. Bus transit access is provided along a number of Metro and LADOT bus routes with multiple stops located within one block of the Project Site. These bus routes include Metro Rapid Line 780, Metro Local Lines 180/181, 210, 212/312, 217, and 222, and LADOT Downtown Area Short Hop (DASH) Hollywood, DASH Beachwood Canyon, and DASH Hollywood/Wilshire.

3. Project Background

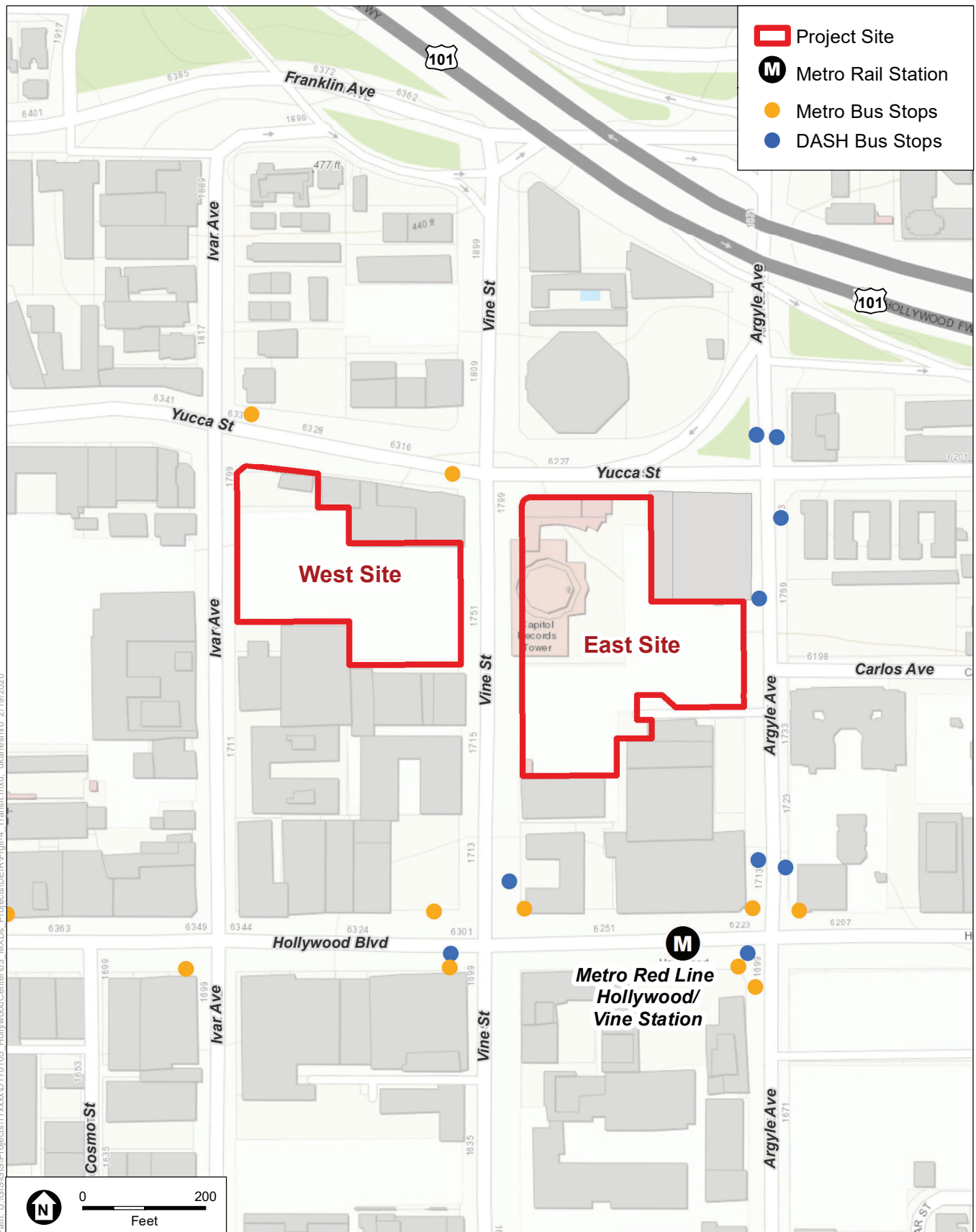
The Applicant submitted an entitlement application to the City for a different project at the same Project Site in 2008. On or about July 24, 2013, the Los Angeles City Council approved and adopted Ordinance No. 182,636 (Case No. CPC-2008-3440-ZC-CUB-CU-ZV-DA-HD, VTT-71837) and certified an Environmental Impact Report (ENV-2011-675-EIR) and State Clearinghouse [SCH] No. 2011041049) for entitlements related to the Project Site. On or about April 30, 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. On or about July 31, 2019, the Second District Court of Appeal affirmed the trial court's ruling.



SOURCE: Handel Architects and ESA, 2018
 Note: Distances are approximate.

Hollywood Center Project

Figure II-3
 Approximate Distance from Hollywood Freeway



SOURCE: ESRI, 2018; LADOT, 2016; Metro, 2018

Hollywood Center Project

Figure II-4
Public Transit Stops in Project Vicinity

This analysis contained in this EIR is for a new Project and does not, in any way, rely on the environmental review prepared for the previous project, which was invalidated.

4. Existing Project Site Conditions

The Project Site is entirely developed and is used primarily for surface parking and storage, with the exception of the historic Capitol Records Complex. At present, the Project Site contains 48 trees, 14 of which are considered “significant” trees. “Significant” trees are defined by the City of Los Angeles Planning Department as any tree with a trunk diameter of eight inches or larger. 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. None of the 48 trees are considered “protected” under City of Los Angeles Tree Preservation Ordinance No. 177,404, which defines “protected” trees as coast live oak, western Sycamore, Southern California black walnut, or California bay laurel with trunk diameters of four inches or greater.⁵

Both the West and East Sites slope down from northeast to southwest with elevations ranging from approximately 404 feet above mean sea level (amsl) to 383 feet amsl (i.e., a grade change of approximately 21 feet). The sidewalk along Vine Street contains the Hollywood Walk of Fame and street trees.

The northern part of the West Site contains an approximately 1,237-square-foot, single-story building constructed in 1978, that is currently leased by AMDA and used on a daily basis for storage of sets and props associated with their performing arts school. The remaining part of the West Site (approximately 77,392 square feet) contains a surface parking lot with a parking attendant kiosk. Existing access to the West Site is provided from two driveways along Vine Street and three driveways along Ivar Avenue. The West Site is enclosed by iron fencing and secured by a lockable gate.

The East Site contains 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. As further described in Section IV.C, *Cultural Resources*, of this Draft EIR, both buildings within the Capitol Records Complex are considered historical resources under the California Environmental Quality Act (CEQA) and would not be directly altered by the Project. The remaining part of the East Site (approximately 91,250 square feet) contains surface parking lots with controlled

⁵ Carlberg Associates, *Hollywood Center Project – Vine, Ivar, Yucca, and Argyle Streets, Los Angeles, CA 90028 Tree Report*, March 28, 2018, Revised April 11, 2019. Provided in Appendix D of the Draft EIR.

gated access. Existing access to the East Site is provided from one driveway along Vine Street, one driveway along Yucca Street, and one driveway along Argyle Avenue.

In addition, the Project Site is located immediately 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). The Hollywood Walk of Fame includes sidewalks running west along Hollywood Boulevard from Gower Avenue to La Brea Avenue, and along Vine Street between Yucca Street and Sunset Boulevard. It was formally determined eligible for the National Register by consensus determination through Section 106 review and, therefore, is automatically listed in the California Register. Refer to Section IV.C, *Cultural Resources*, for further discussion and details of the Hollywood Walk of Fame.

5. Land Use and Zoning Designations

a) Community Plan Land Use Designation

The City's Hollywood Community Plan was adopted in 1988 (1988 Hollywood Community Plan) and designates the Project Site as Regional Center Commercial, with corresponding zones of C2, C4, P, PB, RAS3, and RAS4. The 2012 Hollywood Community Plan Update was adopted by the City Council on June 19, 2012, and intended to update the 1988 Hollywood Community Plan to reflect changing land use patterns in the Hollywood Community Plan area. After its adoption, litigation was filed challenging the approval. On February 11, 2014, a superior court judgment issued a decision instructing the City to rescind, vacate, and set aside the approval and related actions. On April 2, 2014, the City adopted Ordinance No. 182,960, which set aside the approval of the 2012 Hollywood Community Plan Update, and had the effect of reverting the zoning designations for the Community Plan Area to those in effect in the 1988 Hollywood Community Plan.

b) Zoning Designation

The Project Site's underlying zoning designation is C4-2D-SN. 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 floor area ratio (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 5546-030-032, to a 2:1 FAR.^{6,7}

The SN designation signifies that the Project Site is located within the established boundaries of the Hollywood Signage Supplemental Use District (HSSUD). The Project Site is also designated as Regional Center Commercial under the Hollywood Redevelopment Plan, which establishes a 4.5:1 FAR limitation, or a maximum 6:1 FAR with City Planning Commission approval. In conjunction with a proposed Height District Change requested by the Project Applicant to remove the D Limitation, the Project Site's maximum FAR would be 6:1. By complying with Measure JJJ⁸ and setting aside at least 11 percent of the total residential units for Extremely Low and/or Very Low Income households, the Project would be eligible for an 8.1:1 FAR. The Applicant requests up to a 7:1 FAR.

c) Transit Priority Area

The City of Los Angeles Department of City Planning, Zoning Information (ZI) File No. 2452 was developed in response to Senate Bill (SB) 743 to identify Transit Priority Areas (TPAs) in the City and to provide guidelines regarding exemptions to the analysis of aesthetic impacts and parking evaluations within TPAs pursuant to CEQA. Specifically, Section 21099 (d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if: (1) the project is a residential, mixed-use residential, or employment center project; and (2) the project is located on an infill site within a TPA. It should be noted that the definition of aesthetic impacts in Section 21099 does not include or exempt analysis of impacts to historic or cultural resources. PRC Section 21099 defines the criteria for an employment center, infill site, and TPAs. Specifically, "infill site" is defined as a location within an urban area that has been previously developed, or a vacant site where at least 75 percent of the perimeter of the site adjoins an improved public right-of-way. "TPAs" are

⁶ The D Limitation, per Ordinance No. 165,659, restricts the FAR of all the aforementioned lots to 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 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.

⁷ 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 from the CRA/LA to the City of Los Angeles all responsibility for land use related plans and functions in the 19 remaining Redevelopment Project Areas. 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.

⁸ Measure JJJ (LAMC Section 11.5.11) added provisions to the LAMC to require projects with 10 or more residential dwelling units, in conjunction with a General Plan Amendment, Zone Change or Height District Change that results in increased allowable residential floor area, density or height, or allows a residential use where previously not allowed density, to either provide affordable units or pay an in-lieu fee.

defined as areas within one-half mile of a major transit stop that is existing or planned. A “major transit stop” is defined as a site containing an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Under ZI File No. 2452, a project shall be considered to be within a TPA if all parcels within the project have no more than 25 percent of their area farther than one-half mile from the major transit stop. The “Citywide Transit Priority Areas” map contained in ZI File No. 2452 identifies that the Project Site is located within a TPA.⁹

The Project is a mixed-use residential development located on an infill site as the Project Site is within an urban area that had been previously developed. Given proximity to regional transportation facilities in the Project vicinity, including the Metro Red Line Hollywood/Vine Station, which is located approximately 600 feet south of the Project Site, the Project Site is located within one-half mile (2,640 feet) of a major transit stop. Therefore, the Project Site is located entirely within a TPA, as defined by the City.

In addition, the Project Site is located within a Southern California Association of Governments (SCAG)-designated High Quality Transit Area (HQTAs) as it is located 600 feet north of the Metro Red Line Hollywood/Vine Station.¹⁰ An HQTAs is defined as a generally walkable transit village or corridor that is within one-half mile of fixed guideway transit stop or a bus transit corridor where buses pick up passengers at a frequency of every 15-minutes or less during peak commute hours. Local jurisdictions are encouraged to focus housing and employment growth within HQTAs.

6. Project Objectives

Section 15124(b) of the CEQA Guidelines states that a project description shall contain “a statement of the objectives sought by the proposed project,” and further states that “the statement of objectives should include the underlying purpose of the project.”

The underlying purpose of the Project is to create a mixed-use development in the Hollywood community that provides residents, employees, and visitors with an active public open space area and Project design that emphasizes the unique highly visible landmarks of the Capitol Records Complex and legacy of the Hollywood area.

⁹ City of Los Angeles Department of City Planning, Zoning Information and Mapping Access System (ZIMAS), Parcel Profile Report [APN Search]: 5546-004-(006); 020; 021; 029; 032 and 5546-030-(028); 031; 032; 033; 034. Generated February 8, 2018.

¹⁰ Southern California Association of Governments, *2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy (2016-2040 RTP/SCS)*, Exhibit 5.1, April 2016, page 77.

As set forth in the CEQA Guidelines, the Project's specific objectives are as follows:

1. Redevelop the Project Site, with a mixed-use development that protects the architectural and historical heritage of the Capitol Records Complex and activates Hollywood Boulevard, Vine Street, and surrounding streets through connected, publicly available landscaped open space, including a paseo with shopping, seating, open air dining, and art installations, and plazas accommodating performances and community focused events.
2. Create a hub of activity surrounding the Capitol Records Complex and the intersection of Hollywood Boulevard and Vine Street, by activating the eastern end of Hollywood Boulevard and the terminus of the Hollywood Walk of Fame, to increase engagement with the Capitol Records Complex.
3. Develop architecturally distinct buildings that are compatible with the Capitol Records Complex through a design that responds to the Capitol Records Building's modernist architectural character, and preserve views of the Capitol Records Building.
4. Maintain prominent views of the Capitol Records Building by providing building setbacks, visual buffers, open space between the Project's new buildings and the Capitol Records Complex, and safe public viewing areas from the proposed paseo and plazas, to maximize view corridors and continue showcasing its distinctive architectural design.
5. Promote local, regional, and State land use and mobility objectives and reduce vehicle miles traveled (VMT) by maximizing infill development within an existing Regional Center near jobs, retail, and entertainment in proximity to transit and transportation infrastructure that encourages pedestrian activity.
6. Provide affordable senior housing with outdoor spaces in proximity to public transportation, allowing an age-specific demographic to continue to live in their residence of preference while maintaining access to services and goods.
7. Cluster jobs and housing near transit by locating a high-density, mixed-use development within a Transit Priority Area.
8. Support the growth of the City's economic base through the introduction of an economically viable project which creates a significant number of construction and permanent jobs.
9. Activate the Hollywood area with commercial opportunities that could serve local employees, generate local tax revenues, and provide new permanent jobs and housing for residents in support of local business.
10. Incorporate sustainable and green building design and construction to promote resource conservation, including waste reduction, efficient water management techniques, and conservation of energy to achieve a LEED-Gold equivalent building.

7. Description of the Project

The Project described below may be carried out with certain modifications pursuant to a proposed East Site Hotel Option. The description of the Project with the East Site Hotel Option is provided below under Subsection 7.(3), *Project with the East Site Hotel Option*.

a) Project Overview

The Project would preserve the Capitol Records Complex and remove the remaining existing uses on the Project Site, including most of the surface parking areas and the single-story building leased by AMDA for storage purposes. The southeastern portion of the existing surface parking adjacent to the Capitol Records Complex contains 97 vehicle parking spaces, which would be retained and relocated.¹¹ In addition, a five-level subterranean parking garage with one additional level of enclosed at-grade parking would be provided on both the West Site and the East Site.

Four new buildings (two on the West Site and two on the East Site) would be constructed around the existing Capitol Records Complex, surrounded by public open spaces on the ground level. **Table II-1, *Proposed Development Program***, provides a detailed summary of the Project. As summarized in that table, the total floor area would be approximately 1,287,150 square feet. The maximum building height would be up to 469 feet (35 occupiable stories and one story for mechanical equipment) on the West Site and up to 595 feet (46 occupiable stories and one story for mechanical equipment) on the East Site. The maximum building heights stated here and below for the Project include the bulkheads (non-occupiable additional level, housing only mechanical equipment), as well as all architectural elements (i.e., screen element, elevator shafts, mechanical bulkheads, parapets).

**TABLE II-1
PROPOSED DEVELOPMENT PROGRAM**

	West Site	East Site	Total (Across Project Site)
Site Area (Pre-Dedication)	78,629 sf	115,866 sf	194,495 sf (4.46 acres)
Site Area (Post-Dedication) ^a	83,792 sf	117,179 sf	200,971 sf (4.61 acres)
Maximum Building Height ^b	469 feet	595 feet	595 feet

¹¹ The 97 spaces reserved for the Capitol Records Complex are based on an existing Certificate of Occupancy for Capitol Records and is defined by the amount of parking that the City requires.

**TABLE II-1
PROPOSED DEVELOPMENT PROGRAM**

	West Site	East Site	Total (Across Project Site)
Residential			
<i>Market-Rate Units</i>			
One-Bedroom	195 du	175 du	370 du
Two-Bedroom	198 du	172 du	370 du
Three-Bedroom	56 du	76 du	132 du
<i>Subtotal Market-Rate Units</i>	<i>449 du</i>	<i>423 du</i>	<i>872 du</i>
<i>Subtotal Market-Rate Residential Floor Area</i>	<i>534,947 sf</i>	<i>529,092 sf</i>	<i>1,064,039 sf</i>
<i>Senior Affordable Units</i>			
One-Bedroom	59 du	53 du	112 du
Two-Bedroom	9 du	12 du	21 du
<i>Subtotal Senior Affordable Units</i>	<i>68 du</i>	<i>65 du</i>	<i>133 du</i>
<i>Subtotal Senior Affordable Residential Floor Area</i>	<i>62,289 sf</i>	<i>61,777 sf</i>	<i>124,066 sf</i>
<i>Indoor Residential Amenities, Lobbies and Associated Miscellaneous Support Spaces</i>			
Market-Rate Residential	35,001 sf	26,178 sf	61,179 sf
Senior Affordable Residential	3,815 sf	3,875 sf	7,690 sf
<i>Subtotal Indoor Residential Amenities and Lobbies Floor Area</i>	<i>38,816 sf</i>	<i>30,053 sf</i>	<i>68,869 sf</i>
Commercial			
Restaurant/Retail	12,691 sf	17,485 sf	30,176 sf
<i>Subtotal Commercial Floor Area</i>	<i>12,691 sf</i>	<i>17,485 sf</i>	<i>30,176 sf</i>
Total Floor Area	648,743 sf	638,407 sf	1,287,150 sf
<i>Total Buildable Area for Floor Area Ratio</i>			<i>1,401,453 sf</i>
Floor Area Ratio		6.973:1^c	
Parking			
<i>Vehicular Parking^d</i>			
Required	663 spaces	850 spaces	1,513 spaces
Proposed	837 spaces	684 spaces	1,521 spaces
<i>Bicycle Parking</i>			
Long-Term	247 spaces	242 spaces	489 spaces
Short-Term	30 spaces	32 spaces	62 spaces
<i>Subtotal Bike Parking Spaces</i>	<i>277 spaces</i>	<i>274 spaces</i>	<i>551 spaces</i>

**TABLE II-1
PROPOSED DEVELOPMENT PROGRAM**

	West Site	East Site	Total (Across Project Site)
Open Space			
<i>Publicly Accessible Open Space</i>	8,932 sf	24,990 sf	33,922 sf
Outdoor Common Open Space	33,124 sf	19,978 sf	53,102 sf
Indoor Common Open Space	22,246 sf	13,712 sf	35,958 sf
<i>Subtotal Common Open Space</i>	<i>55,370 sf</i>	<i>33,690 sf</i>	<i>89,060 sf</i>
Private Balconies	22,450 sf	21,150 sf	43,600 sf
Total Open Space Provided	86,752 sf	79,830 sf	166,582 sf
<i>Total Open Space Required</i>	<i>61,075 sf</i>	<i>59,100 sf</i>	<i>120,175 sf</i>

NOTES:

sf = square feet; du = dwelling units

^a Post-dedication square footage is calculated with the inclusion of the 1,312-square-foot East Site Alley Merger and the 5,163-square-foot sidewalk merger (along Yucca Street and both sides of Vine Street) area.

^b The maximum building height includes the bulkhead on the West Building and East Building (a non-occupiable additional level, housing only mechanical equipment), as well as all architectural elements (i.e., screen element, elevator shafts, mechanical bulkheads, parapets).

^c The FAR is calculated by the total buildable area (1,401,453 square feet) divided by the total Project Site lot area (200,971 square feet) = 6.973.

^d As stated further below under Section 8, Anticipated Project Approvals, the Project is requesting a Conditional Use Permit pursuant to LAMC Section 12.24 W.19 for a unified development to allow FAR/FAR averaging and residential density transfer between the East Site and the West Site. This would allow for the Project to park more on one-site to meet the total vehicular parking requirements.

SOURCE: Handel Architects LLP, 2019 and James Corner Field Operations, 2019.

The Project would include up to 1,005 residential units (872 market-rate units and 133 senior affordable units), approximately 68,869 square feet of indoor residential amenities and lobbies, approximately 33,922 square feet of publicly accessible open space, approximately 30,176 square feet of restaurant/retail space, up to 1,521 vehicle parking spaces within a five-level subterranean parking garage with one level of enclosed at-grade parking, up to 551 bicycle parking spaces, and associated sidewalk and roadway (Vine Street) pedestrian improvements. The Project's parking would include the use of 296 mechanical double-stackers to provide 586 spaces, which would be operated by valet staff. LAMC Section 11.5.11 requires projects, which propose a minimum of 10 or more residential dwelling units in conjunction with a General Plan Amendment, Zone Change or Height District Change that results in increased allowable residential floor area, density or height, or allows a residential use where previously not allowed density, to set aside a minimum of 11 percent of the Project's total residential density for

affordable housing. With 133 affordable units, the Project would meet this requirement.

The Project would have a maximum FAR of 6.973:1,¹² which includes the existing approximately 114,303-square-foot Capitol Records Complex (consisting of the 92,664-square-foot Capitol Records Building and the 21,639-square-foot Gogerty Building). The maximum developable floor area for the Project Site would be 1,401,453 square feet. The Project is requesting a Conditional Use Permit pursuant to LAMC Section 12.24 W.19 for a unified development to allow FAR averaging and residential density transfer between the East Site and the West Site. As the East Site is larger than the West Site, the West Site would be the recipient of the proposed averaging of floor area and residential density. The West Site would utilize approximately 64,300 square feet of floor area from the East Site, which would permit an additional 97 to 98 units on the East Site.

The proposed building locations, open space areas, and vehicular access on the entire Project Site are presented in **Figure II-5, Conceptual Site Plan**.

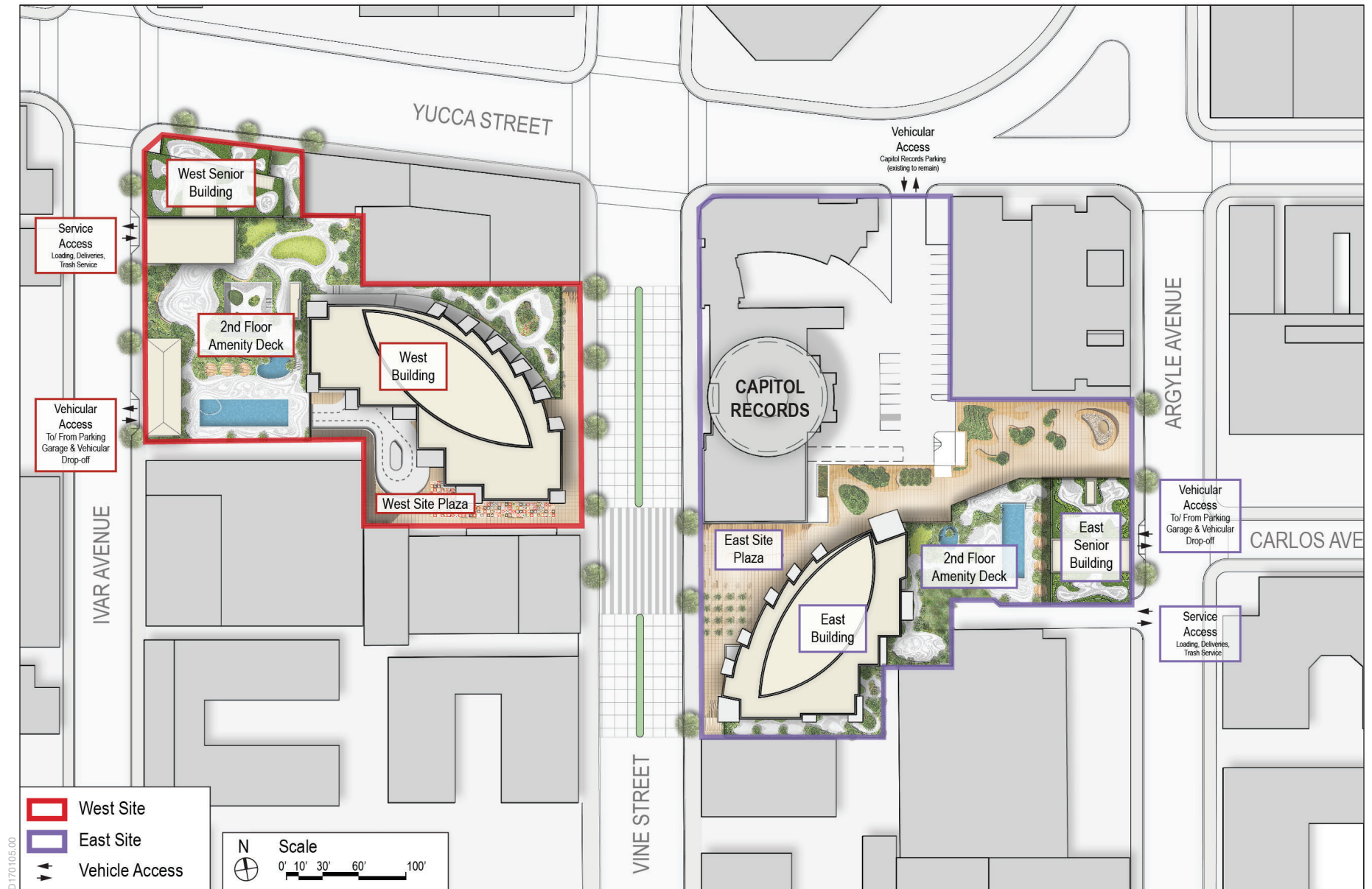
b) Development Program

(1) West Site

The 78,629-square-foot West Site would be developed with the 35-story West Building, with a maximum height of 469 feet; and the 11-story West Senior Building, with a maximum height of 155 feet. The West Site would include 597,236 square feet of residential floor area comprised of 517 residential units, 38,816 square feet of supporting residential amenities/lobbies/miscellaneous support spaces, and 12,691 square feet of retail/restaurant space. Examples of miscellaneous support spaces include, but are not limited to, security, storage, mailroom and a fire command room. In total, the West Site would be developed with a maximum of 648,743 square feet. A more detailed depiction of the West Site is provided in **Figure II-6, Conceptual Plot Plan, West Site**, and elevations of the proposed buildings are depicted in **Figure II-7, Building Sections, West Site**.

The West Site would provide up to 8,932 square feet of publicly accessible, ground floor open space. As shown in **Figure II-16, Publicly Accessible Open Space**, below, this includes the several distinctive outdoor areas comprised of the West Site Plaza (West Plaza), which would contain outdoor seating areas and a paseo (promenade or walkway) where visitors can view the Capitol Records Building.

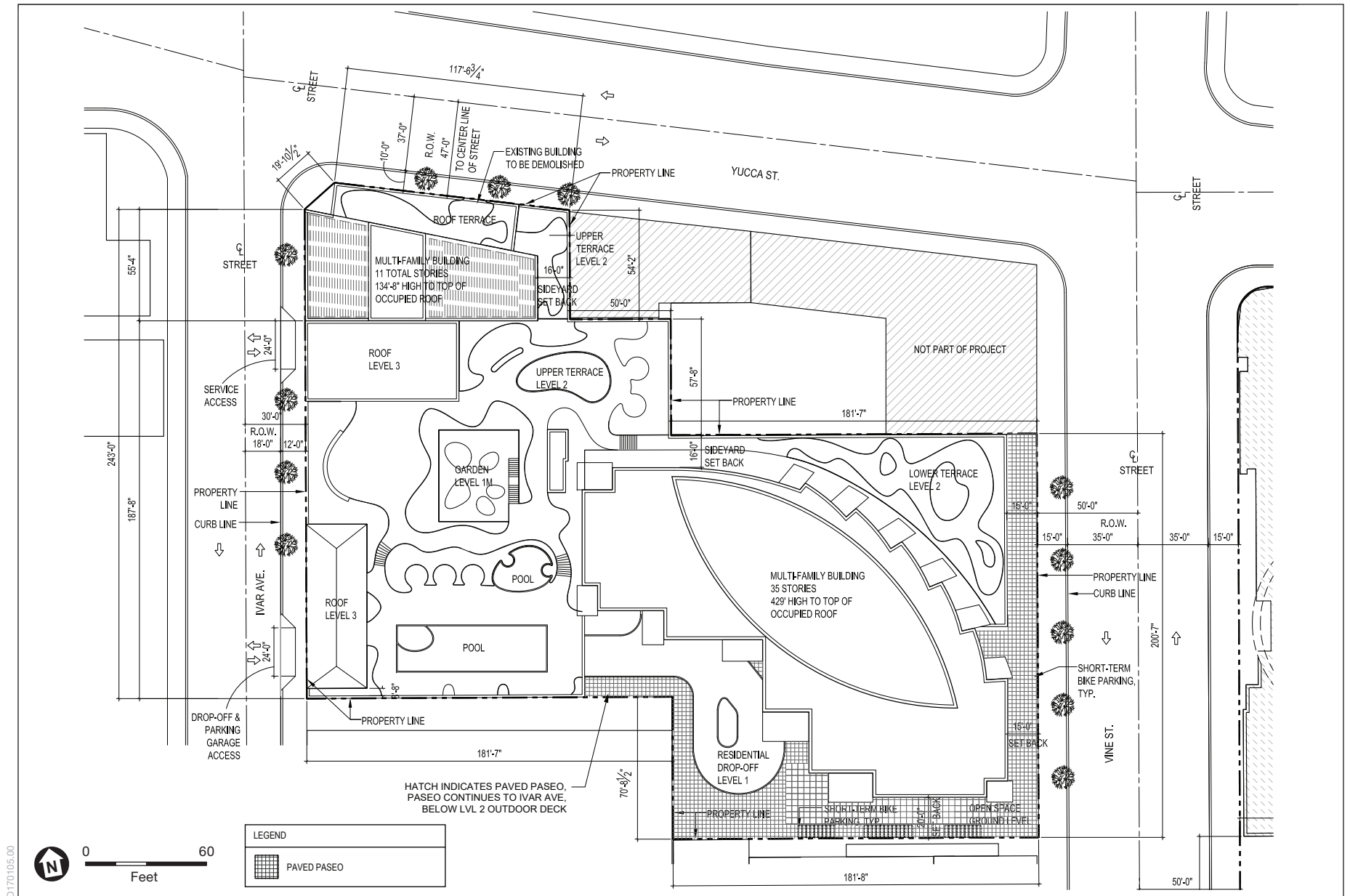
¹² With the removal of the D Limitation, the maximum permitted FAR for the Project Site would be 6.0:1. By setting aside at least 11 percent of the total residential units for Extremely Low and/or Very Low Income households, the Project would be eligible for an 8.1:1 FAR. The Applicant requests up to 7.0:1 FAR.



SOURCE: Handel Architects, 2019

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Figure II-5
Conceptual Site Plan

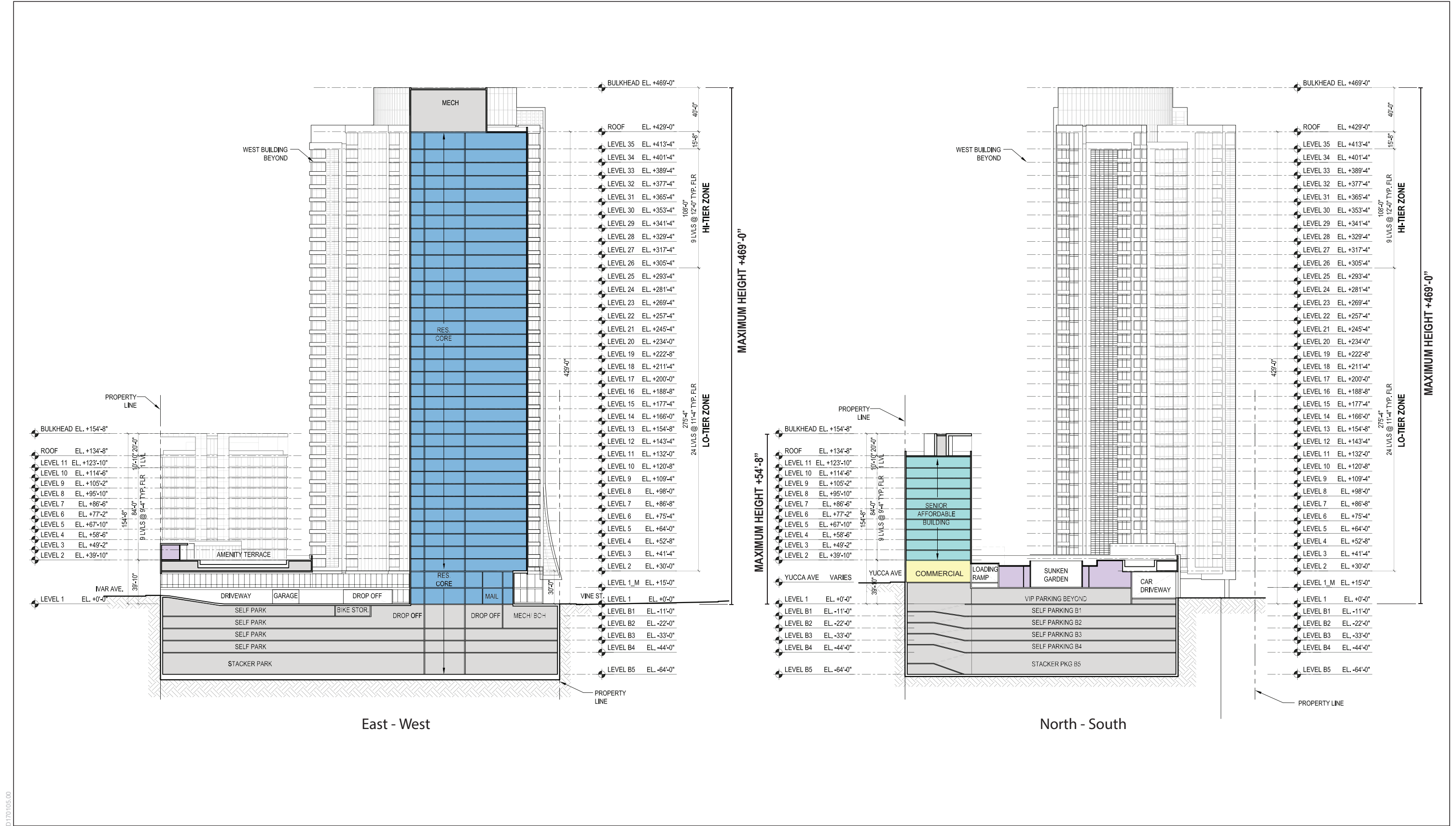


SOURCE: Handel Architects, 2018

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Figure II-6
Conceptual Plot Plan, West Site

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SOURCE: Handel Architects, 2020

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Figure II-7
Building Sections, West Site

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The West Site's parking garage would provide up to 837 vehicle parking spaces and 277 bicycle parking spaces beneath both the West Building and the West Senior Building, and would be accessed via a second separate driveway along Ivar Avenue to access loading areas and trash receptacles. All trash pickup areas would be in enclosed interior areas.

The parking garage would be comprised of five subterranean levels as well as one additional level of enclosed at-grade parking.

Details regarding the elements of the West Site are described below.

(a) *West Building*

The 35-story West Building would contain 449 market-rate housing units on Levels 2 through 35, totaling approximately 534,947 square feet of residential floor area, and be comprised of the following unit mix:

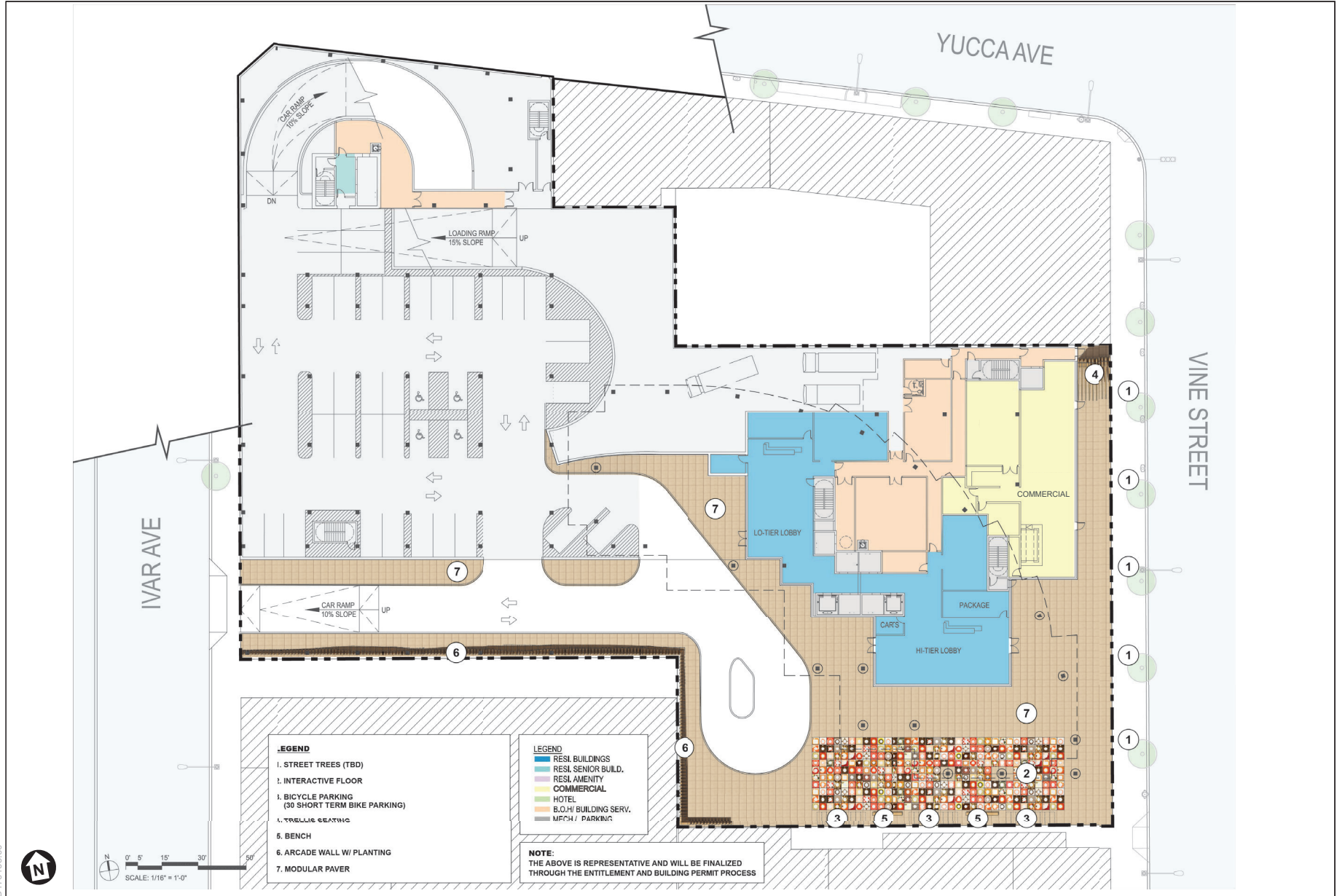
- 195 one-bedroom units
- 198 two-bedroom units
- 51 three-bedroom units
- 5 three-bedroom penthouse units

The main residential lobby and entrance to the West Building is comprised of a ground floor and a mezzanine area. **Figure II-8, Level 1 Plan (Vine Street), West Site**, illustrates the Level 1 features, which are primarily accessed from Vine Street. **Figure II-9, Level 1 Mezzanine Plan (Yucca Street/Ivar Avenue), West Site**, illustrates the Level 1 mezzanine features, which are primarily accessed from Yucca Street and Ivar Avenue.

The West Building would contain a non-occupiable floor housing only mechanical equipment above Level 35, resulting in a total building height of 469 feet above grade.

The West Building would contain a total of 35,001 square feet of residential amenities, lobbies, and associated miscellaneous support spaces. Of this total, the West Building would contain 20,239 square feet of lobbies and related miscellaneous support spaces. Examples of miscellaneous support spaces include, but are not limited to, security, storage, mailroom and a fire command room. In addition, the West Building would contain 14,762 square feet of residential amenities on the mezzanine and Level 2, including the following approximate square footages:

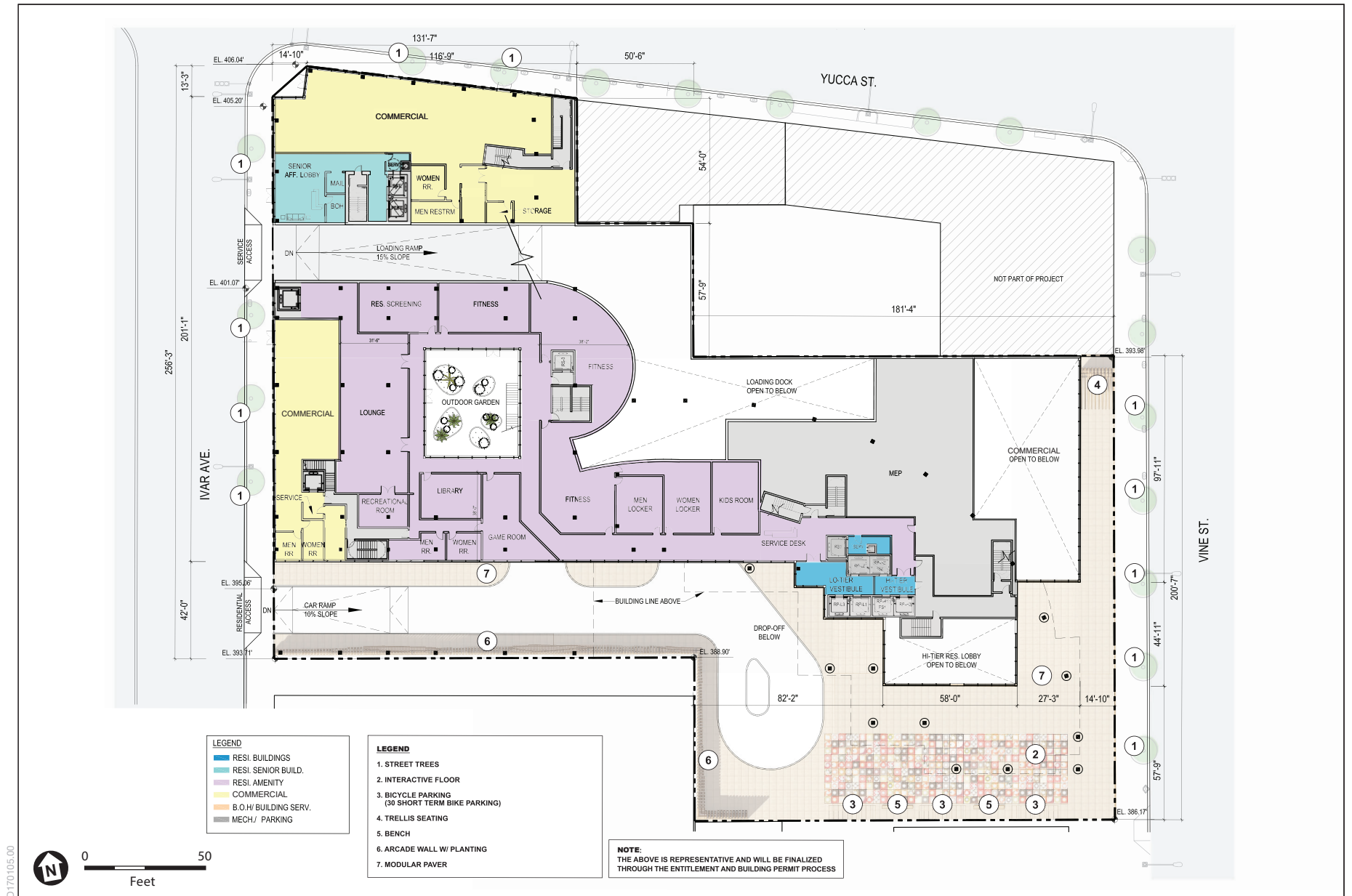
- 702-square-foot residential screening room
- 3,603-square-foot fitness area



SOURCE: Handel Architects, 2020

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Figure II-8
Level 1 Plan (Vine Street), West Site



SOURCE: Handel Architects, 2020

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Figure II-9
Level 1 Mezzanine Plan (Yucca Street/Ivar Avenue), West Site

- 1,179-square-foot locker room
- 604-square-foot children's room (Kids Room)
- 716-square-foot game room
- 2,467-square-foot residential multi-purpose room
- 2,164-square-foot poolside clubhouse
- 292-square-foot recreation room
- 488-square-foot library
- 2,547-square-foot lounge space

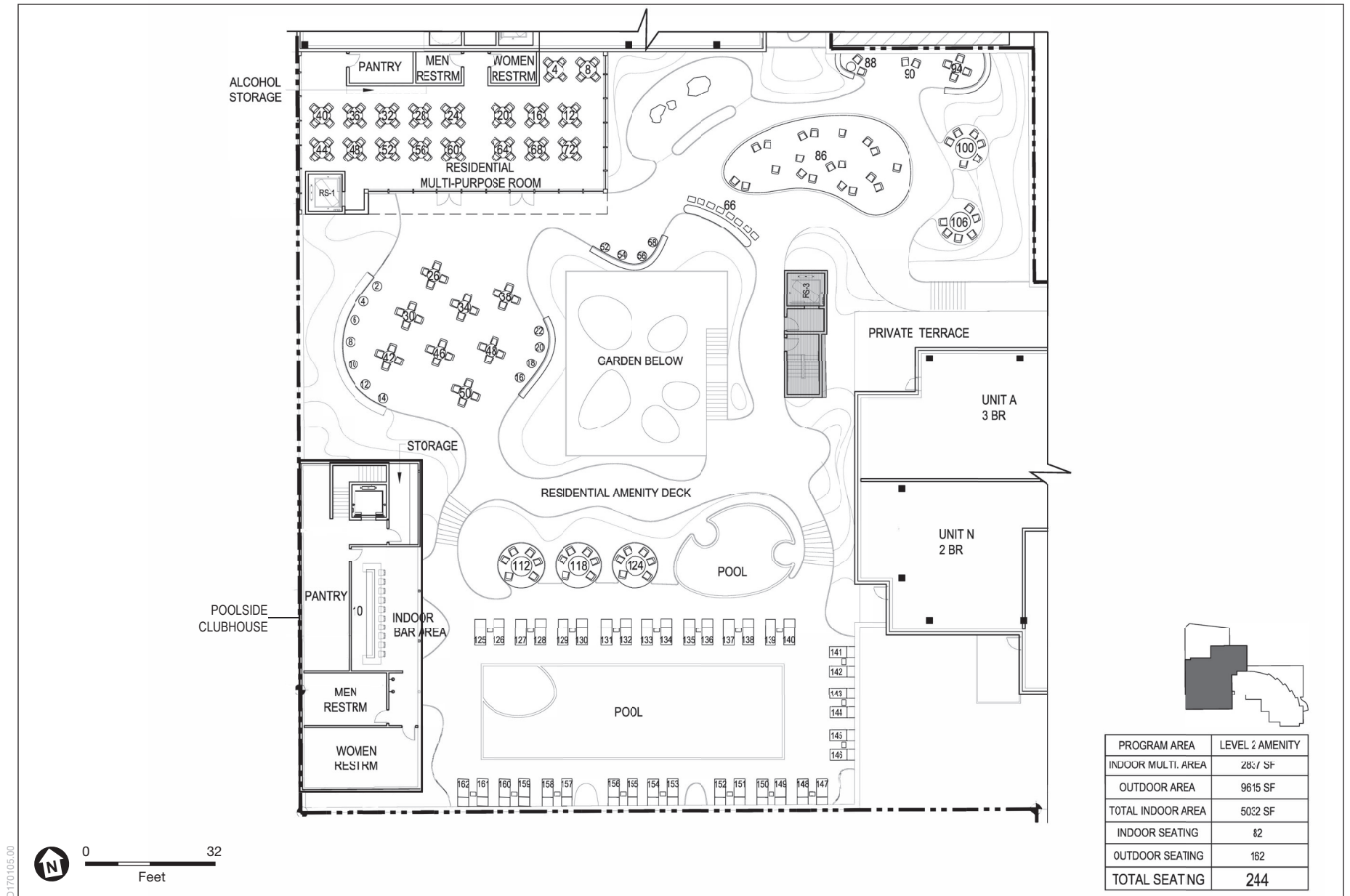
Residential common outdoor open space would include a poolside clubhouse, two pools, and an amenity deck with seating on Level 2. **Figure II-10, *Amenity Deck (Level 2), West Site***, shows the amenity features provided on the Level 2 deck of the West Building.

The West Building would contain approximately 6,750 square feet of commercial floor area, consisting of approximately 3,810 square feet of retail or restaurant space on the ground floor along Vine Street, and approximately 2,940 square feet of retail or restaurant space on the mezzanine level along which would be at-grade along Ivar Avenue.

(a) *West Senior Building*

The 11-story West Senior Building would contain 68 senior affordable housing units, set aside for Extremely Low and/or Very Low Income households, on Levels 2 through 11, comprised of 59 one-bedroom units and nine two-bedroom units, totaling approximately 62,289 square feet of residential floor area. The 1,920-square-foot ground floor lobby would front Ivar Avenue, and contain two elevators accessible from the subterranean garage, a mail room, and a back of house (BOH) service area. As shown in **Figure II-11, *Senior Affordable Housing Amenities, West Site***, Level 2 would contain a multi-purpose room and senior support services office measuring 1,895 square feet, and a 1,080-square-foot senior residents' outdoor amenity terrace. The multi-purpose room would be used for group activities, such as fitness, games, and entertainment; and the senior support services office could be used by social workers to provide a wide array of assistance to the senior residents. The rooftop would contain an approximately 4,935-square-foot open-air terrace that could also be used for a variety of activities, gatherings, and other programs.

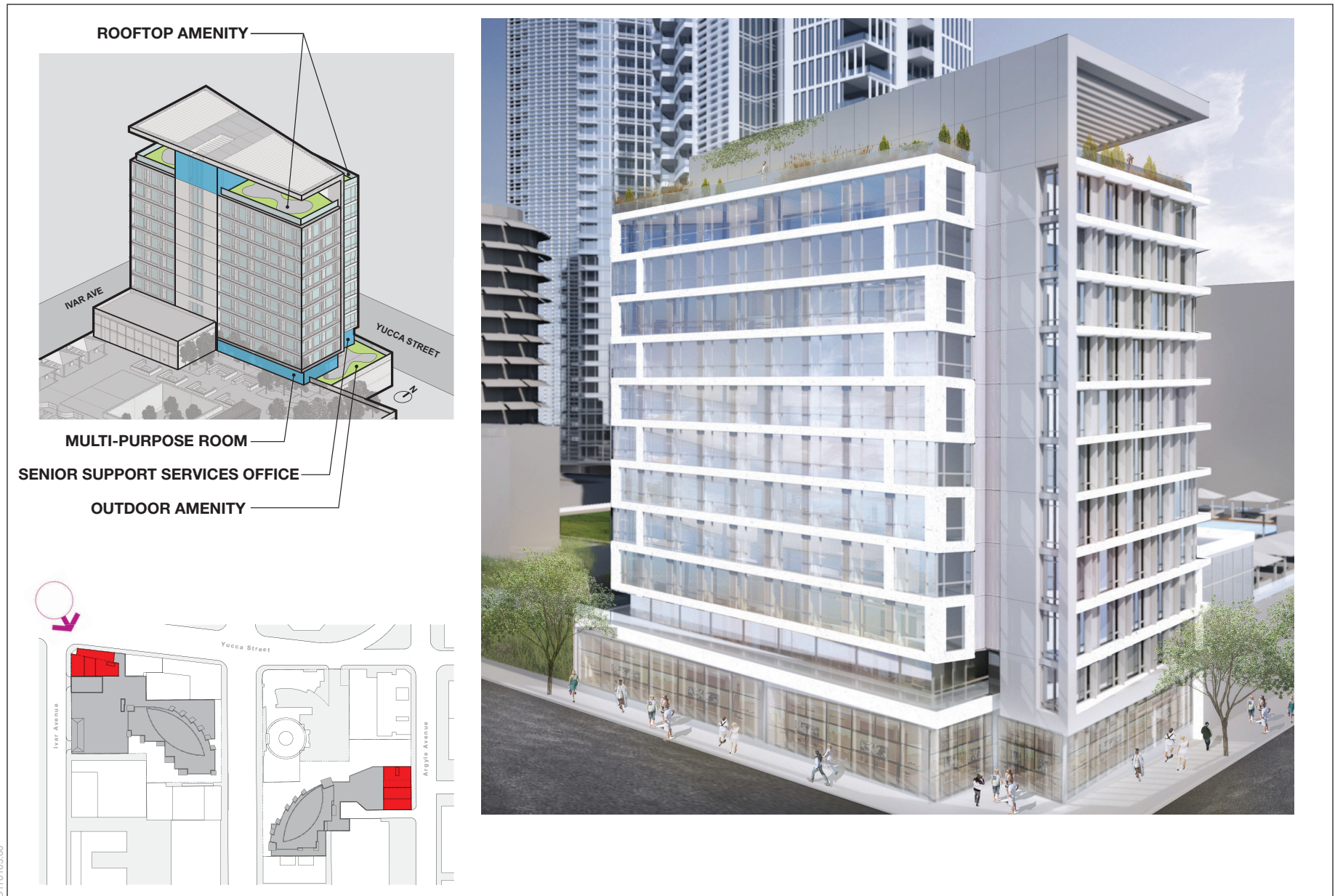
The West Senior Building would contain approximately 5,941 square feet of retail or restaurant space on the mezzanine level fronting on Yucca Street.



SOURCE: Handel Architects, 2018

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Figure II-10
Amenity Deck (Level 2), West Site



SOURCE: Handel Architects, 2018

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Figure II-11
Senior Affordable Housing Amenities, West Site

(2) East Site

The 115,866-square-foot East Site would preserve the existing Capitol Records Complex and include development of the 46-story East Building, with a maximum height of 595 feet; and the 11-story East Senior Building, with a maximum height of 150 feet. The East Site would include 590,869 square feet of residential floor area, comprised of 488 residential units; 30,053 square feet supporting residential amenities/lobbies/miscellaneous support space; and 17,485 square feet of retail/restaurant space. Examples of miscellaneous support spaces include, but are not limited to, security, storage, mailroom and a fire command room. In total, the East Site would be developed with a maximum of 638,407 square feet. A more detailed depiction of the East Site is provided in **Figure II-12, Conceptual Plot Plan, East Site**, and elevations of the proposed buildings are depicted in **Figure II-13, Building Sections, East Site**. **Figure II-14, Level 1 Plan (Vine Street), East Site**, illustrates the Project's Level 1 features, which are primarily accessed from Vine Street. **Figure II-15, Level 1 Mezzanine Plan (Argyle Avenue), East Site**, illustrates the Project's Level 1 mezzanine features, which are primarily accessed from Argyle Avenue.

The East Site would provide up to 24,990 square feet of publicly accessible, ground floor open space. As shown in **Figure II-16, Publicly Accessible Open Space**, this includes the several distinctive outdoor areas comprised of the East Site Plaza (East Plaza), where visitors can view the Capitol Records Building or participate in a variety of proposed programs, such as public performances, art installations and special events. These areas are further described under Subsection 7.d, *Open Space, Landscaping, and Public Art*, below.

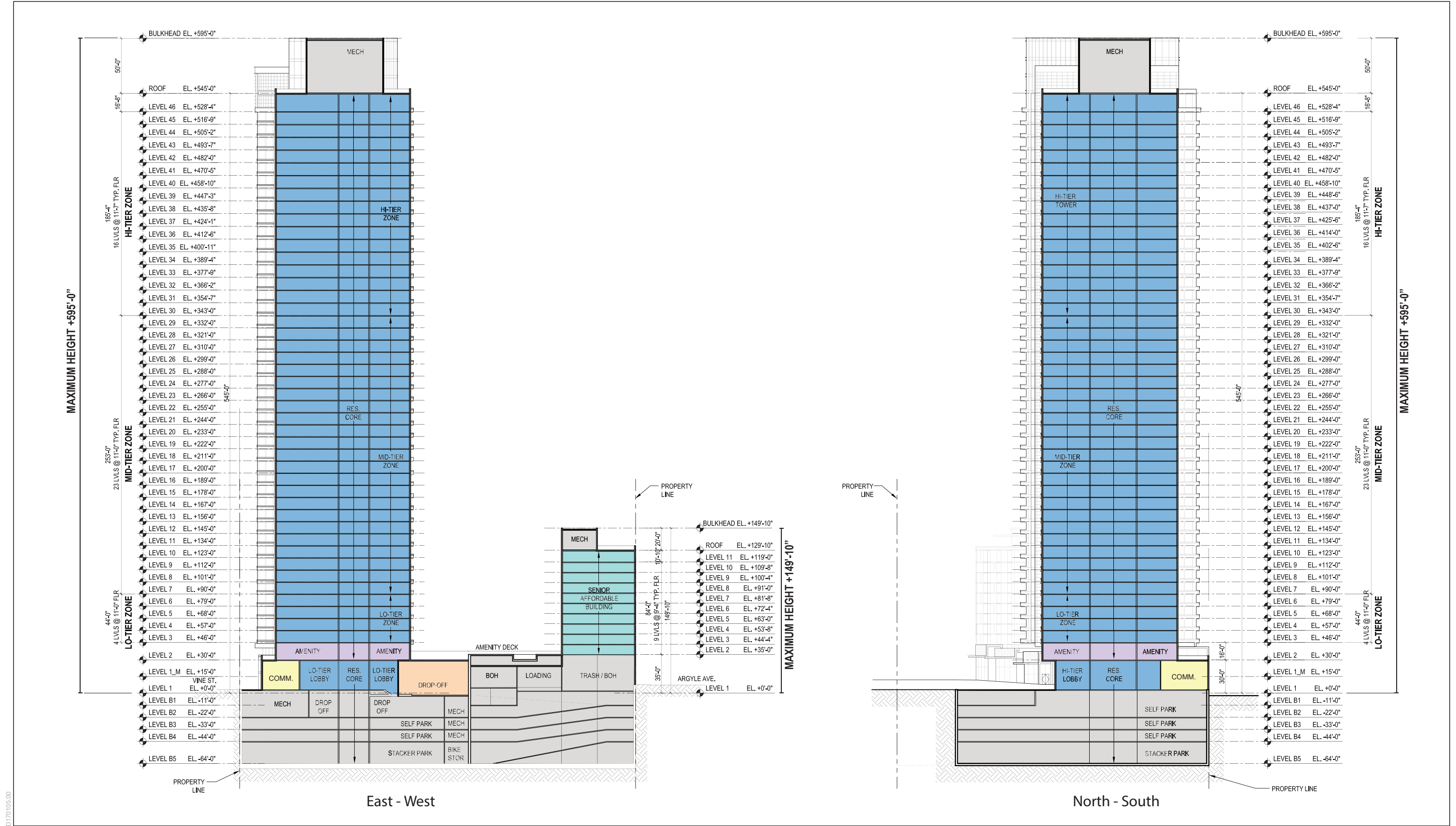
The East Site's parking garage would provide up to 684 vehicle parking spaces and 274 bicycle parking spaces beneath both the East Building and the East Senior Building, and would be accessed directly from the north driveway Argyle Avenue. The loading areas and trash receptacles, which would be enclosed within a covered loading bay screened by a roll down door, would be accessed from the south driveway on Argyle. The existing Yucca Street driveway, located between Vine Street and Argyle Avenue, would remain and provide dedicated access to the Capitol Records Complex.

Details regarding the elements of the East Site are described below.

(a) East Building

The 46-story East Building would contain 423 market-rate housing units on Levels 3 through 46, totaling approximately 529,092 square feet of residential floor area, and comprised of the following unit mix:

- 175 one-bedroom units
- 172 two-bedroom units
- 71 three-bedroom units
- 5 three-bedroom penthouse units

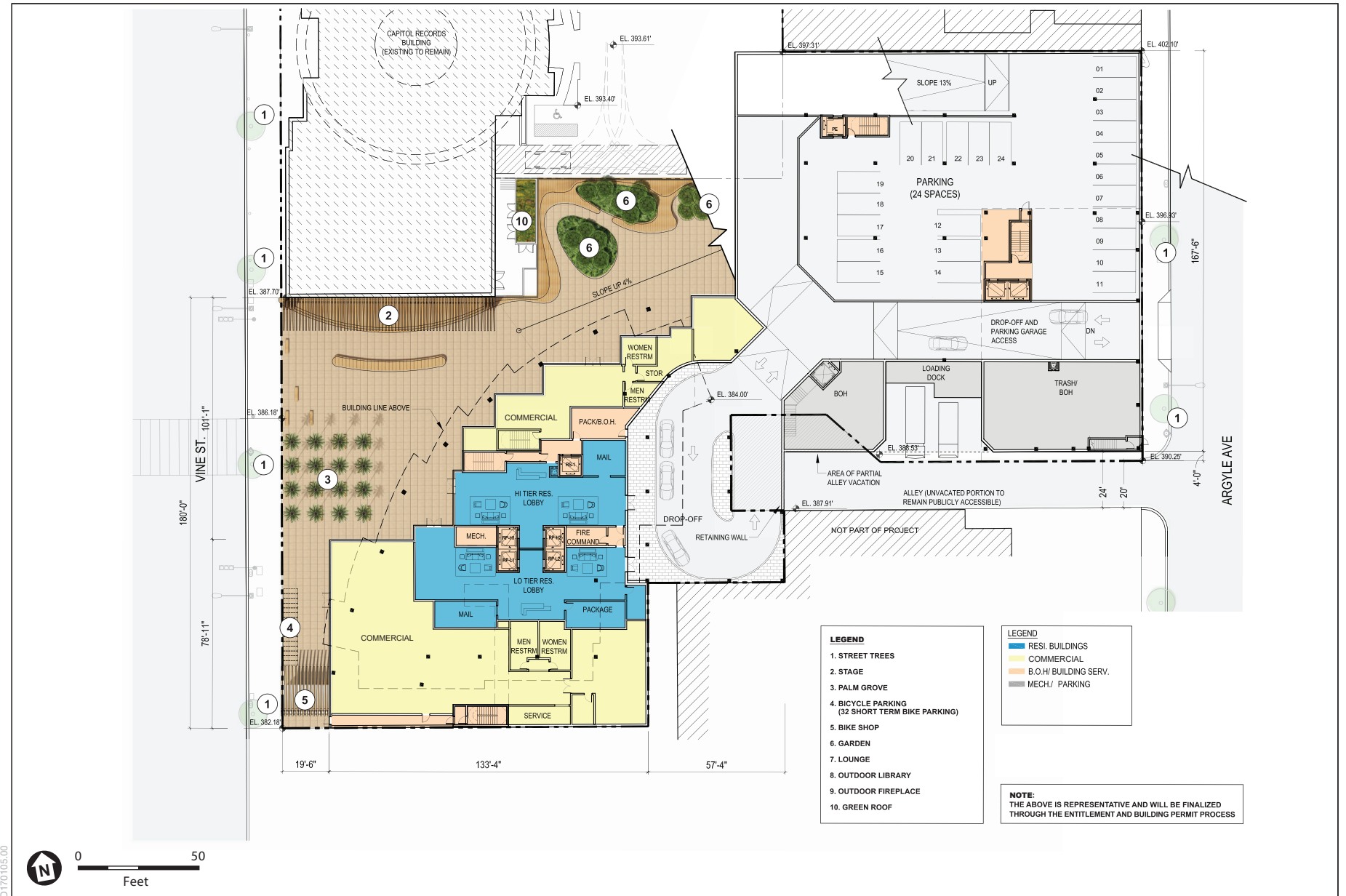


SOURCE: Handel Architects, 2020

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Figure II-13
Building Sections, East Site

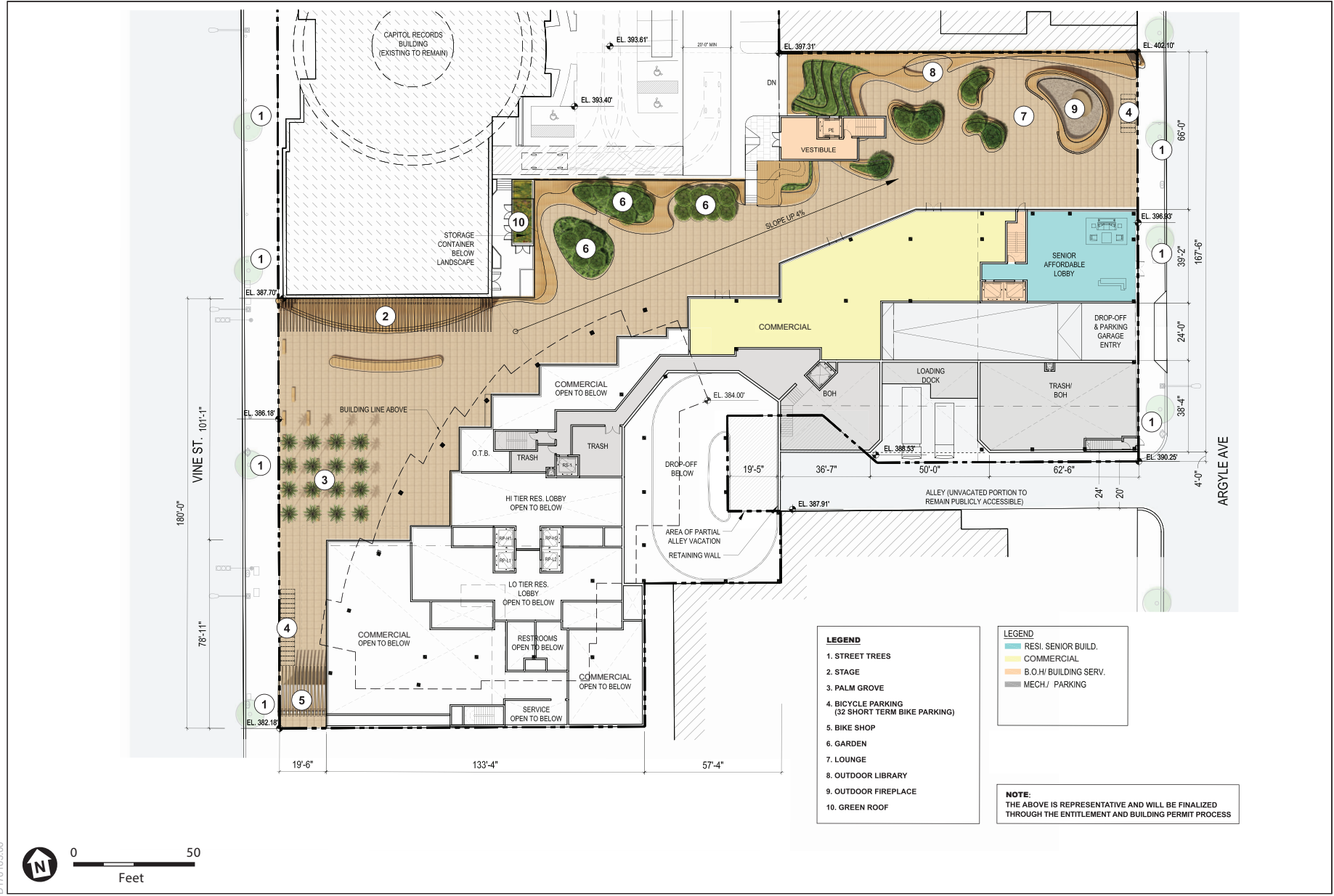
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SOURCE: Handel Architects, 2020

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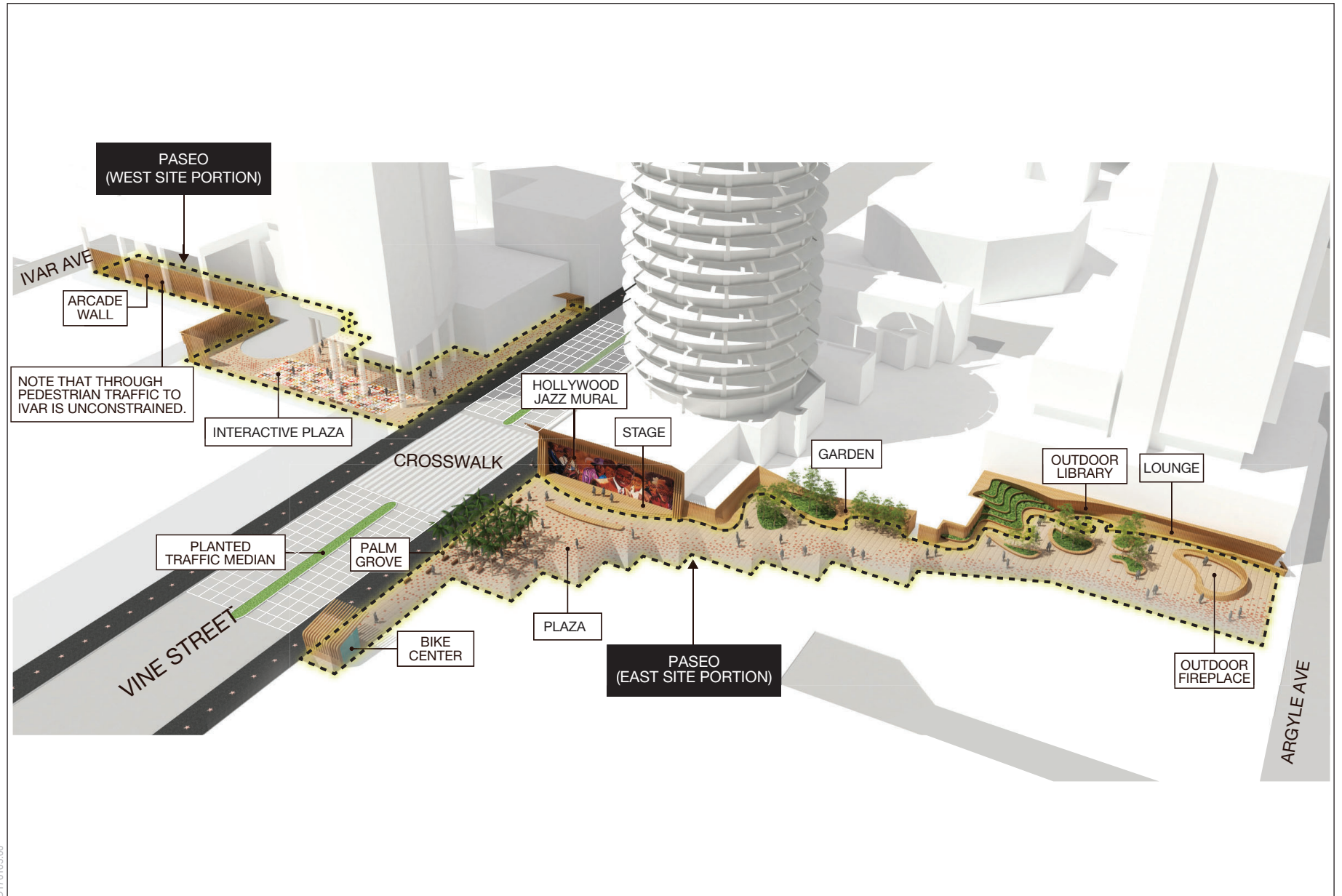
Figure II-14
Level 1 Plan (Vine Street), East Site



SOURCE: Handel Architects, 2020

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Figure II-15
Level 1 Mezzanine Plan (Argyle Avenue), East Site



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SOURCE: Handel Architects, 2019

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Figure II-16
Publicly Accessible Open Space

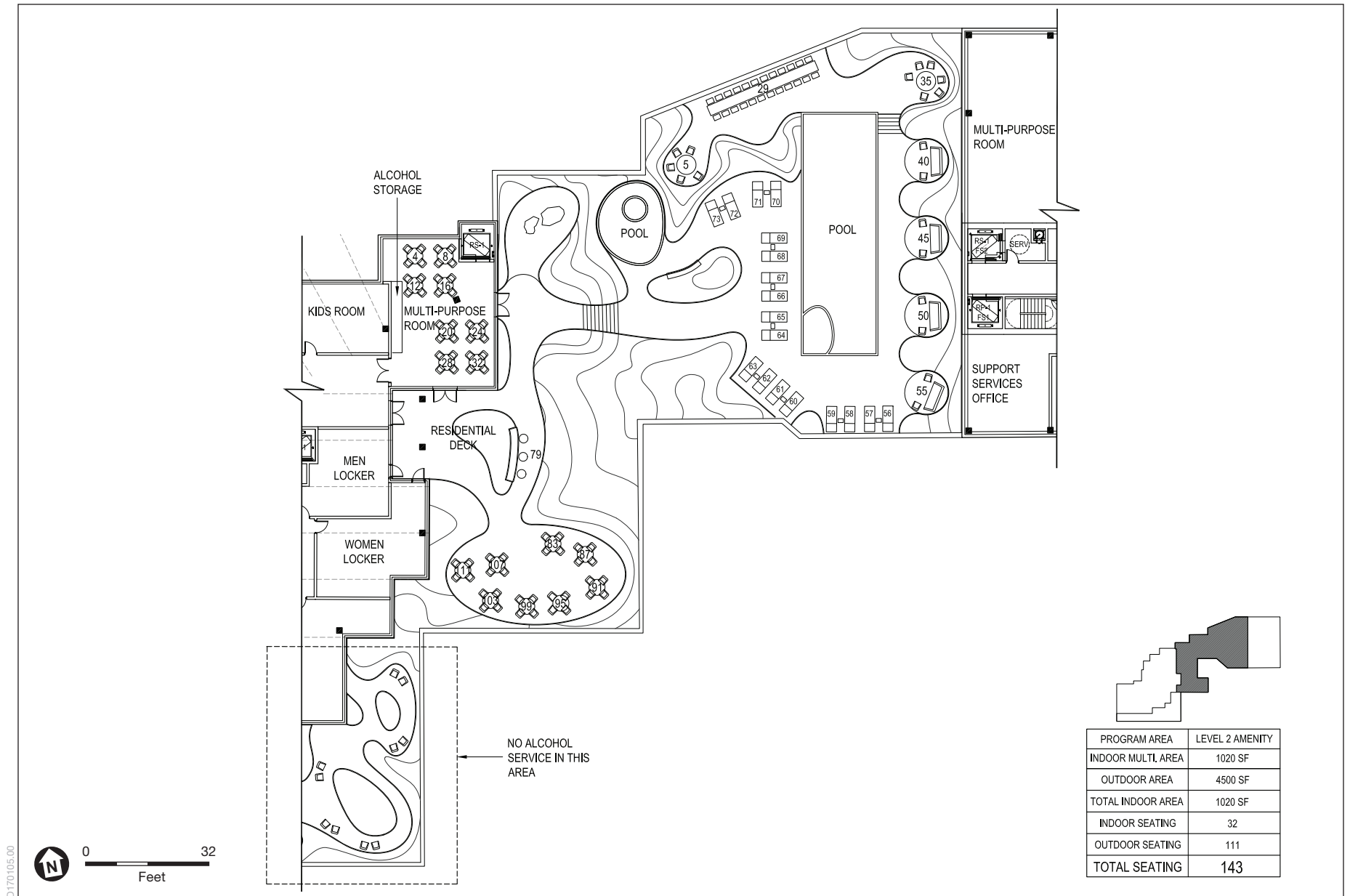
The East Building would contain a non-occupiable floor housing mechanical equipment only above Level 46, resulting in a total building height of 595 feet above grade. The East Building would contain a total of 26,178 square feet of residential amenities, lobbies, and associated miscellaneous support spaces. Of this total, the East Building would contain 15,910 square feet of lobbies and related miscellaneous support spaces. Examples of miscellaneous support spaces include, but are not limited to, security, storage, mailroom and a fire command room. In addition, the East Building would contain 10,268 square feet of residential amenities on the mezzanine and Level 2, including the following approximate square footages:

- 3,475-square-foot lounge space
- 602-square-foot residential screening room
- 2,171-square-foot fitness area
- 1,144-square-foot locker room
- 1,271-square-foot residential multi-purpose room
- 588-square-foot childrens room (Kids Room)
- 616-square-foot recreation room
- 401-square-foot library

Residential common outdoor open space would include two pools and an amenity deck with seating on Level 2. **Figure II-17, *Amenity Deck (Level 2), East Site***, shows the amenity features provided.

The East Building would contain approximately 7,580 square feet of commercial floor area, consisting of approximately 5,912 square feet of retail or restaurant space on the ground level along Vine Street, and 1,668 square feet of retail or restaurant space on the ground level fronting on the paseo.

Pursuant to a lease between the Applicant and Capitol Records that can be extended until 2026, Capitol Records must consent to certain proposed improvements that may impact their use of the property (Capitol Records Lot Scenario). Specifically, Capitol Records must grant its consent to portions of the proposed open space area on the East Site. Depending upon negotiations on use of the space, the East Site's open space area may be reduced by up to 5,995 square feet and redesigned to accommodate Capitol Records and/or to comply with the lease. See Subsection 7.d, *Open Space, Landscaping, and Public Art*, below, for more detail. In the event that Capitol Records does not consent to the proposed open space area, the ground floor restaurant/retail space in the mezzanine floor along Argyle Avenue would be reduced by 1,800 square feet (from 7,580 square feet to 5,780 square feet) in order to maintain a minimum of 20 feet pedestrian circulation width through the paseo in the East Site near the Capitol Records lot. Of this 1,800 square foot area, approximately 1,480 square feet would qualify as open space.



SOURCE: Handel Architects, 2019

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Figure II-17
Amenity Deck (Level 2), East Site

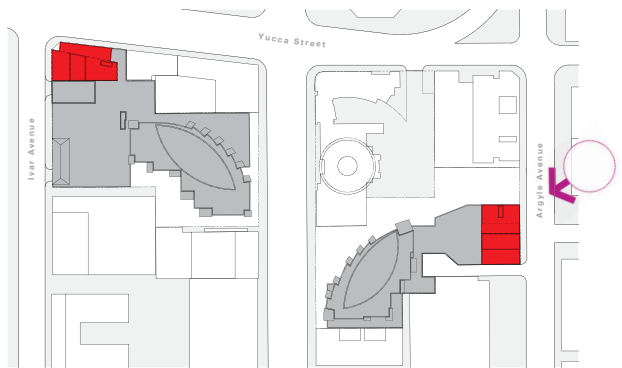
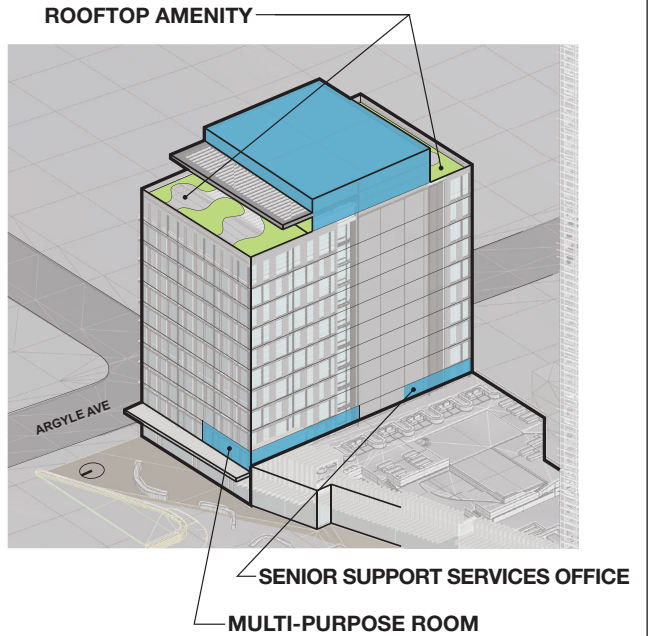
(b) *East Senior Building*

The 11-story East Senior Building would contain 65 senior affordable housing units, set aside for Extremely Low and/or Very Low Income households, on Levels 2 through 11, comprised of 53 one-bedroom units and 12 two-bedroom units, totaling approximately 61,777 square feet of residential floor area. The 1,874-square-foot ground floor lobby would front Argyle Avenue and contain two elevators accessible from the subterranean garage, a mail room, and BOH service area. As shown in **Figure II-18**, *Senior Affordable Housing Amenities, East Site*, Level 2 would contain a multi-purpose room and a senior support services office measuring 2,000 square feet. The multi-purpose room would be used for group activities, such as but not limited to fitness, games, and entertainment, and the senior support services office could be used by social workers to provide a wide array of assistance to the senior residents. The rooftop would contain a 4,800-square-foot open-air terrace that would be used for a variety of activities, gatherings, and other programs.

The East Senior Building would contain approximately 9,905 square feet of retail or restaurant space on the ground level fronting on the paseo.

(3) *Project with the East Site Hotel Option*

No changes would occur to the West Site under the Project with the East Site Hotel Option, as described above. The proposed development program for the Hotel Option is summarized in **Table II-2**, *Proposed Development Program for the Project with the East Site Hotel Option*. The Project with the East Site Hotel Option would have a maximum FAR of 6.901:1 (up to a maximum of 7:1, see Anticipated Project Approvals below), which includes the existing Capitol Records Complex, for a total buildable area for the Project Site of 1,387,044 square feet. Under the Project with the East Site Hotel Option, the East Building uses and the East Senior Building and associated uses would be modified as detailed below. **Figure II-19**, *Conceptual Site Plan – Project With the East Site Hotel Option*, illustrates the Site Plan for the Project with the East Site Hotel Option. As discussed below, the difference compared to the Site Plan shown in Figure II-5 is within the East Site Level 2 amenity deck. A more detailed depiction of the East Site is provided in **Figure II-20**, *Conceptual Plot Plan, East Site – Project With the East Site Hotel Option*. **Figure II-21**, *Level 1 Plan (Vine Street), East Site – Project With the East Site Hotel Option*, illustrates the Project with the East Site Hotel Option's Level 1 features, which are primarily accessed from Vine Street. **Figure II-22**, *Level 1 Mezzanine Plan (Argyle Avenue), East Site – Project With the East Site Hotel Option*, illustrates the Project with the East Site Hotel Option's Level 1 mezzanine features, which are primarily accessed from Argyle Avenue.



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SOURCE: Handel Architects, 2019

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Figure II-18
Senior Affordable Housing Amenities, East Site

TABLE II-2
PROPOSED DEVELOPMENT PROGRAM FOR THE PROJECT WITH THE EAST SITE HOTEL
OPTION

	West Site	East Site Hotel Option	Total (Across Project Site)
Site Area (Pre-Dedication)	78,629 sf	115,866 sf	194,495 sf (4.46 acres)
Site Area (Post-Dedication) ^a	83,792 sf	117,179 sf	200,971 sf (4.61 acres)
Maximum Building Height ^b	469 feet	595 feet	595 feet
Residential			
Market-Rate Units			
One-Bedroom	195 du	117 du	312 du
Two-Bedroom	198 du	132 du	330 du
Three-Bedroom	56 du	70 du	126 du
<i>Subtotal Market-Rate Units</i>	<i>449 du</i>	<i>319 du</i>	<i>768 du</i>
<i>Subtotal Market-Rate Residential Floor Area</i>	<i>534,947 sf</i>	<i>408,572 sf</i>	<i>943,519 sf</i>
Senior Affordable Units			
One-Bedroom	59 du	40 du	99 du
Two-Bedroom	9 du	8 du	17 du
<i>Subtotal Senior Affordable Units</i>	<i>68 du</i>	<i>48 du</i>	<i>116 du</i>
<i>Subtotal Senior Affordable Residential Floor Area</i>	<i>62,289 sf</i>	<i>47,746 sf</i>	<i>110,035 sf</i>
Indoor Residential Amenities and Lobbies			
Market-Rate Residential	35,001 sf	16,420 sf	51,421 sf
Senior Affordable Residential	3,815 sf	3,497 sf	7,312 sf
<i>Subtotal Indoor Residential Amenities and Lobbies Floor Area</i>	<i>38,816 sf</i>	<i>19,917 sf</i>	<i>58,733 sf</i>
Commercial			
Restaurant/Retail	12,691 sf	17,485 sf	30,176 sf
Hotel		130,278 sf	130,278 sf
<i>Subtotal Commercial floor Area</i>	<i>12,691 sf</i>	<i>147,763 sf</i>	<i>160,454 sf</i>
Total Floor Area	648,744 sf	623,997 sf	1,272,741 sf
<i>Total Buildable Area for Floor Area Ratio</i>			<i>1,387,044 sf</i>
Floor Area Ratio			6.901:1^c

TABLE II-2
PROPOSED DEVELOPMENT PROGRAM FOR THE PROJECT WITH THE EAST SITE HOTEL OPTION

	West Site	East Site Hotel Option	Total (Across Project Site)
Parking			
<i>Vehicular Parking^d</i>			
Required	663 spaces	809 spaces	1,472 spaces
Proposed	837 spaces	684 spaces	1,521 spaces
<i>Bicycle Parking</i>			
Long-Term	247 spaces	226 spaces	473 spaces
Short-Term	30 spaces	51 spaces	81 spaces
<i>Subtotal Bike Parking Spaces</i>	<i>277 spaces</i>	<i>277 spaces</i>	<i>554 spaces</i>
Open Space			
Publicly Accessible Open Space	8,932 sf	24,990 sf	33,922 sf
Outdoor Common Open Space	33,124 sf	14,347 sf	47,471 sf
Indoor Common Open Space	22,246 sf	8,332 sf	30,578 sf
<i>Subtotal Common Open Space</i>	<i>55,370 sf</i>	<i>22,679 sf</i>	<i>78,049 sf</i>
Private Balconies	22,450 sf	15,950 sf	38,400 sf
Total Open Space Provided	86,752 sf	63,619 sf	150,371 sf
Total Open Space Required	61,075 sf	45,450 sf	106,525 sf

NOTES:

sf = square feet; du = dwelling units

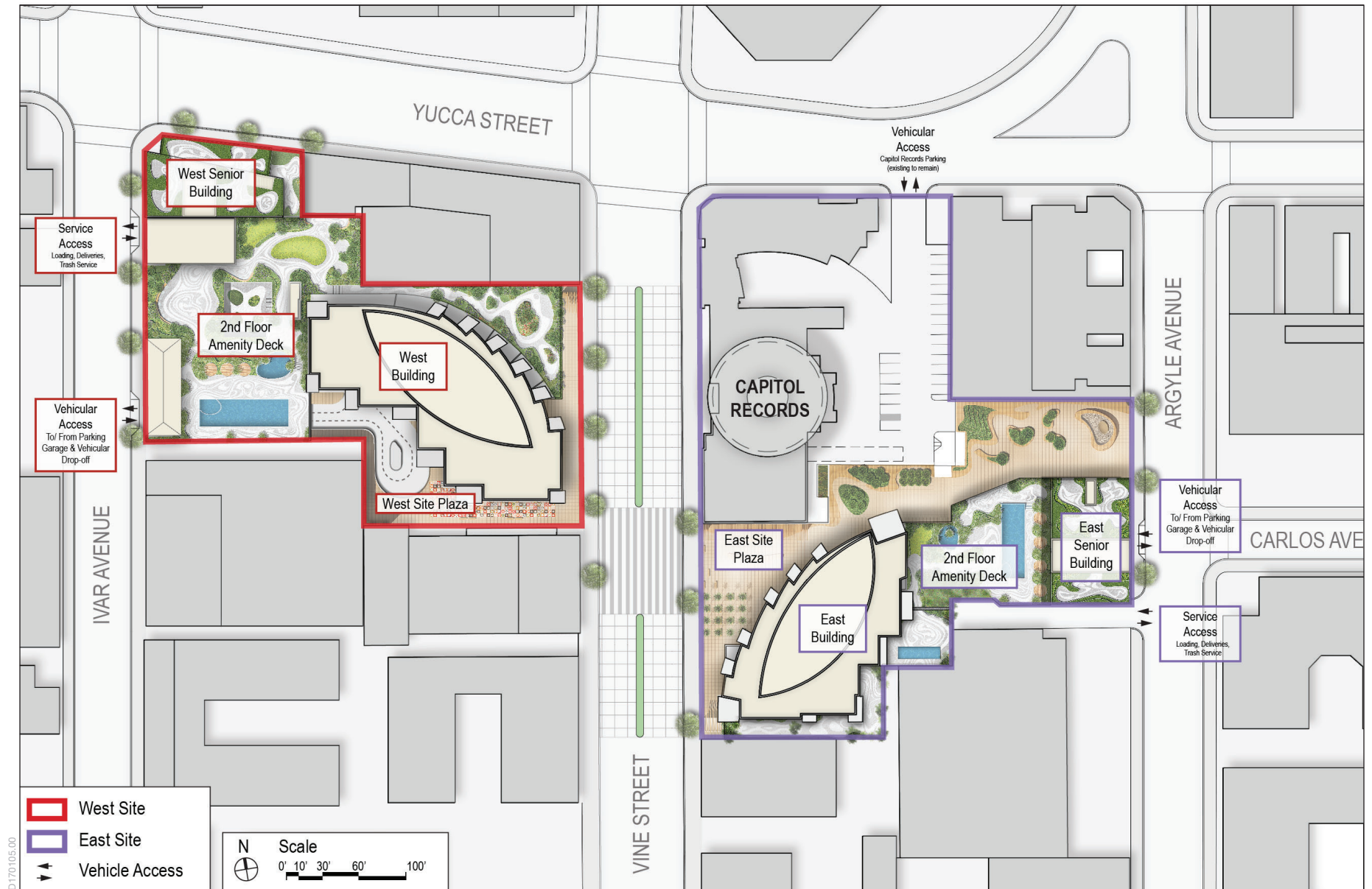
^a Gross square footage is calculated with the inclusion of the 1,313 square-foot East Site Alley Merger and the 5,163 sidewalk merger (along Yucca Street and both sides of Vine Street) area.

^b The maximum building height includes the bulkhead on the West Building and East Building (a non-occupiable additional level, housing only mechanical equipment) as well as all architectural elements (i.e., screen element, elevator shafts, mechanical bulkheads, parapets).

^c The FAR is calculated by: the total buildable area (1,387,044 square feet) divided by the total Project Site lot area (200,971 square feet) = 6.901.

^d As stated further below under Section 8, Anticipated Project Approvals, the Project is requesting a Conditional Use Permit pursuant to LAMC Section 12.24 W.19 for a unified development to allow floor area ratio averaging and residential density transfer between the East Site and the West Site. This would allow for the Project to park more on one-site to meet the total vehicular parking requirements.

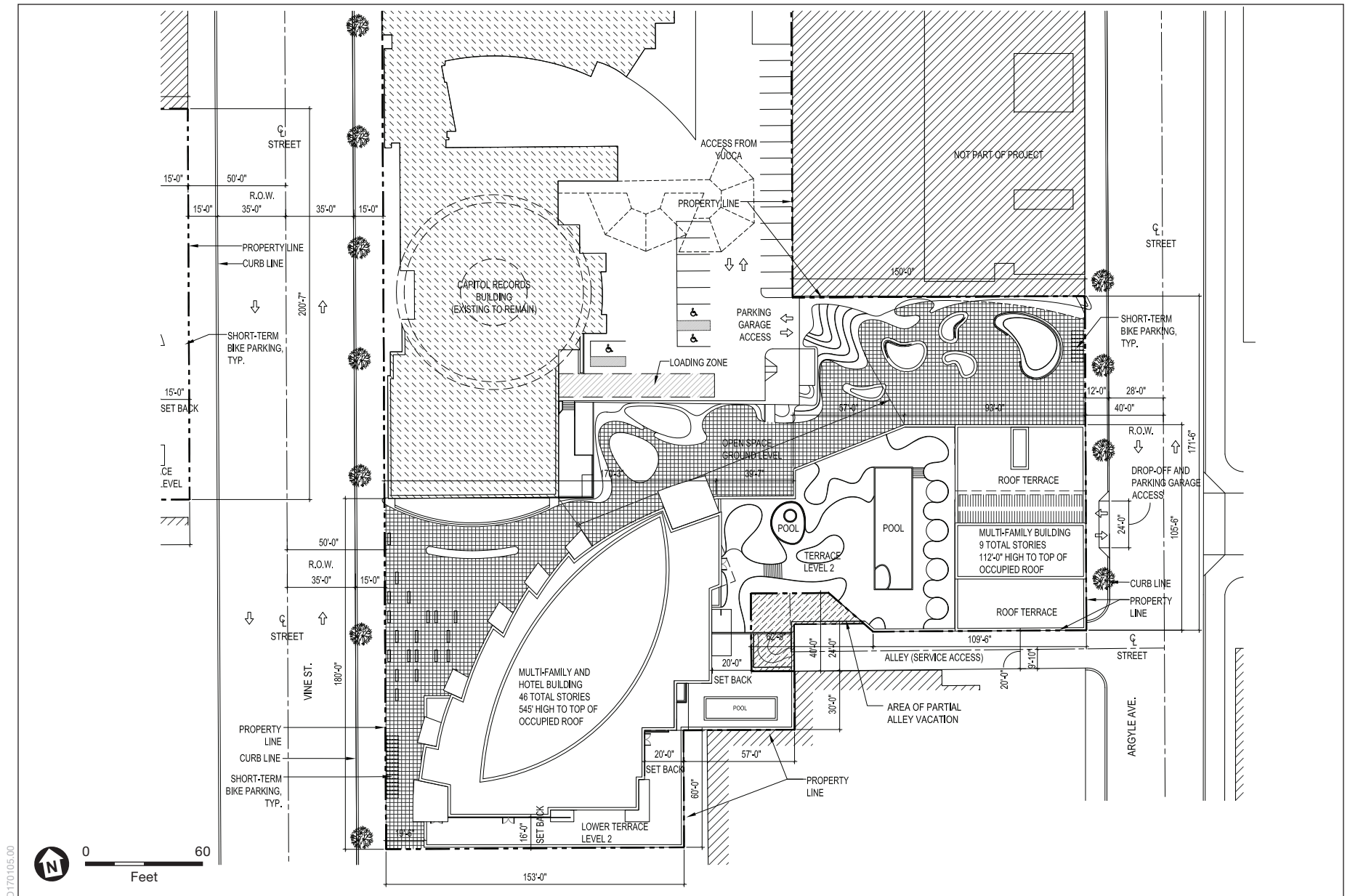
SOURCE: Handel Architects LLP, 2019 and James Corner Field Operations, 2019.



SOURCE: Handel Architects, 2019

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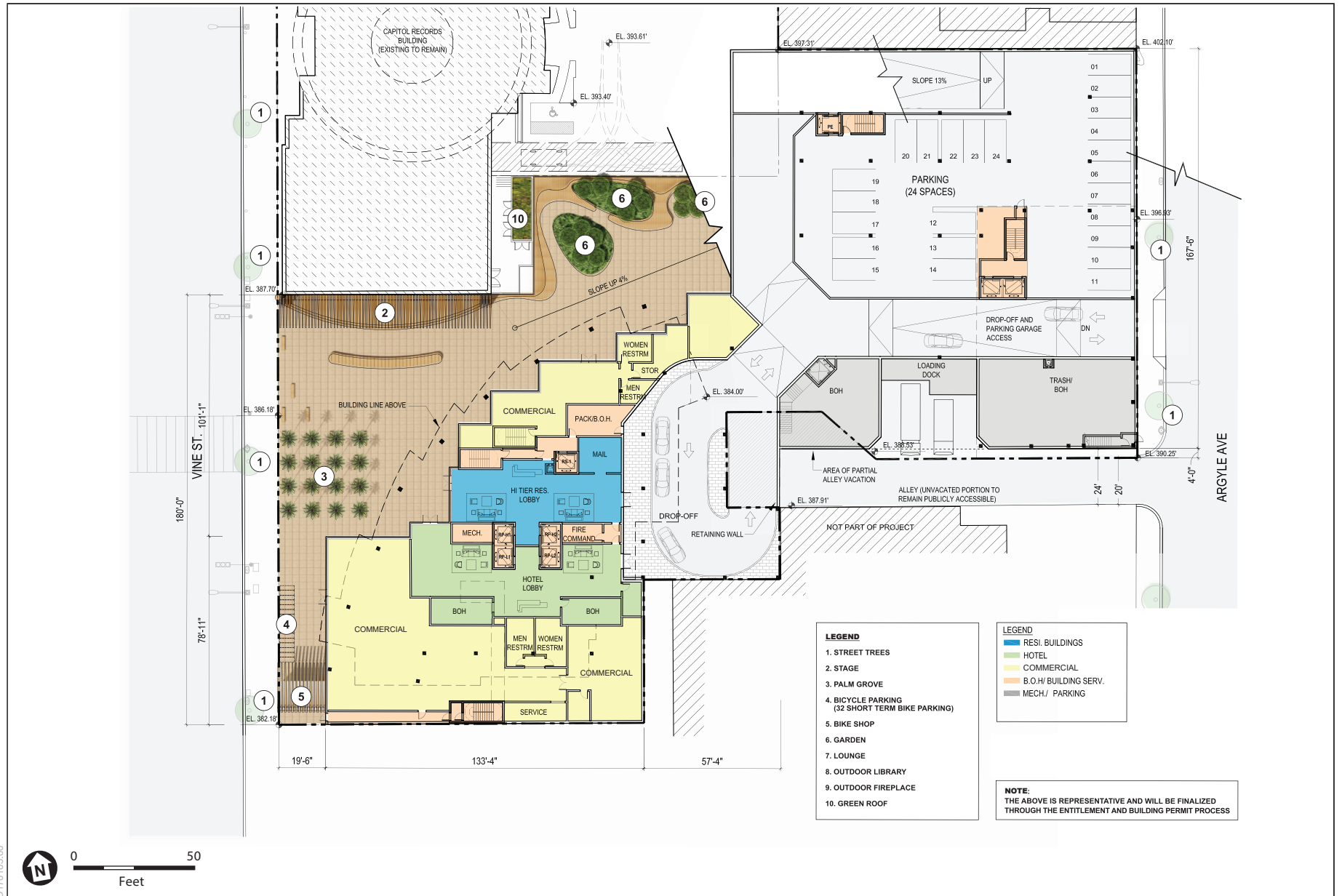
Figure II-19
Conceptual Site Plan – Project with the East Site Hotel Option



SOURCE: Handel Architects, 2018

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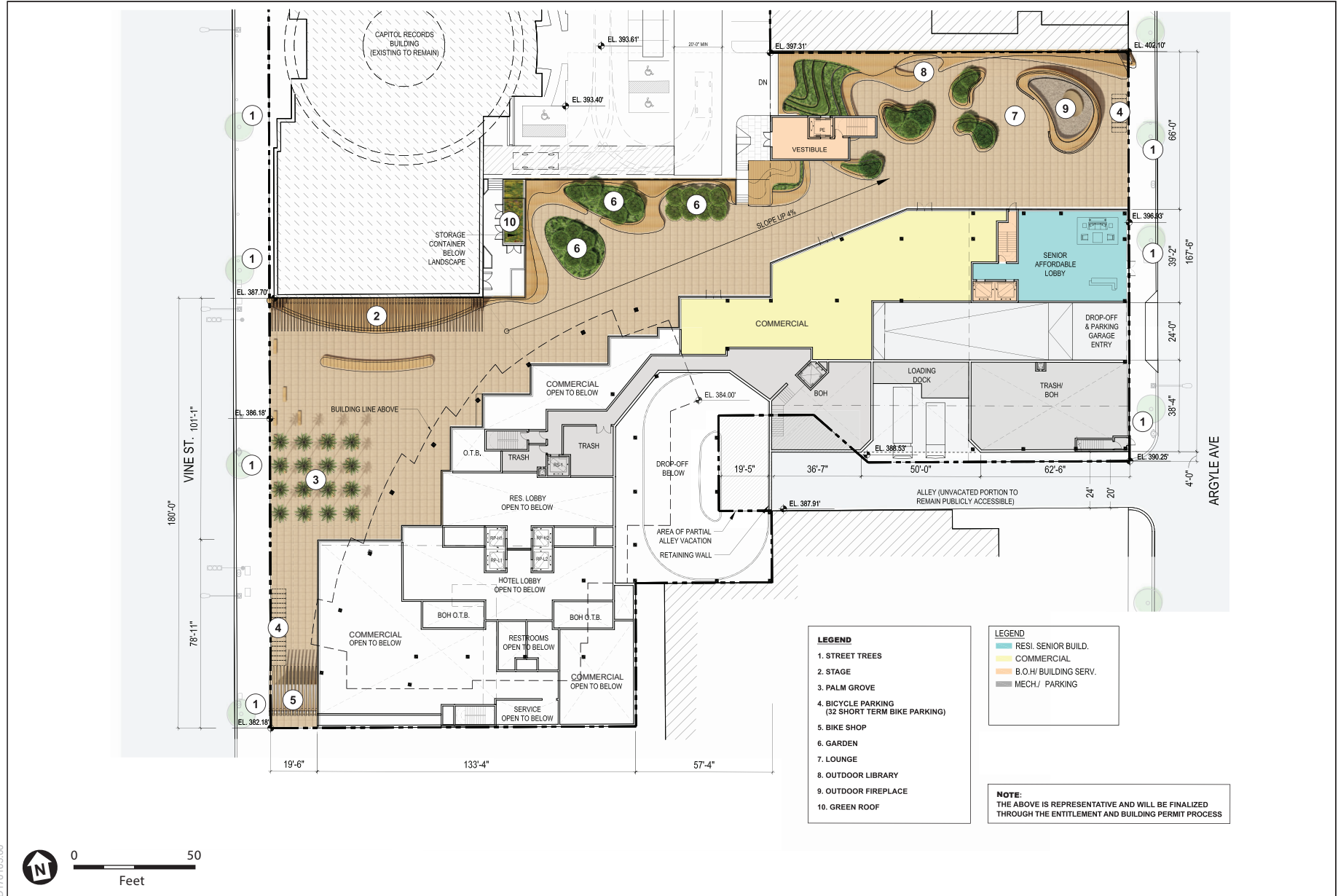
Figure II-20
Conceptual Plot Plan, East Site – Project with the East Site Hotel Option



SOURCE: Handel Architects, 2020

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Figure II-21
Level 1 Plan (Vine Street), East Site – Project with the East Site Hotel Option



SOURCE: Handel Architects, 2020

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Figure II-22
Level 1 Mezzanine Plan (Argyle Avenue), East Site – Project with the East Site Hotel Option

(a) East Building

There would be no change to building heights or massing, retail floor area, publicly accessible open space, or parking configuration for the East Building under the Project with the East Site Hotel Option. However, of the 423 residential units proposed within the East Building under the Project, 104 market-rate residential housing units from Levels 3 through 12 would be replaced with 220 hotel rooms, leaving a total of 319 market-rate residential housing units on Levels 13 through 46. The residential unit mix would include:

- 117 one-bedroom units
- 132 two-bedroom units
- 65 three-bedroom units
- 5 three-bedroom penthouse units

(b) East Senior Building

Under the Project with the East Site Hotel Option, the East Senior Building would contain 48 affordable housing units, in lieu of the 65 units which would otherwise be developed as part of the Project, for a total reduction of 17 housing units. LAMC Section 11.5.11 requires projects, which propose a minimum of 10 or more residential dwelling units in conjunction with a General Plan Amendment, Zone Change or Height District Change that results in increased allowable residential floor area, density or height, or allows a residential use where previously not allowed density, to set aside a minimum of 11 percent of the Project's total residential density for affordable housing. As the Project with the East Site Hotel Option would reduce the proposed residential density from 1,005 dwelling units to 884 dwelling units, the requisite number of affordable housing units required would correspondingly decrease from 133 units to 116 units. The units would include a mix of 40 one-bedroom units and eight two-bedroom units. Accordingly, under the Project with the East Site Hotel Option, the East Senior Building would be reduced from 11 stories to nine stories with non-occupiable additional floor to house mechanical building equipment only, resulting in a total building height of 131 feet above grade. **Table II-3, Comparison of Project and Project with the East Site Hotel Option**, shows a summary of the differences between the Project and the Project with the East Site Hotel Option.

Table II-4, Project and Project with the East Site Hotel Option Gross and LAMC Floor Area Square Footages by Building, provides a breakdown of gross square footage and square footage using the definition of floor area per the LAMC by building for the Project and the Project with the East Site Hotel Option. As shown in the table, the Project would have 2,183,897 total gross square feet of development, while the Project with the East Site Hotel Option would have 2,168,235 total gross square feet of development. The reduction in gross square footage results from a reduction in scale for the East Senior Building, as compared to the Project.

TABLE II-3
COMPARISON OF PROJECT AND PROJECT WITH THE EAST SITE HOTEL OPTION

	Project	East Site Hotel Option
Building Heights		
West Site Building	469 feet (35 stories)	Unchanged
West Senior Building	155 feet (11 stories)	Unchanged
East Site Building	595 feet (46 stories)	Unchanged
East Senior Building	150 feet (11 stories)	131 feet (9 stories)
Residential		
Market-Rate Units		
One-Bedroom	370 du	312 du
Two-Bedroom	370 du	330 du
Three-Bedroom	132 du	126 du
<i>Subtotal Market-Rate Units</i>	<i>872 du</i>	<i>768 du</i>
Senior Affordable Units		
One-Bedroom	112 du	99 du
Two-Bedroom	21 du	17 du
<i>Subtotal Senior Affordable Units</i>	<i>133 du</i>	<i>116 du</i>
Total Residential Units	1,005 du	884 du
Commercial		
Restaurant/Retail	30,176 sf	Unchanged
Hotel	N/A	130,278 sf
Total Floor Area	1,287,150 sf	1,272,741 sf
Floor Area Ratio	6.973:1	6.901:1
Open Space		
Publicly Accessible Open Space	33,922 sf	Unchanged
Outdoor Common Open Space	53,102 sf	47,471 sf
Indoor Common Open Space	35,958 sf	30,578 sf
<i>Subtotal Common Open Space</i>	<i>89,060 sf</i>	<i>78,049 sf</i>
Private Balconies	43,600 sf	38,400 sf
Total Open Space Provided	166,582 sf	150,371 sf
<i>Total Open Space Required</i>	<i>120,175 sf</i>	<i>106,525 sf</i>
NOTES:		
sf = square feet; du = dwelling units		
SOURCE: ESA, 2019.		

TABLE II-4
PROJECT AND PROJECT WITH THE EAST SITE HOTEL OPTION GROSS AND LAMC FLOOR AREA SQUARE FOOTAGES

	Project		Project with the East Site Hotel Option	
	Gross SF ^a	LAMC FAR SF ^{b,c}	Gross SF ^a	LAMC FAR SF ^{b,c}
WEST SITE			No changes from Project in West Site	
<i>West Senior Building</i>				
• Senior Affordable Res.	67,705 sf	62,289 sf		
• Indoor Res. Amenities				
Level 2	1,974 sf	1,920 sf		
Indoor Lobby	2,000 sf	1,895 sf		
<i>Subtotal</i>	<i>3,974 sf</i>	<i>3,815 sf</i>		
• Mechanical	2,000 sf	----- sf		
<i>West Senior Subtotal</i>	<i>73,679 sf</i>	<i>66,104 sf</i>		
<i>West Building</i>				
• Market Rate Residential	581,464 sf	534,947 sf		
• Indoor Res. Amenities				
Level 1M / Level 2	27,992 sf	25,753 sf		
Indoor Lobby	9,634 sf	9,249 sf		
<i>Subtotal</i>	<i>37,626 sf</i>	<i>35,002 sf</i>		
• Commercial				
Vine Street	3,969 sf	3,810 sf		
Ivar/ Yucca	9,251 sf	8,881 sf		
<i>Subtotal</i>	<i>13,220 sf</i>	<i>12,691 sf</i>		
• Parking	391,877 sf	----- sf		
• Mechanical	39,079 sf	----- sf		
<i>West Subtotal</i>	<i>1,063,266 sf</i>	<i>582,640 sf</i>		
West Site Total	1,136,945 sf	648,744 sf		

TABLE II-4
PROJECT AND PROJECT WITH THE EAST SITE HOTEL OPTION GROSS AND LAMC FLOOR AREA SQUARE FOOTAGES

	Project		Project with the East Site Hotel Option	
	Gross SF ^a	LAMC FAR SF ^{b,c}	Gross SF ^a	LAMC FAR SF ^{b,c}
EAST SITE				
<i>East Senior Building</i>				
• Senior Affordable Res.	67,149 sf	61,777 sf	51,898 sf	47,746 sf
• Indoor Res. Amenities				
Level 2	2,211 sf	2,034 sf	1,800 sf	1,656 sf
Indoor Lobby	2,000 sf	1,840 sf	2,000 sf	1,840 sf
<i>Subtotal</i>	<i>4,211 sf</i>	<i>3,874 sf</i>	<i>3,800 sf</i>	<i>3,496 sf</i>
• Mechanical	2,000sf	----- sf	2,000 sf	----- sf
<i>East Senior Subtotal</i>	<i>73,360 sf</i>	<i>65,651 sf</i>	<i>57,698 sf</i>	<i>51,242 sf</i>
<i>East Building</i>				
• Market Rate Residential	575,100 sf	529,092 sf	444,100 sf	408,572 sf
• Indoor Res. Amenities				
Other	4,561 sf	4,196 sf	4,561 sf	4,196 sf
Level 2	13,700 sf	12,604 sf	7,450 sf	6,854 sf
Indoor Lobby	10,193 sf	9,378 sf	5,837 sf	5,370 sf
<i>Subtotal</i>	<i>28,454 sf</i>	<i>26,178 sf</i>	<i>17,848 sf</i>	<i>16,420 sf</i>
• Commercial				
Vine Street	10,318 sf	9,905 sf	10,318 sf	9,905 sf
Argyle / Paseo	7,896 sf	7,580 sf	7,896 sf	7,580 sf
<i>Subtotal</i>	<i>18,214 sf</i>	<i>17,485 sf</i>	<i>18,214 sf</i>	<i>17,485 sf</i>
• Parking	317,739 sf	----- sf	317,739 sf	----- sf
• Mechanical	34,085 sf	----- sf	34,085 sf	----- sf
• Hotel	N/A	N/A	141,606 sf	130,278 sf
<i>East Subtotal</i>	<i>973,592 sf</i>	<i>572,755 sf</i>	<i>973,592 sf</i>	<i>572,755 sf</i>
<i>East Site Total</i>	<i>1,046,952 sf</i>	<i>638,406 sf</i>	<i>1,031,290 sf</i>	<i>623,997 sf</i>
GRAND TOTAL SF (East + West Sites)	2,183,897 sf	1,287,150 sf (6.971:1 FAR)	2,168,235 sf	1,272,741 sf (6.901:1 FAR)

TABLE II-4
PROJECT AND PROJECT WITH THE EAST SITE HOTEL OPTION GROSS AND LAMC FLOOR AREA SQUARE FOOTAGES

Project		Project with the East Site Hotel Option	
Gross SF ^a	LAMC FAR SF ^{b,c}	Gross SF ^a	LAMC FAR SF ^{b,c}

^a Definition of Gross Square Footage (SF) per California Building Code 2019 Chapter 2 – The floor area within the inside perimeter of the exterior walls of a building, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no opening or interior courts.

^b Project FAR numbers used throughout this document, unless otherwise specified, are calculated in accordance with LAMC Section 12.03, which is the area, in square feet, confined within the exterior walls of a building, but excluding the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and basement storage areas.

^c Pursuant to the incentive requested under LAMC Section 11.5.11(e), Project FAR numbers, unless otherwise specified, exclude residential balconies. The gross area of these balconies is approximately 78,120 sf on the West Site and approximately 90,200 sf on the East Site.

SOURCE: ESA, 2020.

The height reduction of the East Senior Building from 11 to nine stories under the Project with the East Site Hotel Option is illustrated in **Figure II-23, *Project with the East Site Hotel Option Building Sections***. Amenity areas associated with the Project with the East Site Hotel Option are shown in **Figure II-24, *Project with the East Site Hotel Option Level 2 and Amenity Deck***. Under the Project with the East Site Hotel Option, the outdoor amenity deck would include separate residential and hotel pool areas. Indoor spaces on Level 2 would include a multi-purpose room (1,020 square feet), a hotel fitness room, and various hotel conference rooms. The multi-purpose room could be used for group activities, such as but not limited to fitness, games, and entertainment, and the conference rooms would be used by hotel patrons for meetings and other events. There would be no change to uses on the West Site under this Option.

c) Design and Architecture

The architecture of the Project is distinct from, but compatible with, the modernist architectural character of the Capitol Records Building and the greater Hollywood neighborhood. The proposed buildings have been located and configured to preserve important views of the Capitol Records Building and to promote compatibility between new construction and the historic Capitol Records Complex. The West and East Buildings have been articulated in a manner that responds to the design of the Capitol Records Building. The West and East Buildings, together with the Capitol Records Building, are asymmetrically centered on Vine Street, highlighting the Capitol Records Building's prominence. The façades of the West and East Buildings oriented toward the Capitol Records Building and the Hollywood Hills have been designed to curve softly to respond to the form of the Capitol Records Building while maximizing the width of view corridors into and through the Project Site. These curved exterior walls of the West and East Buildings also include balconies intended to evoke the signature sunshades of the Capitol Records Building. The remaining façades, oriented south toward Hollywood, adopt the rectilinear language of the City's grid and more traditional buildings. A conceptual rendering of the Project is depicted in **Figure II-25, *Simulated Aerial View from the East***, and **Figure II-26, *Simulated View from the North***.

The West and East Senior Buildings are also designed to be responsive to the surrounding urban context. They are intended to anchor the outward-facing edges of the Project, acting as gateways to the Project Site. Their sizes (each at 11 stories, or nine stories on the East Site under the Project with the East Site Hotel Option) pick up on the typical mid-rise height seen throughout the greater Hollywood area. Both the West and East Senior Buildings would feature metal panel façades characteristic of modern urban architecture. The West and East Senior Buildings would front on Ivar and Argyle Avenues, respectively. This arrangement creates buildings that are oriented outward with circulation that encourages residents to engage with their surrounding community, in addition to

making use of the Project's publicly accessible open spaces. The active ground floor and mezzanine level restaurant/retail uses would enhance the Project Site's connections to surrounding sidewalks, streets and land uses.

The Project's focuses density in the center of the development along Vine Street, where historically taller buildings in Hollywood have been located; and locates the Senior Buildings on the periphery of the Project Site to help make a smooth massing transition into the surrounding community. In order to preserve the strong pedestrian nature of Vine Street, which would include the paseo and other pedestrian connectivity features (as further described under Subsection 7.e, *Access and Circulation*, below) under the Project, all vehicular access to the Project would be provided by driveways located on Ivar Avenue, Yucca Street, and Argyle Avenue. Access to the West Site would be provided via a new driveway on Ivar Avenue. Access to the East Site would be provided from Argyle Avenue. The existing Yucca Street driveway, located between Vine Street and Argyle Avenue, would provide dedicated access to the Capitol Records Building replacement parking located in the East Site parking garage, and direct access to the Capitol Records Building. Neighborhood features, such as the Hollywood Walk of Fame, have also helped define the proposed vehicular access strategy. The Project would avoid new curb cuts along the Hollywood Walk of Fame and would remove seven (7) of the existing curb cuts along Vine Street. In total, the Project would have two (2) curb cuts on the West Site and three curb cuts on the East Site – along Ivar Avenue, Argyle Avenue, and Yucca Street.

a) Open Space, Landscaping, and Public Art

(1) Open Space

Pursuant to LAMC Section 12.21 G, based on the proposed number of housing units and the mix of unit types, the Project would be required to provide at minimum of 120,175 square feet of usable open space. Figures II-8 and II-14 provide Conceptual Plans of the Project's proposed outdoor ground level spaces on the West and East Sites, respectively.

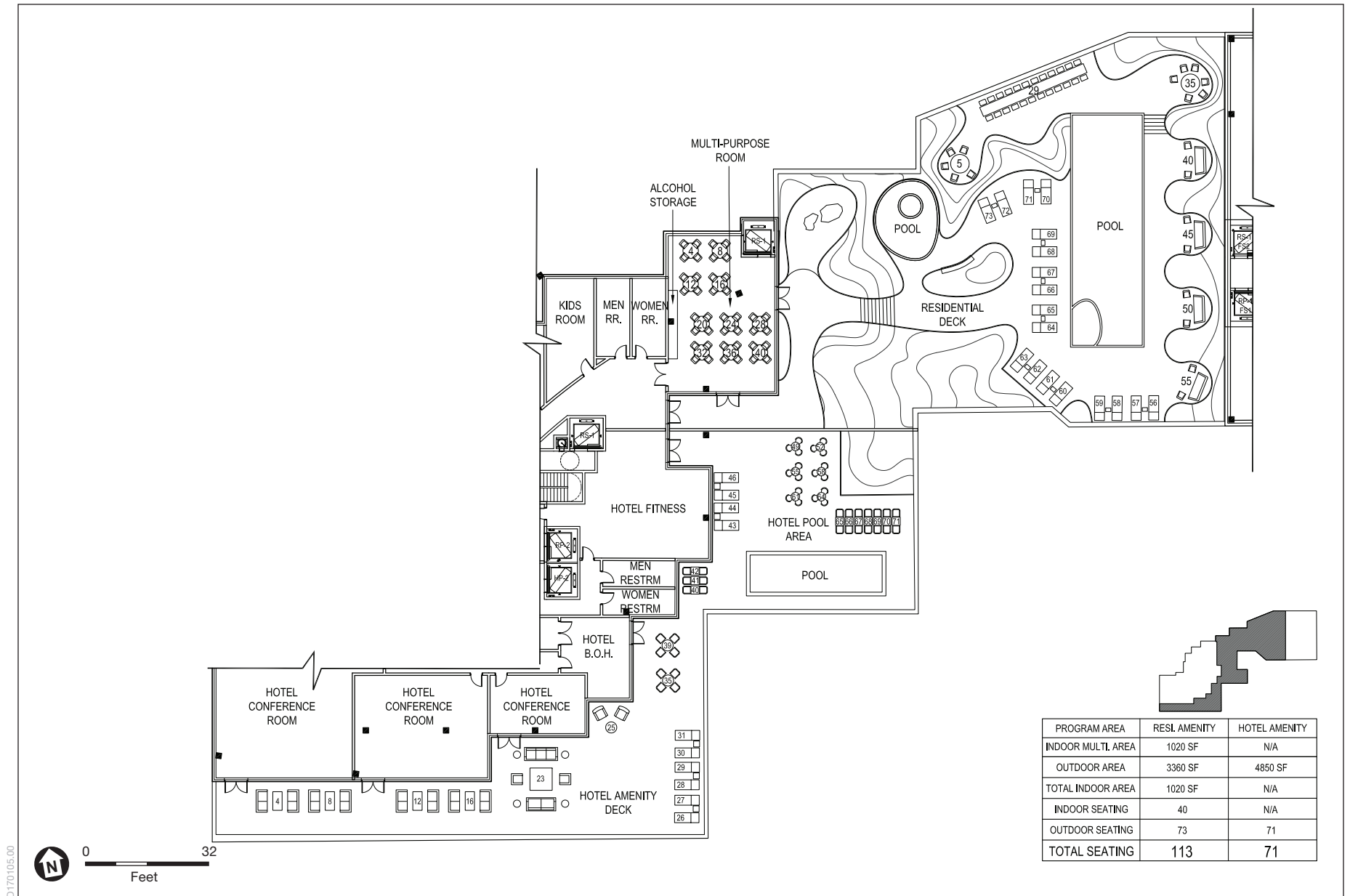
The Project, includes a variety of usable open spaces designed to create an active pedestrian experience adjacent to the Capitol Records Complex. As depicted in Table II-1, the Project proposes approximately 166,582 square feet of open space, including approximately 33,922 square feet of publicly accessible open space, 89,060 square feet of common open space, and 43,600 square feet of private open space in the form of private balconies. Table II-1 provides a breakdown of all open space components provided for the West Site, East Site and for the Project overall.



Hollywood Center Project

Figure II-23

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SOURCE: Handel Architects, 2019

Hollywood Center Project

Figure II-24
Project with the East Site Hotel Option Level 2 and Amenity Deck



SOURCE: Shimahara, 2018

Hollywood Center Project

Figure II-25
Simulated Aerial View from the East



SOURCE: Shimahara, 2019

Hollywood Center Project

Figure II-26
Simulated View from the North

(a) *Public Open Space*

Ground floor, publicly accessible open space would be provided to connect the Project Site to the surrounding uses, including the Pantages Theatre and the Hollywood Walk of Fame. The Open Space Plan would remove surface parking lots and provide cultural and social amenities such as paseo linkages, plazas, and enhanced and activated street fronts. The Project would also incorporate a public art program in conjunction with landscape and open space design.

The Project's open space amenities at the ground level would be designed to maintain a visual connection with the street fronts and public paseo while helping to activate the plazas by drawing in pedestrian activity. The wide, landscaped paseo is proposed for pedestrian use and would extend east–west through the Project Site, connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue. The paseo would function as a public open space amenity at the terminus of the Hollywood Walk of Fame. Along the paseo, residential lobbies and commercial spaces would add pedestrian interest and support outdoor uses.

The West Plaza would include flexible space, such as portions of the paseo, where visitors can view the Capitol Records Building (Figure II-16). Within the East Plaza, shopping, outdoor seating, landscaping, open-air dining, public performances, art installations, and special events, as described in more detail below, would be available to the public. Both the West Plaza and East Plaza include ground floor restaurant uses that would activate the respective street frontages along Vine Street and Argyle Avenue.

Within the East Plaza, three distinct areas are proposed, as shown in Figure II-16, and as described below:

- Lounge: An approximately 8,163-square-foot outdoor gathering space, with seating, fireplace, and library.
- East Plaza: An approximately 10,198-square-foot performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing “Hollywood Jazz 1942–1972” mural and proposed outdoor seating to view performances or gather when the stage is inactive. The Plaza would also feature a landscaped palm tree grove and a bike center.
- Garden: An approximately 4,499-square-foot landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy area, seating alcoves, and a water feature to serve as a transition between the Lounge and Plaza areas.

(b) *Performances and Events in Paseo/Plazas*

The performance area and events would be situated on the East Plaza, with a maximum event attendance capacity of 350 people. There could be up to two performances daily, including one during the mid-day period and one during the afternoon, not to exceed 10 performances per week, including weekends. The

performances would not allow use of an amplified sound system but could include ambient music speakers with prerecorded, low-level, background music. The performances would primarily consist of acoustic musical performances, plays or other theatrical performances, and outdoor fitness classes. Each performance would be up to approximately one to two hours in duration and shall end by dusk. When special events occur within these spaces, set-up may begin as early as 10:30 A.M., events would start no earlier than 11:00 A.M., and events would end at dusk. Janitorial services would be performed regularly each day to ensure proper maintenance of the plaza for the enjoyment of residents and visitors.

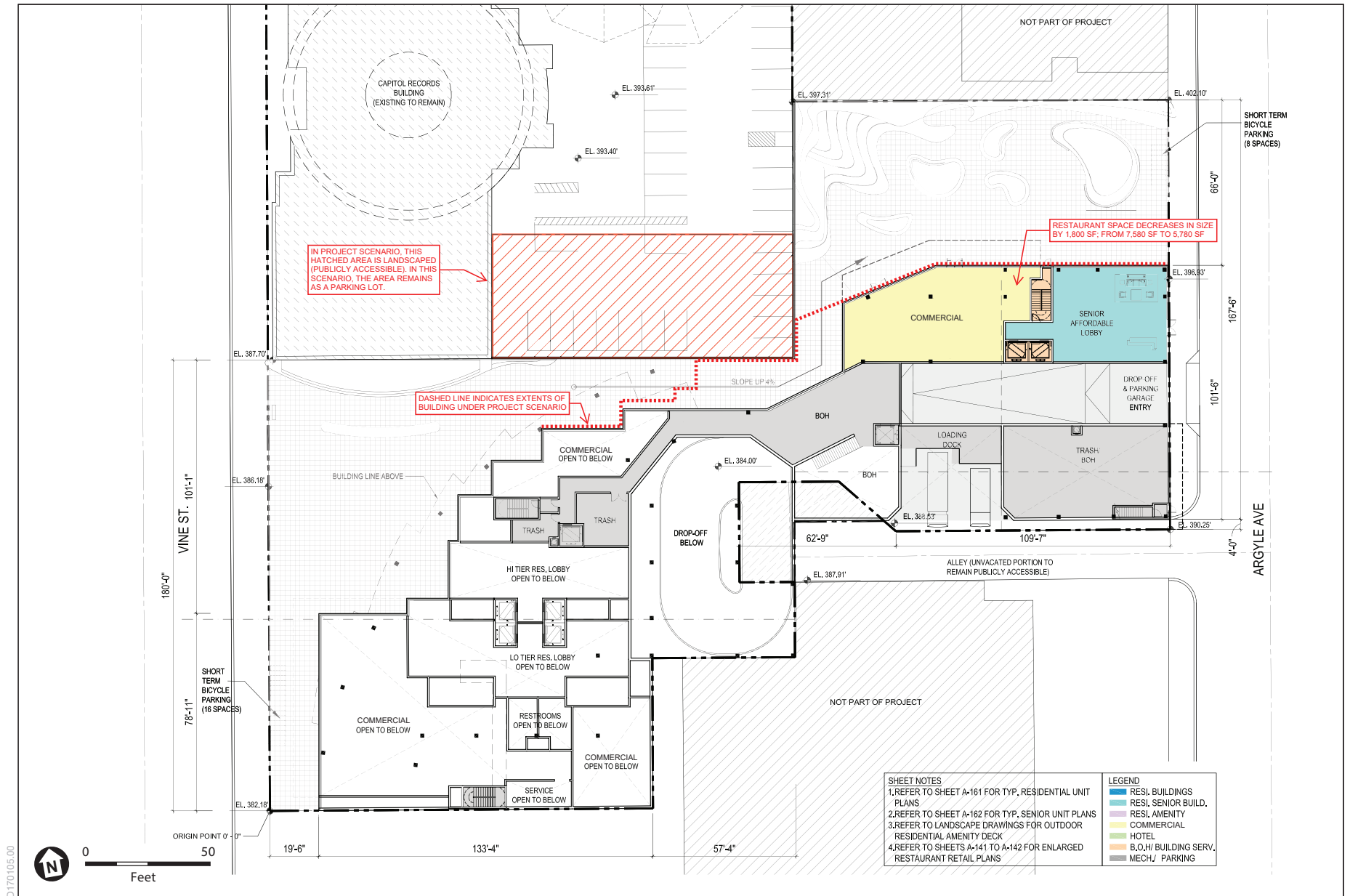
(c) *Non-Public Open Space (Common and Private Open Space)*

Usable common open space that is not open to the public would include indoor residential amenity recreational spaces comprised of fitness rooms, community rooms, children's rooms, libraries, and screening rooms within each building on both the West and East Sites; and outdoor residential amenities such as a pool on the Level 2 deck of both the West Site and East Site. See Section 7.b), Development Program, above, for a list of amenities within each building on the West and East Sites. The Amenity Decks (Level 2) on both the East Site and West Site may include ambient music speakers for background music only and would host building events, such as mixers, speaker series, and lectures. When special events occur within these spaces, events would end by 11:00 P.M. In addition, 43,600 square feet of private open space in the form of private balconies would be provided by the Project.

(d) *Capitol Records Lot Scenario*

The Project includes a lease between the Applicant and Capitol Records, wherein Capitol Records must consent to certain proposed improvements that may impact its use of the property. Specifically, Capitol Records must grant its consent to portions of the proposed open space area on the East Site. Depending upon negotiations on use of the space, the East Site's open space area may be reduced to accommodate Capitol Records. Under this Capitol Records Lot Scenario, the lounge and plaza areas described above would be slightly reduced in size, and the garden would be removed. As shown in **Figure II-27, Comparison of East Site Capitol Records Lot Scenario**, the publicly accessible ground floor open space on the East Site for the Project, as well as the Project with the East Site Hotel Option, would be reduced from 24,990 square feet to 23,373 square feet (a reduction of 1,617 square feet). Additionally, common open space on the Level 2 amenity deck would be reduced from 15,178 square feet to 14,138 square feet (a reduction of 1,040 square feet). In total, open space would be reduced by 2,657 square feet.¹³ Under any scenario, the proposed open space area would comply with all applicable open space requirements pursuant to LAMC Section 12.21 G.

¹³ As a result of this change in open space, the ground floor restaurant/retail space would be reduced by 1,800 square feet. See Figure II-27.



SOURCE: Handel Architects, 2020

Hollywood Center Project

Figure II-27
Comparison of East Site Capitol Records Lot Scenarios

(e) *Project with the East Site Hotel Option*

Pursuant to LAMC Section 12.21 G, based on the proposed number of housing units and the mix of unit types, the Project with the East Site Hotel Option would be required to provide a minimum of 106,525 square feet usable open space as shown in Table II-2, above. A total of 150,371 square feet of open space would be provided, comprised of 33,922 square feet of publicly accessible open space; 47,471 square feet of outdoor common open space with the same configuration as the Project; and approximately 30,578 square feet of indoor common open space and approximately 38,400 square feet of private open space in the form of private balconies, with a different configuration than the Project. Figure II-22 provides an illustration of the proposed outdoor ground floor open space on the East Site. The West Site's open space would remain the same.

(2) Landscaping

The Project Site currently contains 48 trees, 14 of which are considered "significant" trees. In addition, there are 16 trees which are City of Los Angeles rights-of-way trees. None of the 48 trees are considered "protected" by the City of Los Angeles Tree Preservation Ordinance No. 177,404.

All existing trees on the Project Site, as well as street trees that are immediately adjacent to the Project Site boundaries, would be removed. The Project would provide 130 new trees on the West Site and 122 new trees on the East Site for a total increase of 204 trees, including street trees.¹⁴ The Project would further comply with the City's Urban Forestry Division's requirements, which requires street tree replacement on a 2:1 basis and approval by the Board of Public Works.

Pursuant to LAMC Section 12.21 G, a minimum of 25 percent of the common open space area shall be planted with ground cover, shrubs or trees or 23,844 square feet. The Project would provide 23,844 square feet of landscaped area throughout the Project Site, comprised of native plants, shrubs, perennials, and groundcover. Both the West and East Sites would provide a large elevated garden for residents on the respective Level 2 amenity decks, outdoor amenity spaces with planting areas and canopy trees, and planting areas on the rooftop terraces for both Senior Buildings. Landscaping would be provided along the street edges and throughout the Project's open space areas and would utilize drought-tolerant native plants. The Project with the East Site Hotel Option would not change any aspect of publically accessible open space provided at grade. There would be no change in the quantity of open space provided at grade, the number of trees, or planting area.

¹⁴ As defined in LAMC Section 12.21 G.2 (a)(3): At least one 24-inch box tree for every four dwelling units shall be provided on-site and may include street trees in the parkway. For a surface area not located directly on finished grade that is used for common open space and located at ground level or the first habitable room level, shrubs and/or trees shall be contained within permanent planters at least 30 inches in depth, and lawn or ground cover shall be at least 12 inches in depth. All required landscaped areas shall be equipped with an automatic irrigation system and be properly drained.

The only change would be a reduction of 5,631 square feet of common open space due to part of the East Site level two amenity deck being converted to hotel use. However, due to the reduction in dwelling units under the Project with the East Site Hotel Option, it would still meet its open space requirements.

b) Access and Circulation Parking, and Bicycle Amenities

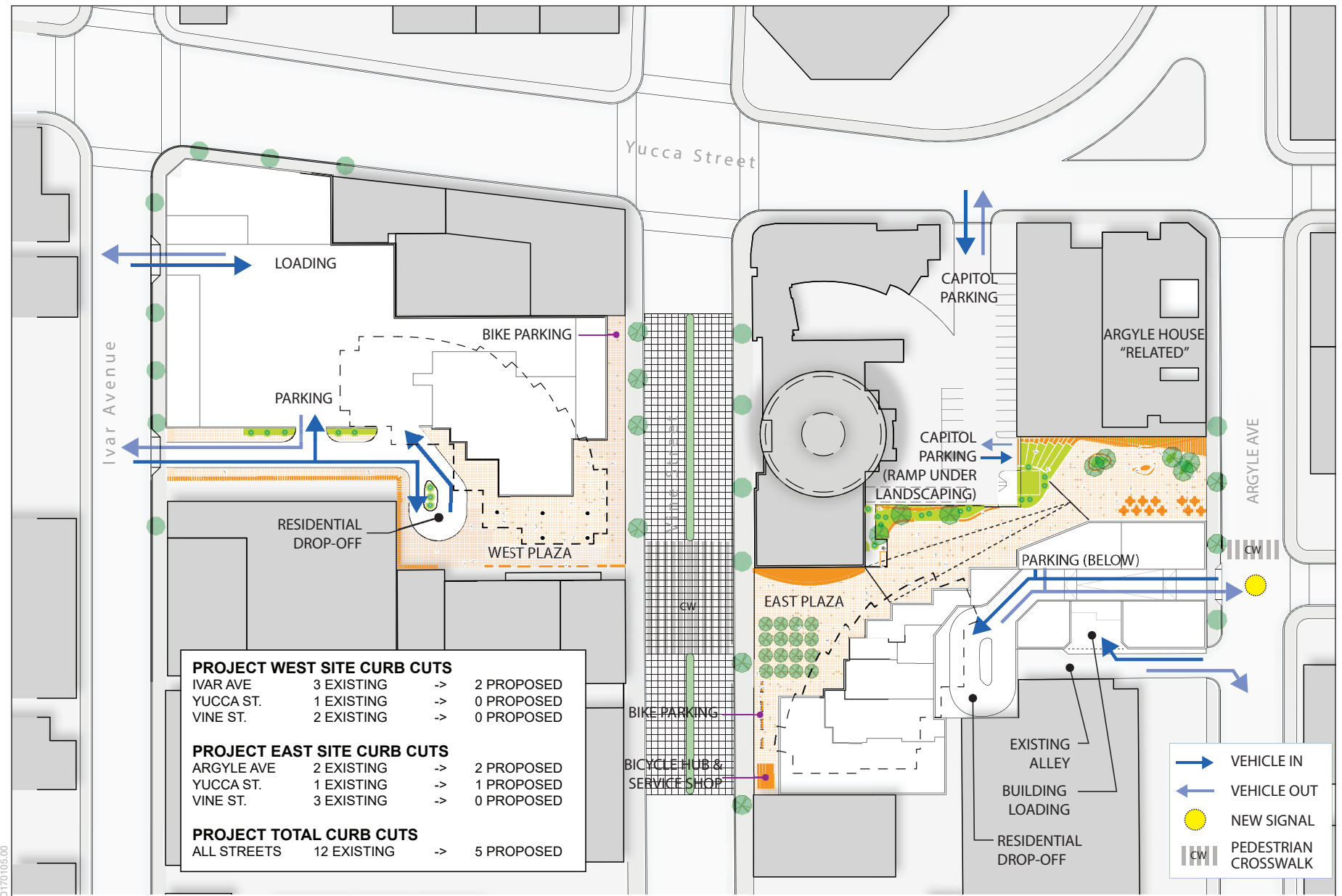
(1) Vehicular Access

Vehicular access to the Project Site is illustrated in **Figure II-28, Project Site Vehicular Access**. All vehicles would access the Project Site from Ivar Avenue, Argyle Avenue, and Yucca Street, allowing Vine Street and the Hollywood Walk of Fame to completely avoid curb cuts. There are currently six curb cuts each on the West and East Sites (12 total); the Project would change the locations of and reduce the number of curb cuts to two curb cuts on the West Site and three curb cuts on the East Site. Furthermore, the existing curb cuts that would be removed would reduce vehicle conflicts and interference with pedestrian activity along the Hollywood Walk of Fame.

(a) West Site Vehicular Access and Parking

Access to the West Site would be provided via two driveways on Ivar Avenue, as described below. There would be no vehicular access on Vine Street, which bifurcates the West Site and East Site. Access to the trash receptacles, the loading zone, and BOH would be accessed from the northern driveway located on Ivar Avenue, south of Yucca Street. Access to all levels of the parking garage (Level 1 through B5) would be provided from the southern Ivar Avenue driveway. A passenger drop-off zone would be provided on Level 1, adjacent to the West Building residential lobbies. A dual-purpose area with 15 queuing spaces would be provided within the second subterranean level (Level B2) for valet and ride-hailing services (such as Uber, Lyft, taxis, etc.) drop-off and pick-up.

A total of 837 vehicular parking spaces would be provided on the West Site, of which 798 spaces would be provided within the five subterranean levels of the parking garage, and 39 spaces would be provided within an enclosed at-grade parking area on Level 1 (below the mezzanine level). A total of 604 spaces would be allocated for the West Building, 34 spaces for the West Senior Building, and 199 spaces for the commercial uses and as part of the Capitol Records Building parking replacement. Of the 837 parking spaces, 326 spaces would be provided using 163 mechanical double stackers arranged in tandem on the 5th subterranean level (Level B5) for use by valet only. The remaining 511 parking spaces within the parking garage (Level 1 through B4) would be self-park. Of the 511 self-park spaces, 211 parking spaces would be electric vehicle (EV)-ready parking spaces.



SOURCE: Handel Architects, 2020

Hollywood Center Project

Figure II-28
Project Site Vehicular Access

(b) *East Site Vehicular Access and Parking*

Access to the East Site would be provided via two driveways on Argyle Avenue, as described below. There would be no vehicular access on Vine Street, which bifurcates the West Site and East Site. Access to the trash receptacles, the loading dock, and BOH would be accessed from the southern driveway located within the existing alley off of Argyle Avenue. Access to all subterranean levels (B1 through B5) of the parking garage would be provided from the northern Argyle Avenue driveway located directly opposite of Carlos Avenue and north of the existing alley. This four-way intersection at Argyle and Carlos Avenues would be signalized and provide a pedestrian crossing across Argyle Avenue. A passenger drop-off zone would be provided on Level 1, adjacent to the East Building residential lobbies. A dual-purpose area with 23 queuing spaces would be provided within the second subterranean level (Level B2) for valet and ride-hailing services (such as Uber, Lyft, taxis, etc.) drop-off and pick-up.

The existing Yucca Street driveway, located between Vine Street and Argyle Avenue, would continue to provide dedicated access to the Capitol Records Building existing surface parking lot via a two-way, stop-controlled, full-access driveway. Within the Capitol Records Building surface parking lot, access would be provided to the dedicated replacement parking for the Capitol Records Building located in Level 1 of the parking garage.

A total of 684 vehicular parking spaces would be provided on the East Site. There would be 660 spaces accessed from Argyle Avenue, provided within five-levels of subterranean parking (Levels B1 through B5). There would also be 24 spaces accessed from Yucca Street, provided within a separate enclosed at-grade parking area on Level 1 (below the mezzanine level). These 24 spaces are dedicated for use by the Capitol Records Building. A total of 585 spaces would be allocated for the East Building, 33 spaces for the East Senior Building, 66 spaces for the commercial uses and as part of the Capitol Records Building parking replacement. Of the 684 parking spaces, 260 spaces would be provided using 130 mechanical double stackers arranged in tandem on the fifth subterranean level (Level B5) for use by valet only. The remaining 424 parking spaces on the at-grade Level 1 and Levels B1 to B4 would be self-park. Of the 424 self-park spaces, 69 parking spaces would be EV-ready parking spaces.

(c) *Project With East Site Hotel Option*

Under the Project with the East Site Hotel Option, access and the number and location of parking spaces for both the West and East Sites would not change from that of the Project. However, the allocation of parking spaces on the East Site would change accordingly with the reduction in the number of residential units and addition of hotel rooms. Of the 684 vehicular parking spaces, 479 spaces would be allocated for the residential uses, 98 spaces for the hotel, and 107 spaces for

the commercial uses and as part of the Capitol Records Building parking replacement.

(2) Bicycle Access and Parking

As shown in **Figure II-29**, *Project Site Bicycle Parking*, 551 bicycle parking spaces would be provided consistent with the LAMC 12.21 A.16, including 489 long-term spaces in subterranean parking levels, and 62 short-term spaces at the ground level within the exterior plaza areas of both the West and East Sites. Specifically, the West Site would provide 247 long-term and 30 short-term bicycle parking spaces; and the East Site would provide 242 long-term and 32 short-term bicycle parking spaces. Bicycle maintenance and shower areas would also be provided within the garage for each of the West and East Sites.

(a) *Project with the East Site Hotel Option*

Under the Project with the East Site Hotel Option, the West Site would provide the same amount of bicycle parking, while the East Site would provide a total of 277 bicycle parking spaces, comprised of 226 long-term and 51 short-term spaces. As with the Project, all long-term bicycle parking would be located in the subterranean parking levels, and short-term bicycle parking would be located within the exterior plaza areas of the West and East Sites.

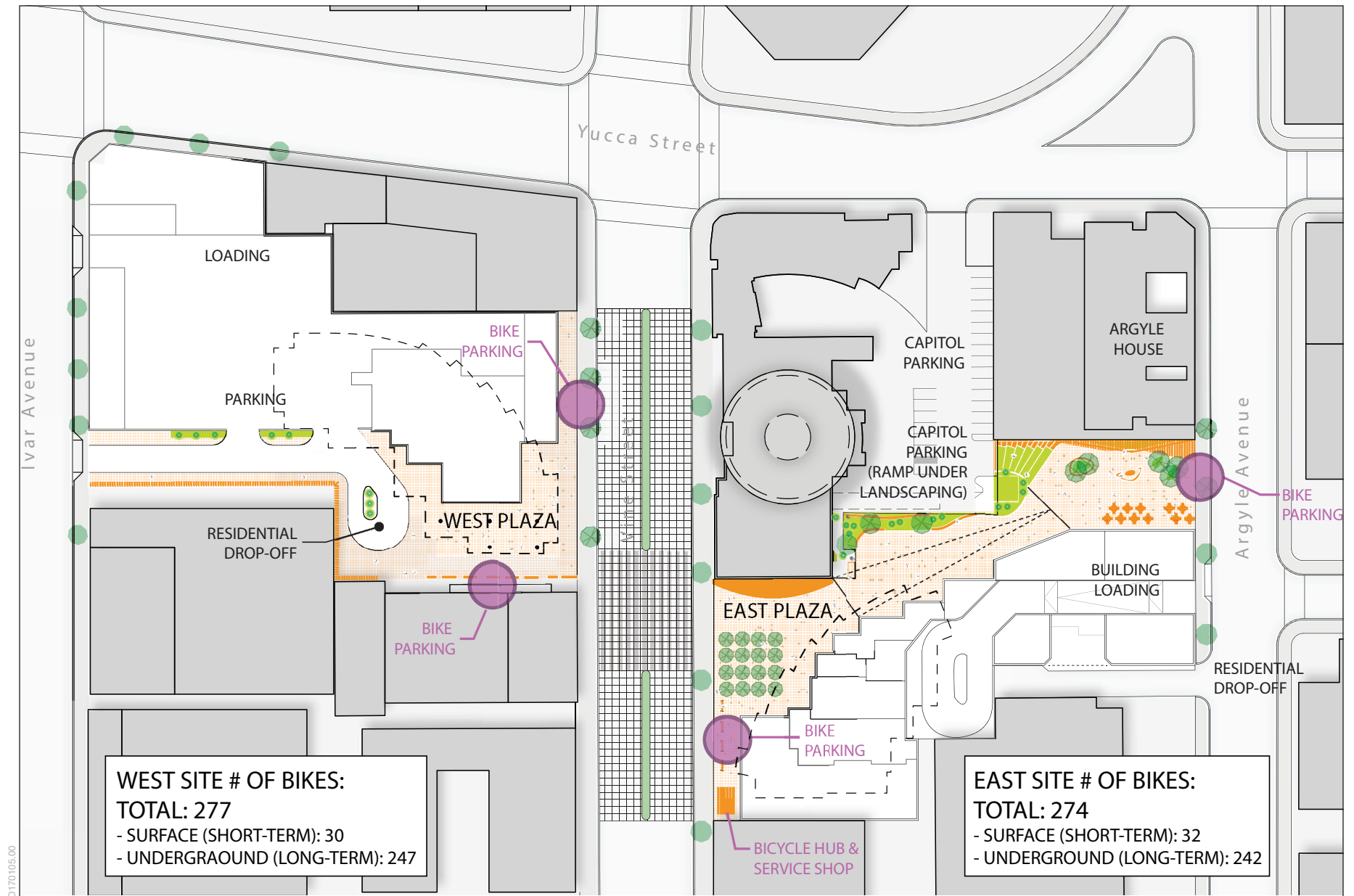
(3) Pedestrian Access

Pedestrian access to the Project Site would be provided via sidewalks along Yucca Street, Ivar Street, Vine Street and Argyle Avenue, as well as along the landscaped paseo extending east–west through the Project Site connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue (see Figure II-16).

Pedestrian access on the West Site would be provided from Vine Street for the main residential lobby of the West Building; from Ivar Street for the ground level lobby of the West Senior Building; and from Vine Street, Yucca Street, and Ivar Avenue for the restaurant uses on the West Site.

Pedestrian access on the East Site would be provided from Vine Street for the residential lobby of the East Building; from Argyle Avenue for the ground level lobby of the East Senior; and from Argyle Avenue, Vine Street, and from the landscaped paseo for the restaurant uses on the East Site.

The Project's pedestrian paseo and a proposed signalized crossing across Argyle Avenue (see Figure II-28) are intended to facilitate pedestrian connectivity and align with existing mid-block crosswalks on Vine Street and Ivar Avenue. The Project's pedestrian features would be integrated into the adjacent pedestrian network to maintain connections with multimodal facilities.



SOURCE: Handel Architects, 2019

Hollywood Center Project

Figure II-29
Project Site Bicycle Parking

As noted above, the Project has been designed to have no driveways along Vine Street. By removing these driveways from Vine Street, the Project would help restore continuity to the Walk of Fame, while reducing pedestrian/vehicular conflicts that currently exist along the Vine Street frontages of the West Site and East Site. The Project with the East Site Hotel Option does not change any aspect of public pedestrian circulation.

c) Lighting and Signage

Portions of the Project at or above the highest occupiable floor would incorporate architectural accent lighting to emphasize the Project's architectural identity as part of the skyline and may be backlit. Exterior architectural accent lighting on all buildings would be utilized to enhance the perception of each building's architectural character and create visual interest along the streets and public spaces from which they are visible; as well as to reinforce the composition created by the West Building, East Building and the Capitol Records Building.

All architectural lighting would be configured with timer or photo-sensors to automatically turn on at dusk and turn off at dawn. The architectural accent lighting would have the ability to be lit in a variety of colors, which may be used to celebrate holidays or days of cultural significance. The Project would observe no more than 60 such days per calendar year to utilize the colored architectural accent lighting. None of the proposed architectural accent lighting would include any moving lights or dynamic lighting effects. All proposed lighting would be steady in intensity and color throughout a single night. No still or moving images would be projected onto the buildings.

Project signage would include building identification, wayfinding, and security markings. Commercial and residential signage would be similar to other signage in the Project vicinity, and no off-site signage is proposed. All proposed signage would conform to the size, type, and placement requirements of LAMC Article 4.4 and Ordinance No. 181,340, the Hollywood Signage Supplemental Use District.¹⁵ Pedestrian and publicly accessible areas would be well-lit for security. Project lighting would also include ground level commercial lighting, common and private open area lighting, interior and outdoor lighting from commercial and residential areas, and accent lighting. Light fixtures would share a consistent design aesthetic and would be configured to minimize light pollution. Additionally, light fixtures on the Project Site would be shielded and directed toward the areas to be lit and away from any adjacent sensitive areas, such as residential uses. Furthermore, the Project would comply with LAMC Section 93.0117(b), which limits exterior lighting to no more than 2 foot-candles of lighting intensity on any property containing residential units.

¹⁵ City of Los Angeles Department of City Planning, Ordinance No. 181,340, effective November 17, 2010.

d) Site Security

The Project would incorporate a security program to ensure the safety of Project residents, employees, and visitors. The buildings would include controlled access to the housing units and common open space areas, as well as to the hotel under the Project with the East Site Hotel Option. Access to commercial and restaurant uses, publicly accessible open space areas, and the paseo would be unrestricted during business hours. Facility operations would include staff training and building access. Project security would include provision of 24-hour video surveillance and full-time security personnel. Duties of the security personnel would include, but would not be limited to, assisting residents and visitors with site access; monitoring entrances and exits of buildings; managing and monitoring fire/life/safety systems; and patrolling at regular intervals on the Project Site. The Project design would also include lighting of entryways, publicly accessible areas, and common building and open space areas associated with the housing units and hotel rooms for security purposes.

Regarding public events in the open space plaza areas, following event completion and attendee dispersal, barricades would be placed on the stages, and regularly scheduled security patrols, as well as camera surveillance, would reduce the potential for undesirable activities within the publicly accessible open space.

e) Sustainability

(1) Project Sustainability Features

The Project has been designed to meet the standards for United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Gold Certification through proven and effective design strategies. Sustainable elements that have been included into the Project and the Project with the East Site Hotel Option are described below.

The Project Site's urban location enables the Project to earn LEED *Location and Transportation* credits related to public transit, bike usage, and EV charging stations. The Project Site would be readily accessible by several public transit options, including numerous City bus lines and rail at the Metro Red Line Hollywood/Vine Station. A Transportation Demand Management (TDM) Program would be implemented to reduce the Project's single occupant vehicle trips and increase the trips arriving via alternative modes of transportation (e.g., walking, bicycle, carpool, vanpool, and transit). The TDM Program would include design features, transportation services, education, and incentives intended to reduce the amount of single occupant vehicles during commuter peak hours. The TDM Program may include, but is not limited to, unbundled parking; daily parking discounts for Metro commuters; transit subsidies; upgrades or repairs to sidewalks

en-route to the Metro Red Line Hollywood/Vine Station; rideshare programs and parking; and an integrated pedestrian network within and adjacent to the Project Site that is transit-, bike-, and pedestrian-friendly. Additionally, the Project is required to provide on-site short and long-term bicycle parking on both the West and East Sites, located in consideration of the roadway network.

The Project would incorporate water conservation and rainwater management strategies, such as high efficiency water fixtures, graywater and rainwater capture systems, green roofs on the Senior Buildings and residential amenity decks, and water-permeable paving.

As part of a hybrid strategy to mitigate urban heat island effects, the Project would not include any uncovered at-grade parking. The Project would also employ light-colored, reflective paving materials, and roof and grade-level vegetation. All selected plant and tree species would be drought tolerant.

The Project is designed to exceed American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) 90.1-2010 standards by more than 20 percent through the use of efficient heating, ventilation, and air conditioning (HVAC) systems and a high-performance building envelope. Indoor air quality would be enhanced through the selection of low-volatile organic compound (VOC) emitting materials, and exhaust systems would be utilized for optimal ventilation in both kitchens and bathrooms.

Furthermore, the Project's on-site outdoor amenity spaces would contain multiple gardens and green spaces for both the public and residents to use. Last, the Project would comply with the City's requirements for tree planting to enhance the outdoor environment.

(2) Environmental Leadership Development Project

The Project has been certified by Governor Brown as an eligible project under the Jobs and Economic Improvement through Environmental Leadership Act of 2011 (AB 900). The Notice of Environmental Leadership Development Project (ELDP), dated August 17, 2018, was circulated in accordance with PRC Chapter 6.5 (commencing with Section 21178). AB 900, which is codified in PRC Sections 21178 through 21189.3, was intended to encourage California's economic recovery by providing a streamlined process for judicial review of compliance with CEQA for development projects that qualify as an ELDP. On August 16, 2018, Governor Brown certified that the Project meets the criteria set forth in the statute, including the applicable updated requirements in AB 246. In order to be certified as an ELDP, the Governor determined that the Project would result in a minimum investment of \$100 million, would create high-wage jobs, and would not result in net additional greenhouse gas (GHG) emissions, as determined by the California Air Resources Board. Further, a mixed-use project, such as the Project, must meet

additional requirements. Specifically, it must be located on an infill site, be designed to achieve Leadership in Energy & Environmental Design (LEED) Gold certification, be consistent with the relevant regional sustainable communities strategy, and exceed by at least 15 percent the transportation efficiency for comparable projects. The Governor's certification determined that the Project complies with all of these applicable requirements. The Governor's certification and related documentation are provided in Appendix B of this Draft EIR.

(3) CEQA Streamlining

As discussed in Chapter I, *Introduction*, the Project qualifies for CEQA streamlining per SB 375 and PRC Section 21159.28. Accordingly, assessments of the following issues, as provided, within this Draft EIR are provided for informational purposes only: (1) Project-specific and cumulative impacts from cars and light-duty truck trips generated by the Project on global warming or the regional transportation network; (2) growth-inducing impacts; and (3) a reduced residential density alternative that addresses the effects of car and light-duty truck trips generated by the project. Refer to the SB 375 Technical Memorandum in Appendix C of this Draft EIR for a complete analysis of the Project's eligibility for CEQA streamlining.

f) Project Design Features

The above sections identify general characteristics of the Project upon which the analyses of this Draft EIR are based. In addition to these Project characteristics, the Applicant proposes to implement a number of Project Design Features (PDFs) that specifically relate to environmental considerations. The PDFs will be included in the Mitigation Monitoring Program required in association with certification of the EIR. The PDFs are presented in the Executive Summary of the Draft EIR, as well as in individual topical sections of the Draft EIR, where applicable. The PDFs are taken into account in the analysis of potential Project impacts provided in Chapter IV, *Environmental Analysis*, of this Draft EIR.

g) Construction Information

(1) Construction Schedule

Construction of the Project would begin as early as 2021 and commence on the West Site. Construction activities would occur Monday through Saturday from 7:00 A.M. to 3:00 P.M., consistent with City requirements regarding allowable construction hours. As shown below in **Table II-6, *Project Construction Schedule***, construction on both the West and East Sites would include eight phases that could overlap (i.e., utilities/trenching could occur while site preparation is underway). Due

to the potential for phases to overlap, the overall construction duration is expected to be less than if each phase were added together.

**TABLE II-6
PROJECT CONSTRUCTION SCHEDULE**

Construction Phase	Approximate Duration for West Site	Approximate Duration for East Site
Demolition	2 months	n/a
Utilities/Trenching	0.5 months	0.5 months
Site Preparation	1 month	1 month
Grading/Excavation	11 months	10 months
Foundations/Concrete Pour	2 months	1.5 months
Paving	3 months	3 months
Architectural Coatings	15.5 months	15.5 months
Building Construction	24.5 months	28 months

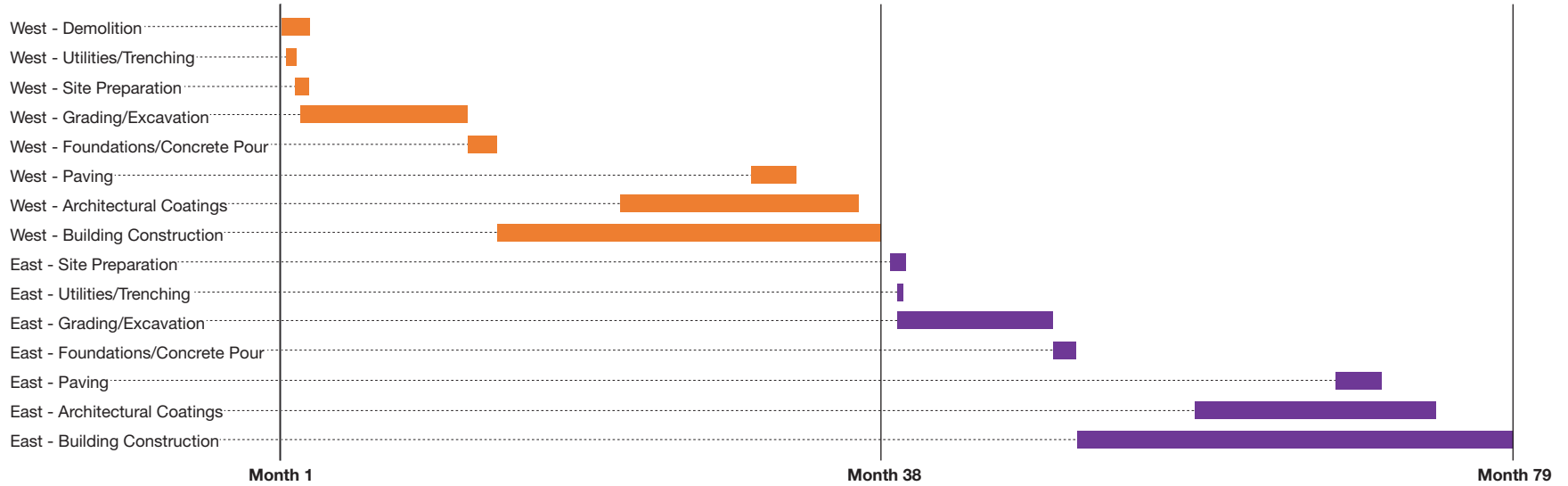
SOURCE: Handel Architects LLP, 2019 and James Corner Field Operations, 2019.

To allow for necessary flexibility in terms of construction scheduling, logistical site needs, and a conservative evaluation of potential construction-related environmental impacts, this Draft EIR considers two potential construction scenarios: a scenario where construction of the West and East Sites have some overlap (“overlapping construction scenario” with a shorter overall construction duration), and a scenario where construction of the West and East Sites are entirely separate, and have no overlap (“sequential construction scenario” with an extended construction duration).

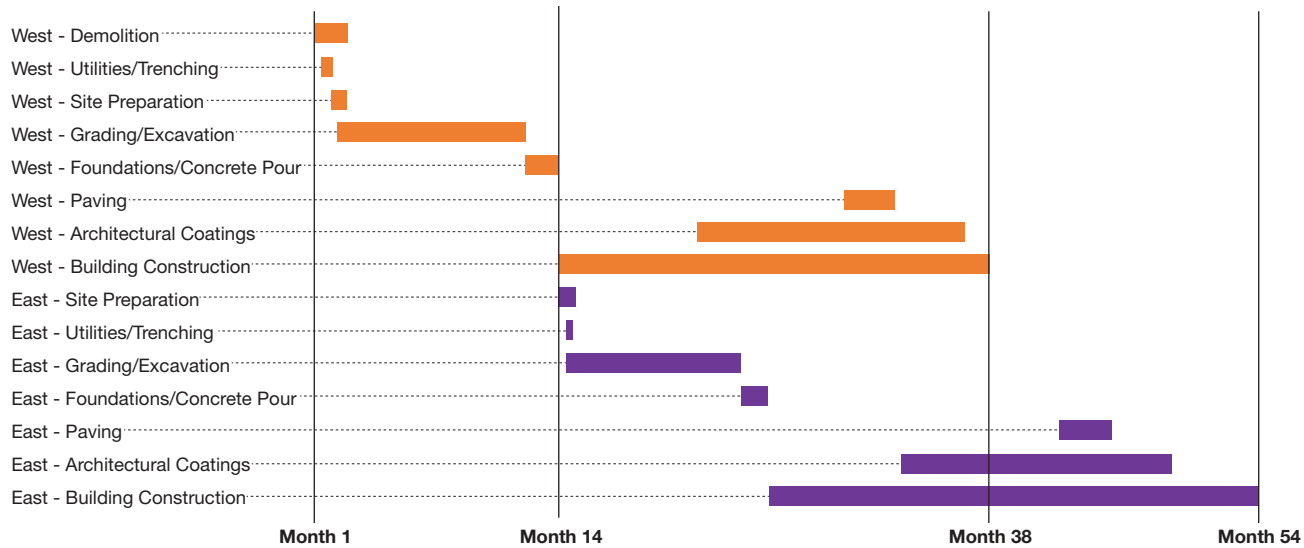
The sequential and overlapping construction scenarios are shown graphically in **Figure II-30, Project Construction Scenarios**. In the overlapping construction scenario, the East Site’s Site Preparation, Utilities/Trenching and Grading/Excavation phases would overlap construction activities on the West Site starting with the West Site’s Building Construction phase. There would be no overlap of the East Site construction during grading/excavation of the West Site. In the overlapping construction scenario, construction could be completed in approximately 4.5 years (beginning 2021 and completed in 2025). In the sequential construction scenario in which the two sites are built one after another with no overlap, construction of the Project would be completed in under approximately seven years (beginning in 2021 and completed in 2027).¹⁶ In either scenario, buildout of the West Site is anticipated to be in 2024.

¹⁶ These scenarios are reflected in each of the environmental sections in Chapter IV, *Environmental Analysis*, of this Draft EIR, in which the duration of construction is one of the factors in determining impacts.

Sequential Construction Scenario



Overlapping Construction Scenario



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SOURCE: ESA, 2020

Hollywood Center Project

Figure II-30
Project Construction Scenarios

The Applicant has requested to enter into a 20-year term Development Agreement with the City. Although the Applicant expects to construct the Project prior to the expiration of the Development Agreement, as identified above, the Applicant would have the legal ability to develop the Project through 2040. Accordingly, where 2040 conditions would be the worst case scenario, a 2040 buildout is assumed and utilized in this Draft EIR. However, 2040 conditions would be the worst-case scenario for the analysis of noise impacts only. For all other issue areas, in which impacts are quantified, including air quality, energy, and greenhouse gas emissions, either the overlapping construction scenario with an anticipated buildout year of 2025, or the sequential construction scenario with an anticipated buildout year of 2027, is assumed.

(2) Construction Overview

Project construction would require grading and excavation activities on both the West and East Sites, down to a maximum depth of 82 feet below existing grade for building foundations and five levels of subterranean parking, which would generate truck trips associated with the export of approximately 542,300 cubic yards of soil from the Project Site. Additional construction trips from the daily commute of construction workers, as well as materials delivery, would be generated. All construction staging activities would be located within the West and/or East Sites. No import of soil, additional staging or use of off-site areas is proposed).

Portions of the Hollywood Walk of Fame, a City of Los Angeles Historic-Cultural Landmark, that runs along both sides of Vine Street from Yucca Street, and fronting the Project Site, could be affected during construction due to the presence of heavy construction equipment and high levels of construction activity. In accordance with required procedures for alterations to the Walk of Fame, and in coordination with the Hollywood Chamber of Commerce / Hollywood Historic Trust and the Department of Public Works Bureau of Engineering, where stars or parts of the sidewalk cannot be protected in place, the locations would be recorded and the stars temporarily removed, crated, and stored in an approved secured location. Once necessary construction work is completed, the stars would be replaced and restored in an appropriate manner in their original location with matching terrazzo.

(3) Construction Haul Route

Project construction would include the use of two haul route options to and from the Project Site. The first outbound haul route option would include travel along Ivar Avenue to Yucca Street from the West Site; or Vine Street to Yucca Street from the East Site. Outbound trucks would then travel east on Yucca Street, north on Argyle Avenue, and enter the US-101 southbound on-ramp just north of Yucca Street. Inbound trucks heading north on US-101 would take the Gower Street off-

ramp, head south on Gower Street, west on Yucca Street, and south on Vine Street for the West Site or south on Ivar Street for the East Site.

The second haul route option for outbound trips would include travel south along Ivar Avenue to Hollywood Boulevard from the West Site; or south along Vine Street to Hollywood Boulevard from the East Site. Outbound trucks would then travel east on Hollywood Boulevard and enter the US-101 southbound on-ramp. Inbound trucks heading north or south on US-101 would take the Hollywood Boulevard off-ramp, head west on Hollywood Boulevard, and north on Ivar Street for the West Site or north on Vine Street for the East Site.

These haul routes may be modified in compliance with City policies, provided LADOT and/or the Department of Street Services approves any such modification.

8. Anticipated Project Approvals

Discretionary entitlements, reviews, and approvals required for implementation of the project would include, but not necessarily be limited to, the following:

1. Pursuant to LAMC Section 12.32 F & Q, a Vesting Zone Change from C4-2-SN to C2-2-SN.
2. Pursuant to LAMC Section 12.32 F, a Height District Change for the Project Site to remove the D Limitation to allow a 7.0:1 FAR.
3. Pursuant to LAMC Section 11.5.11(e) and California Government Code Section 65915(k) or the Applicable Housing Incentive Program, one (1) incentive, concession, reduction, or modification of zoning code requirements to provide for affordable housing costs as follows:
 - A floor area bonus (35 percent from 6:1 FAR base) to allow additional floor area up to 7:1 FAR; and
 - The floor area of any residential balconies and terraces may be excluded for purposes of calculating the buildable floor area.
4. 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 within 12 establishments.
5. Pursuant to LAMC Section 12.24 W.19, a Conditional Use Permit for a unified development to allow Floor Area Ratio (FAR) averaging and residential density transfer between the East and the West Sites.
6. Pursuant to LAMC Section 16.05, 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.
7. 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 4.613-acre site into three (3) ground lots and 35 airspace lots for a total of 38

lots; the merger of an alley to add 1,313 square feet to the Project Site and portions along the sidewalk of Yucca Street and both sides of Vine Street to add 5,163 square feet to the Project Site; an associated haul route for the export of 542,300 cubic yards of soil; and the removal of 16 street trees.

8. Pursuant to California Government Code Sections 65864 through 65869.5, a Development Agreement between the Applicant and the City of Los Angeles (anticipated to extend through 2040).

In addition to the entitlements identified above, permits are also required from other City entities for the Project, including, but not limited to, permits from the City's Bureau of Engineering for approval of the median along Vine Street and 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 and replacement of trees on public and/or private property. Beyond the environmental requirements being carried out in association with this EIR, to the extent known there are no other related federal, state or local environmental review and consultation requirements that need to be integrated with this CEQA review.

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