DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: August 13, 2020
Time: After 8:30 A.M.*
Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [https://zoom.us/].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting agenda published at https://planning.lacity.org/about/commissions-boards-hearings and/or contacting cpc@lacity.org.

Public Hearing: **July 1, 2020**
Appeal Status: Conditional Use is appealable to the City Council by any party.
Expiration Date: September 14, 2020
Multiple Approval: Yes

Case No.: CPC-2019-5010-CUB-CU
CEQA No.: ENV-2019-5013-CE
Incidental Cases: N/A
Related Cases: DIR-2019-2479-ACI; CPC-2013-3262-ZC-HD-PUB-ZV-ZAA-SPR; CPC-2007-5929-PUB-PAD-ZV-YV-ZAA; CPC-2003-7707-PUB-PAD-YV-ZAA; ZA-2001-2148-ZV
Council No.: 13 – O'Farrell
Plan Area: Hollywood
Specific Plan: None
Certified NC: Hollywood Studio District
GPLUD: Open Space
Zone: (T)(Q)A1-2D

Applicant: Hollywood Forever, Inc.
Representative: Alfred Fraijo, Jr., SheppardMullin

PROJECT LOCATION: **5970 - 6000 West Santa Monica Boulevard, 900 North Gower Street, and 915 and 1001 North Van Ness Avenue**

PROPOSED PROJECT: The continued operations of the existing 53-acre cemetery, including up to 150 yearly special, community, and cultural events and alcohol service which may occur between the hours of 11:00 a.m. and 2:00 a.m. daily. Special, community, and cultural events include charitable fundraisers, exhibitions, film screenings, concerts, cultural festivals, and the like. Film screenings and indoor and outdoor concerts held at the Masonic Lodge and Fairbanks Lodge are anticipated to be held between the hours of 6:00 p.m. and 11:00 p.m., while the hours for all other events would vary throughout the day. Daily cemetery programming includes memorial services and receptions.

No construction of permanent structures are proposed as part of the Project. All events will utilize existing facilities or temporary structures.

REQUESTED ACTION:

1. Pursuant to California Environmental Quality Act (CEQA) Section 15323 (Class 23), an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.2, a Conditional Use to permit Auditoriums, Stadium, Arenas and like uses in the A1 Zone to allow for the ancillary hosting of a maximum of 150 special events per year in conjunction with the continued operations of the existing 53-acre cemetery; and
3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the sale and dispensing of a full-line (beer, wine, and liquor) alcoholic beverages for on-site consumption, pursuant

to a Type 88 ABC license, with alcohol services permissible between the hours of 11:00 a.m. to 2:00 a.m. daily.

RECOMMENDED ACTIONS:

1. **Determine** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15323 (Class 23) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. **Approve** a Conditional Use to permit Auditoriums, Stadium, Arenas and like uses in the A1 Zone to allow for the ancillary hosting of a maximum of 150 special events per year in conjunction with the continued operations of the existing 53-acre cemetery;

3. **Approve** a Conditional Use to permit the sale and dispensing of a full-line of alcoholic beverages (beer, wine, and liquor) for on-site consumption in conjunction with memorial services and receptions and special events held at the cemetery;

4. **Adopt** the attached Conditions of Approval;

5. **Adopt** the attached Findings; and

6. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

VINCENT P. BERTONI, AICP
Director of Planning

Jane Choi

Jane J. Choi, AICP
Principal City Planner

Deborah Kahen

Deborah Kahen, AICP
Senior City Planner

May Sirinopwongsagon
City Planner

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Requirements for submission of materials can be found on the Department of City Planning website at https://planning.lacity.org/about/virtual-commission-instructions. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than seven working days prior to the meeting by calling the Commission Secretariat at (213) 978-1295.

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PROJECT ANALYSIS

Project Summary

The Project consists of the continued operations of the existing 53-acre cemetery, known as the Hollywood Forever Cemetery (Hollywood Forever), and the cemetery's daily programing and to permit up to 150 yearly special, community, and cultural events, which may include the ancillary service of alcoholic beverages, without obtaining a temporary license to sell alcoholic beverages for each event.

During the cemetery's daily operations, the Project would allow alcoholic beverages to be available during small memorial services and receptions. No alcohol sales or consumption is proposed to be made available for sale or consumption to the general public who visit the cemetery during its daily operations. The cemetery proposes to provide for the sale and consumption of alcoholic beverages during the small memorial services and receptions which are held as part of the cemetery's daily operations. In addition to the small memorial services and receptions held at the cemetery, the Project requests to permit up to 150 yearly special, community, and cultural events and to allow for the sale and consumption of alcoholic beverages during these events. The special, community, and cultural events would include large memorial services, private events, film screenings, indoor and outdoor concerts, fundraisers, and the Día de los Muertos (Day of the Dead) festival. With the exception of the Día de los Muertos festival, which occurs throughout the cemetery, the special, community, and cultural events would occur in the Masonic Lodge or on the Fairbanks Lawn.

Background

Subject Property

The Project Site, located generally at 6000 West Santa Monica Boulevard, is comprised of five (5) parcels and approximately 2.3 million square feet of lot area (53 acres). The site is located within the Hollywood Community Plan area and is bounded by Santa Monica Boulevard to the north, Van Ness Avenue to the east, and Gower Street to the west. To the south, the site is bounded by the Paramount Pictures studio lot. The site has a land use designation of Open Space.

The site is developed with an existing cemetery, known as Hollywood Forever, which was founded in 1899, approximately 293,534 square feet of building floor area, and approximately 528 automobile parking spaces and 50 short-term and nine (9) long-term bicycle parking spaces. The site is considered a National Historic Monument and has been listed on the National Register of Historic Places since 1999. At its meeting on October 13, 2016, the City Planning Commission (CPC) approved and recommended that the City Council adopt a Zone and Height District Change to (T)(Q)A1-2D under Case No. CPC-2013-3262-ZC-HD-PUB-ZV-ZAA-SPR. The City Council adopted the Zone and Height District Change at its meeting on April 4, 2017 and the Zone and Height District Change became effective on May 22, 2017 pursuant to Ordinance No. 184,868. In addition to the recommended Zone and Height District Change, the CPC approved, under Case No. CPC-2013-3262-ZC-HD-PUB-ZV-ZAA-SPR, an Alternative Compliance for a Public Benefit Project, a Zoning Administrator's Adjustment, and Site Plan Review in conjunction with the demolition of an existing maintenance yard and surface parking lot along Gower Street and the construction of two (2) new mausoleums, a new maintenance facility and yard, and a surface parking lot as part of the expansion of the cemetery's operations. The expansion is anticipated to occur in phases over a period of 10 to 15 years.

The Project would utilize existing facilities within the cemetery and would not involve the construction of permanent structures. Certain events may require the construction of temporary

structures such as tents, canopies, or stages or platforms more than 30 inches in height. Events that require these types of structures would be required to obtain a Temporary Special Events (TSE) permit from the Department of Building and Safety (DBS).

Special, Community, and Cultural Events

As described in the Historical Resources Technical Report, dated September 20, 2019 prepared by the Historic Resources Group, the cemetery was acquired by new ownership in 1998 and was renamed to Hollywood Forever. The cemetery continued with its daily operations of conducting funerals, cremations, and burials and became known as a gathering place for community events. These community events include, but are not limited to, charitable fundraisers, exhibitions, literature readings, and podcast and live tapings. In 2002, Hollywood Forever began holding outdoor movie screenings during the weekends of the summer months in partnership with Cinespia. The events primarily occur within the Masonic Lodge or on the Fairbanks Lawn, as shown in Figure 1 below. The largest event held at Hollywood Forever is the Día de los Muertos festival, which is held once a year throughout the grounds. The Historic Resources Technical Report is included as an Appendix to the Categorical Exemption of Exhibit C of this report.

Figure 1: Aerial of Project Site



Masonic Lodge

The Masonic Lodge was constructed to the east of the main entrance, located along Santa Monica Boulevard, to the Cemetery in 1932. The building is approximately 6,700 square feet and includes meeting rooms, offices, and a kitchen[1]. To the east is an exterior courtyard and a surface parking lot which is accessible from an access road in the cemetery. According to

[1] Historic Resources Technical Report prepared by Historic Resources Group, dated September 20, 2019, Page 13.

Building Permit No. 4913, the building was constructed as a lodge and store building and is allowed to have an assembly use. Use of the building to host events is permitted by-right. According to the Historic Resources Technical Report, special events were hosted in the building since it was constructed in 1932. Currently events held at the Masonic Lodge include indoor concerts, literature readings, live tapings, and fundraisers. According to the applicant, attendance at the events held at the Masonic Lodge, which has an occupancy capacity of 436 persons, ranges from 50 to 295 persons. Parking for events located within the Masonic Lodge are accommodated on-site.

Fairbanks Lawn

The Fairbanks Lawn is located at the southeast corner of Hollywood Forever and is an open lawn area bounded by an access road to the north, south, and west and a mausoleum to the east. A surface parking lot is located behind the mausoleum, which is utilized as a parking area for production staff or VIP parking during events. Events held at the Fairbanks Lawn include outdoor film screenings, outdoor concerts, and outdoor fundraisers. During the outdoor events, speakers are set up along the perimeter of the Fairbanks Lawn and directed inward to the audience.

During the outdoor movie screenings, the films are projected on the wall of the adjacent building and do not require the construction of temporary structures. The events generally occur between the hours of 5:00 p.m. and 11:00 p.m. on the weekends between the months of May through September. The outdoor concerts typically require the construction of temporary stages for the live performances, which would require the issuance of a TSE permit from DBS if it consisted of a stage or platform 30 inches or higher. The outdoor concerts occur approximately four (4) times a year. According to the applicant, attendance to the outdoor film screenings and concerts ranges from 1,000 to 3,500 persons. Parking for events held at the Fairbanks Lawn is permitted on-site. Additional parking spaces are voluntarily provided at off-site locations within the vicinity of the Cemetery depending on the anticipated size of the event.

Día de los Muertos Festival

The Día de los Muertos festival is an annual event that occurs once a year at the cemetery. The event begins approximately at 12:00 p.m. and ends at 12:00 a.m. and is attended by up to 35,000 attendees throughout the 12 hour event. The event occurs throughout the grounds and allows families to create alters and offerings to commemorate the dead. According to the festival site plan submitted by the applicant, the event also includes arts and craft vendors, food vendors, photo and art exhibits, and temporary stages. Parking for the event is typically provided on-site and available off-site locations.

Event Permitting, Frequency, and Times

Hollywood Forever currently holds a number of different types of events throughout the year, which includes those permitted by-right and which require the issuance of a TSE permit from DBS. Additionally, the applicant has obtained a temporary single-day permit from the State's Department of Alcohol Beverage Control (ABC) to sell and dispense beer and wine for on-site consumption during the events.

According to DBS, events qualify for as a TSE and are required to obtain a TSE permit if they have a maximum duration of five (5) consecutive days and include the following[2]:

- Tents or canopies, larger than 450 square feet, on a residential property.
- Tents or canopies, larger than 12 feet in length or width, on a commercial property.

[2] https://www.ladbs.org/services/core-services/inspection/types-of-inspections/temporary-special-events

- Stages or platforms more than 30 inches above grade (structures higher than 30 inches intended for live loads require approved engineering prior to inspection).
- Grandstands or bleachers.
- Structures higher than 12 feet.

Events which do not involve any of the above referenced structures are not required to obtain a TSE permit from DBS. According to the applicant, the cemetery holds up to 115 annual special events a year, a majority of which do not require a TSE permit and would only require a temporary license from ABC if alcohol were to be served. This excludes small memorial services which are held as part of the cemetery's daily operations. As of 2017 due to a change in policy, the outdoor film screenings no longer require TSE permits because they do not involve the construction of temporary stages, structures, or tents. Table 1, below, provides a breakdown of the types of events, locations, hours, approximate attendance, and frequency of events as submitted by the applicant.

Table 1: Typical Annual Event and Programming Frequency.

	Event	Location	Hours	Approximate Attendance	Annual Frequency	Monthly Frequency
By-Right Events						
1.	Large Memorial Services	Fairbanks Lawn	Times vary	1,000-2,000	4	<1
2.	Private Rental Events	Masonic Lodge	Start: 8:00 P.M. End: 11:00 P.M.	225	5	<1
3.	Indoor Concerts	Masonic Lodge	Start: 8:00 P.M. End: 11:00 P.M.	50-295	55	4-5
4.	Literature Readings	Masonic Lodge	Start: 7:00 P.M. End: 10:00 P.M.	50-295	6	<1
5.	Podcasts/Live Tapings	Masonic Lodge	Start: 8:00 P.M. End: 11:00 P.M.	50-295	4	<1
Events Requiring TSE Permits						
6.	Outdoor Concerts	Fairbanks Lawn	Start: 6:30 P.M. Show: 7:00 P.M. – 10:00 P.M. End: 11:00 P.M.	3,500	4	<1 (Spring/Fall)
7.	Día de Los Muertos Festival	Throughout Cemetery	12:00 P.M.– 12:00 A.M.	24,500-32,500	1	<1 (Oct/Nov only)
8.	Film Screenings	Fairbanks Lawn	Start: 6:45 P.M. Film: 8:30 P.M. End: 11:00 P.M.	1,500-3,500	30	5 (May – Oct)
9.	Fundraiser Screenings, VIP Events and Multi-Day Events	Fairbanks Lawn/Masonic Lodge	Times vary	295-2,000	6	<1
				TOTAL:	**115**	**Varies**

TSE = Temporary Special Event
Source: Traffic Impact Analysis, Overland Traffic Consultants, December 2019.

The applicant is requesting a Conditional Use to permit up to 150 special, community, and cultural events, excluding small memorial services and receptions, as part of the operations of the cemetery. The proposed 150 events exceeds the number of events currently held by the Cemetery and has been requested in anticipation of the natural growth and demand events over

the next 5 to 10 years. The 150 events would exclude the small memorial services and receptions which are a part of the cemetery's daily operations, but would include all other events held at the Masonic Lodge, the Fairbanks Lawn, large memorial services and the Día de los Muertos festival.

Traffic and Parking

Hollywood Forever is developed with a series of internal access roads which are approximately 20 feet wide or greater. The main entrance and exit point for events is through the main entrance of the Cemetery located along Santa Monica Boulevard. A secondary vehicular exit point is located at the southwest corner of the site off of Gower Street, while an alternate emergency entrance and exit point is located at the northwest corner of the site off of Gower Street. There is an additional pedestrian entrance and exit point located at the southeast corner of the site off of Van Ness Street.

The access roads provide access to surface parking lots located throughout the grounds and also serve to provide additional parking spaces for visitors. The existing surface parking lots and access roads accommodate up to 528 parking spaces, 50 short-term bicycle parking spaces, and nine (9) long-term bicycle parking spaces located throughout the site. Event attendees are permitted to park on-site and are directed through the grounds by traffic control personnel. Additional off-site parking spaces are provided voluntarily in cooperation with Paramount Picture Studios within three (3) different parking structures for larger events. Additional off-site parking locations are voluntarily provided for the Día de los Muertos festival if they are available in the vicinity of the cemetery. In total, available parking spaces for the different size events range from 528 to approximately 3,400 spaces. The location of the parking spaces and information regarding the traffic control management plan is further discussed under *Issues – Parking.*

Alcohol Sales

Presently, the applicant obtains a temporary single-day license from ABC which permits the temporary sale and dispensing of alcoholic beverages for on-site consumption during the specified event. On September 18, 2018, the Governor of the State of California approved Assembly Bill No. 1217 (AB 1217), which amended Section 23039 and added Section 24045.76 of the Business and Professions Code (BPC) related to the sale of alcoholic beverages. AB 1217, included in its entirety as Exhibit D, amended the code to authorize ABC to:

> *"…issue a special on-sale general license to the operator of any for-profit cemetery that is more than 100 years old, on the National Register of Historic Places, is located in, and designated an Historic-Cultural Monument by, the City of Los Angeles and holds both an endowment care fun and a memorial care fund that are exempt from the payment of income taxes under Section 501(c)(13) of the Internal Revenue Code."*

In response to the adoption and approval of AB 1217, ABC created a Type 88 license which is called *Special On-Sale General License for a For-Profit Cemetery with Specified Characteristics*. As described by ABC[3], the license may only be issued to those establishments which comply with the requirements of BPC Section 24045.76. In addition to authorizing the issuance of a new license type, Section 24045.76 states that a premise which is issued a license pursuant to the Section is not subject to the limitations of the number of new on-sale general licenses which may be issued by ABC within the county the site is located in.[4] If granted by ABC, the Type 88 license would allow the applicant to sell and dispense beer, wine, and distilled spirits as part of the operations of the Cemetery and would eliminate the need to obtain temporary single-day licenses from ABC for each of the special events held at the site.

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[3] https://www.abc.ca.gov/licensing/license-types/
[4] Section 23816 of the Business and Professions Code.

Prior to obtaining a license from ABC, the applicant must obtain approval from the City through a discretionary process because of the zone and use of the site. The applicant has requested a Conditional Use to permit the sale and dispensing of alcoholic beverages for on-site consumption during memorial services and receptions and the special, community, and cultural events held at the cemetery. Alcohol sales and consumption is not proposed to be available outside of these events, such as to the general public visiting the cemetery. Approval of the Conditional Use, consistent with the City's zoning regulations, would permit ABC to issue a license to the applicant for the site on a more permanent basis.

Surrounding Properties

To the north, the properties abutting the Project Site along the southern side of Santa Monica Boulevard have a land use designation of Highway Oriented Commercial and are zoned C2-1D. The properties on the northern side of Santa Monica Boulevard have a land use designation of Commercial Manufacturing and are zoned CM-1VL.This area of Santa Monica Boulevard is characterized by one-story commercial uses, as well as residential uses located further north in the R3-1 Zone.

To the west, the properties located along the western side of Gower Street have a land use designation of Commercial Manufacturing and are zoned [Q]C2-1VL. The properties are developed primarily with several one-story automotive uses and wholesale shops. Further west are commercial uses and multi-family residential uses in the C2-1D and R3-1XL Zones.

To the east, the properties located along the eastern side of Van Ness Avenue have a land use designation of Public Facilities, Medium Residential, General Commercial, and Low Medium II Residential and are zoned [Q]PF-1XL, R3-1, and the Paramount Pictures Specific Plan (PPSP). The properties are developed with the Santa Monica Boulevard Community Charter School, multi-family residential uses, and a 4-story parking structure owned by Paramount Pictures Studio.

To the south, the Project Site abuts a property which is developed with the Paramount Pictures studio lot containing assorted sound stages, production warehouses, and office buildings. The site has a land use designation of Limited Manufacturing and is zoned PPSP.

Streets and Circulation

Santa Monica Boulevard, is designated as a Modified Avenue I with a 104-foot right-of-way width and total roadway width of 74 feet at the project's street frontage, and is improved with sidewalks, curb and gutter, and street trees.

Gower Street, is designated as a Modified Avenue III with a 72-foot right-of-way width and total roadway width of 48 feet at the project's street frontage, and is improved with sidewalks, curb and gutter, and street trees.

Van Ness Avenue, is designated as a Modified Collector with a 60-foot right-of-way width and total roadway width of 40 feet at the project's street frontage, and is improved with sidewalks, curb and gutter, and street trees.

The following public transit services are available in the area surrounding the Project site:

Metro Rapid Bus Line 704 running East/West on Santa Monica Boulevard from Downtown Los Angeles to Santa Monica.

Metro Local Bus Line 4 running East/West on Santa Monica Boulevard from Downtown Los Angeles to Santa Monica.

Relevant Cases and Permits

Subject Property:

Case No. DIR-2019-2479-ACI: On September 5, 2019, the Director of Planning issued an amendment of the Tentative "T" Conditions Nos. 2.a, 2.b, 3, and 4 of Case No. CPC-2013-3262-ZC-HD-PUB-ZV-ZAA-SPR related to the dedication and improvement requirements of the public right-of-way.

Case No. CPC-2013-3262-ZC-HD-PUB-ZV-ZAA-SPR: On November 14, 2016, the City Planning Commission issued a determination approving and recommending the following: 1) a Zone and Height District change to (T)(Q)A1-2D; 2) an Alternative Compliance for a Public Benefit Project to permit the expansion of an existing Cemetery Use in the A1 Zone with a reduction in setbacks and varying widths for landscaping, and dismissed as not necessary a reduction in parking; 3) a Zoning Administrator's Adjustment for reduced yards; 4) dismissed a Variance for parking; and 5) Site Plan Review for the proposed expansion of the cemetery to include two (2) new mausoleums and a maintenance facility and yard.

Case No. CPC-2007-5929-PUB-PAD-ZV-YV-ZAA: On December 22, 2008, the City Planning Commission issued a determination approving the following: 1) a Deemed-to-be-Approved Plan Approval in conjunction with an Alternative Compliance Approval for a Public Benefit Project to permit a mausoleum with the following alternatives from the performance standards of Section 14.00 A.1: (a) a mausoleum building located zero feet from the property line in lieu of the minimum 300 foot distance from any adjoining street or A or R zoned property or residential use; (b) to permit a zero foot front yard along the Gower Street frontage in lieu of the minimum 25 foot front yard setback required by LAMC Section 12.05 C.1; and (c) to permit a zero foot setback at various locations along the periphery of the property in lieu of the minimum 10-foot landscape buffer required by LAMC Section 14.00 A.1.(5); 2) a Zone Variance from Section 12.21 A.4 to permit a project providing 19 parking spaces in lieu of 82 as required by "philanthropic institutions" or "other similar" uses; 3) a Zone Variance from Section 12.21.1 A to permit a 50-foot 8-inch building in lieu of the maximum 30 feet permitted by Height District 1XL; and 4) a Zoning Administrator's Adjustment from Section 12.05 C to permit an 18-foot side yard in lieu of the otherwise required 25- foot yard.

Case No. CPC-2003-7707-PUB-PAD-YV-ZAA: On June 23, 2004, the City Planning Commission issued a determination approving the following: 1) a Deemed-to-be-Approved Plan Approval in conjunction with an Alternative Compliance Approval for a Public Benefit Project to permit a mausoleum with the following alternatives from the performances standards of Section 14.00 A.1: (a) to permit a mausoleum building O feet from the property line in lieu of the minimum 300 feet distance from any adjoining street or A or R zoned property or residential use; b) to permit a zero-foot setback at various locations along the periphery of the property in lieu of the minimum 10-foot landscape buffer required; and (c) to permit a zero-foot front yard along the Gower Street frontage in lieu of the minimum 25 feet required by 12.05 C.1; 2) a Zone Variance from Section 12.21.1.A, to permit a 77-foot high building in lieu of the maximum 30 feet permitted by Height District 1XL; and 3) a Zoning Administrator's Adjustment to permit a zero-foot front yard, all subject to conditions of approval.

Case No. ZA-2001-2148-ZV: On July 18, 2001, the Zoning Administrator approved a Zone Variance from Section 12.05A of the LAMC to permit the construction, use and maintenance

of an approximate 20,000 square-foot mausoleum addition adjacent to an existing mausoleum structure in the A1-1 Zone.

Surrounding Properties:

Case No. CPC-2011-2459-GPA-VC-SP-SN-CA: On July 14, 2016, the City Planning Commission issued a determination approving a General Plan Amendment and Zone Change to establish the Paramount Pictures Specific Plan and Zone; adoption of Specific Plan regulations; a Code Amendment for the establishment of the Paramount Studio Zone; establishment of a Sign District; and a Development Agreement between the City of Los Angeles and Paramount Pictures, to allow the redevelopment of portions of Paramount Studios with new studio-related uses, circulation improvements, parking facilities, and pedestrian-oriented landscaped areas., which would guide development within the Project Site through the year 2038, and the construction of up to approximately 1,922,300 square feet of new stage, production office, support, office, and retail uses, and the removal of up to approximately 536,600 square feet of stage, production office, support, office, and retail uses, for a net increase of up to approximately 1,385, 700 square feet of floor area within the Project Site upon completion of the proposed Project, located at 5555 Melrose Avenue. The Specific Plan includes provisions to permit the sale and dispensing of alcoholic beverages for on- and off-site consumption.

Case No. ZA-2014-2554-CUB-CU: On December 2, 2014, the Zoning Administrator denied a Conditional Use to permit the sale and dispensing of beer and wine for off-site consumption online and approved a conditional use to allow 24-hour operations, daily, in conjunction with the operations of a convenience store located at 5700- 5704 West Santa Monica Boulevard.

Case No. ZA-2008-2698-CUB: On June 12, 2009, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing restaurant located at 5802 West Santa Monica Boulevard.

Public Hearing and Communications

A public hearing on this matter with the Hearing Officer was held telephonically on Wednesday, July 1, 2020. The public hearing was attended by the applicant, the applicant's representative, and members from the public. For a summary of the Public Hearing, see Page P-1.

Issues

Auditorium, Stadiums, Arenas and the Like

During the public hearing, comments were received from three (3) members of the public regarding the request for the Conditional Use pursuant to LAMC Section 12.24 U.2, which allows the establishment of auditoriums, stadiums, arenas, and like uses if approved by the City Planning Commission. Concerns raised were related to the appropriateness of the use due to the zoning of the site, that the site could not accommodate the construction of a modern design stadium seating, and that the use could not be categorically exempt from the California Environmental Quality Act (CEQA).

In regards to zoning, the comment received stated the site is zoned A1 which is not intended for public gatherings and that the site is not designed for this. The subject site has a land use designation of Open Space and an underlying zone of A1-1XL. On May 22, 2017, Ordinance No. 184,868 became effective to allow the zone change to (T)(Q)A1-2D. The Qualified "Q" Conditions of the site permits the continued use of the existing Hollywood Forever Cemetery

and the construction of two (2) mausoleums. The current Project does not propose the construction of any new permanent structures and would maintain the existing operations of the cemetery as the primary use of the site. As described on Page 10 of the Historic Resources Technical Report, Hollywood Forever was one of the first lawn-park style cemeteries on the West Coast and is developed with “pastoral landscapes with water features and abundant shade, and adorned with classically-inspired monuments and buildings designed by some of the city’s most prominent architects.”

The A1 Zone is an agricultural zone which allows for the uses such as single-family dwellings, farming, nurseries, aviaries, and apiaries, as well as parks, playgrounds, or community centers, owned and operated by the government agency. Additionally, LAMC Section 12.05 A.10, permits uses which obtain the approval of a Conditional Use pursuant to LAMC Section 12.24. The applicant has requested the approval of a Conditional Use pursuant to LAMC Section 12.24 U.2 to permit public gatherings at events held at the cemetery. The section is intended to allow for the operation of facilities that allow for public gatherings to view events such as performances, concerts, or sporting events. While the cemetery is not a traditional venue for such events, the section contains the additional language of “and the like” to allow for the consideration of non-traditional venues and facilities. Additionally, the section does not contain any language that would prohibit the authorization of such uses to be considered in the A1 Zone. The approval of the requested Conditional Use would formalize operating conditions for events which currently occur on the site without operational oversight from the City outside of the TSE permit process.

A comment was received that the cemetery was not developed to accommodate the construction of modern design stadium seating. The Project does not propose the construction of permanent structures related to special, community, and cultural events that are held at the cemetery. Construction would be limited to temporary structures such as stages, tents, exhibits, or alters to commemorate the dead. With the exception of large memorial services and the Día de los Muertos festival, events would occur either in the Masonic Lodge or the Fairbanks Lawn. The Masonic Lodge is an existing building, which was permitted for assembly use, on the site in which events happen indoors. The Fairbanks Lawn is an open lawn area located at the southeast corner of the site. As clarified during the public hearing, those who attend events at the Fairbanks Lawn either stand or sit directly on the lawn and no seating is constructed as part of its current operations or is proposed as part of the future operations. Construction of temporary structures such as stages, platforms, tents, or canopies would continue to require a TSE permit if it meets the threshold established by DBS.

Lastly, comments were received stating the Project would have potential impacts and that a Categorical Exemption (CE) from CEQA is inappropriate. The comments received were general in nature and no substantial evidence has been submitted to the record which would support the claim that the Project would have potential impacts and that the Project does not qualify for a CE. The Project qualifies for a CE pursuant to Section 15323, Class 23, of the CEQA Guidelines which is for:

> *“…the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. For the purpose of this section, “past history” shall mean that the same or similar kind of activity has been occurring for at least three years and that there is a reasonable expectation that the future occurrence of the activity would not represent a change in the operation of the facility.”*

As previously discussed, the Cemetery has a history of holding special events within the Masonic Lodge and at the Fairbanks Lawn. The Project proposes to maintain the existing operations and has requested the Conditional Uses in order to remove the administrative procedure of obtaining a temporary license for alcohol sales for each event that is held. The

CEQA analysis, as well as the Transportation-related CEQA Thresholds Analysis and Historic Resources Technical Report, are included as Exhibit C of this report.

Alcohol Sales – Variance versus Conditional Use

During the public hearing, comments were received from two (2) members of the public regarding the requested Conditional Use for alcohol sales. The comments included questions as to why the application was changed from a Variance and that the Conditional Use was inappropriate. When the application was filed on August 22, 2019, the application included a Conditional Use request to permit the use of the site for public gatherings during events and a Variance to permit the sale of alcoholic beverages as the site is zoned (T)(Q)A1-2D.

Upon further review of LAMC Section 12.24 W.1, which is the Conditional Use to permit the sale of alcoholic beverages, it was determined that the Project qualified for the Conditional Use which can be requested when alcohol sales is "an incidental business in or accessory to a conditional use approved pursuant to the provisions of this section." The applicant proposes the continued use of the site as a cemetery and has requested a Conditional Use pursuant to Section 12.24 U.2 to permit the use of the site for public gathering at events held at the site. The proposed alcohol sales would be accessory to the operations of the events held at the site and is not intended to be part of the daily operations of the Cemetery when open to the general public. The applicant revised the application on March 12, 2020.

The Los Angeles Police Department (LAPD) reviewed the request and submitted a letter dated February 12, 2020 stating that they were Not Opposed and in an email dated July 29, 2020, submitted recommended conditions. Recommended conditions from LAPD related to operations have been included or addressed in the recommended conditions for the CPC's consideration and conditions related to the sale of alcohol have been included under the recommended conditions for consideration by the Department of Alcohol and Beverage Control

Traffic and Parking

During the public hearing, a comment was received from a local resident which indicated concerns regarding traffic and parking for the event, as well as indicating that the Cemetery was not designed for parking. Comments were received from other local residents, business owners, and event attendees that stated the traffic flow was well managed and parking was not an issue.

As part of the application, the applicant has submitted examples of traffic management procedures which are utilized during the various special events that are currently held at the cemetery. The plans vary depending on the type and scale of the event. The plans include information such as: event information, contact information for event personnel, security, and emergency services, maps indicating the location of security personnel, parking location, and vehicular and pedestrian entry and exit points. A CEQA Thresholds Analysis for Hollywood Forever Cemetery was prepared by Gibson Transportation Consulting, Inc., dated June 18, 2020, and a Traffic Impact Analysis for Hollywood Forever was prepared by Overland Traffic Consultants, Inc., dated December 2019 and corrected March 2020, to analyze the potential transportation and traffic impacts of the Project in accordance with CEQA Guidelines. As discussed in the reports, the Cemetery currently implements an established traffic management plan which contains measures such as, but are not limited to, the following:

- Provide resources for medical safety, fire safety, and traffic safety personnel
- Provide traffic control personnel at main gate entrance on Santa Monica Boulevard to direct traffic
- Providing free and unassigned self-parking adjacent to the Masonic Lodge
- Providing information on availability of transit opportunities

- Providing directions to the on-site drop-off and pick-up location for rideshare vehicles
- Opening gates 1.5 to 2 hours in advance of event starting time to encourage the disbursement of arrival times
- Providing information and directions to off-site parking locations

The measures which are implemented depend on the size and scale of the events. Currently, events are categorized into one of the following:

Table 2: Event Level Types

Event Level	Event Size	Event Location	Estimated Attendees
Event Level 1	Small Events	Masonic Lodge	50 to 295 persons
Event Level 2	Moderate Events	Fairbanks Lawn	1,000 to 3,500 persons
Event Level 3	Large Events	Throughout Site	Up to 35,000 persons

The frequency of each type of event can be found in Table 1: Typical Annual Event and Programming Frequency.

The cemetery is able to accommodate up to 528 parking spaces within the surface parking lots and long the internal access roads located through the grounds. One of the public comments received was that parking concerns indicated that the grounds was not designed to accommodate parking. The cemetery is developed with access roads which are generally 20 feet in width. The access roads are utilized as part of the daily operations of the Cemetery allowing visitors to walk along or drive and park alongside the access road. Additionally, the access roads provide access to surface parking lots located adjacent to Masonic Lodge, on the western portion of the site, and at the southeast corner of the site nearby the Fairbanks Lawn. In addition to the on-site vehicular parking spaces, the cemetery has 50 short-term bicycle parking spaces and nine (9) long-term bicycle parking spaces.

During the Moderate and Large Events, such as film screenings, outdoor concerts, or Día de los Muertos festival, the applicant voluntarily provides additional off-site parking for free at one or all of the following Paramount Pictures Studios parking lots:

Parking Lot	Address	Number of Spaces
Gower Parking Structure	801 North Gower Street	876
Lemon Grove Parking Structure	900 North Van Ness Avenue	762
Van Ness Parking Structure	783 North Van Ness Avenue	593

For the Día de los Muertos festival, the applicant provides additional locations for attendees to park off-site when feasible. In the past, the applicant has worked with parking structure and lot owners in the surrounding area to provide additional off-site parking locations. Such locations include the following site, when those spaces are available:

- Hollywood Production Center – 1149 North Gower Street
- Vine Street Elementary School – 955 North Vine Street
- Hollywood Primary Center – 1112 North Gordon Street
- Joseph Le Conte Middle School – 114 North Gower Street

Information regarding parking locations, drop-off / pick-up locations, and transit options are provide to those who RSVP to events. As part of the traffic management plan, there are traffic control personnel stationed at the entrance of the Cemetery to direct traffic to on-site parking and the drop-off and pick-up location located on site. The Department of Transportation reviewed the two reports prepared by Gibson Transportation, Inc. and Overland Traffic Consultants, Inc. and in a memorandum dated June 25, 2020 and March 23, 2020, concurred

with the analysis and conclusions of the report that the Project would not have a significant transportation impact.

Conclusion

The proposed Project would allow for the continued operations of the existing cemetery known as Hollywood Forever and to permit the continued use of the site for public gatherings for special, community, and cultural events with the sale of alcoholic beverages. The granting of the requested Conditional Uses would reduce the administrative procedures of obtaining temporary permits and licenses to hold the events, while formalizing operating and safety procedures for the on-going events. Based on the information submitted to the record, the existing and surrounding uses, public comment, the proposed project's compliance with the Hollywood Community Plan, and good planning and zoning practices, the Department of City Planning recommends that the City Planning Commission approve the requested discretionary actions subject to the recommended conditions of approval.

CONDITIONS OF APPROVAL

Pursuant to Section 12.24 F of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

A. Development Conditions

1. **Site Development.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A" dated July 22, 2020. Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Central Project Planning Bureau of the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.

2. **Use**. Approved herein is the ancillary operations of public gatherings for memorial services and receptions and special, community, and cultural events with the incidental sale of a full line of alcoholic beverages for on-site consumption in conjunction with the existing operations of the Hollywood Forever Cemetery. Special, community, and cultural events may include private event rentals, indoor and outdoor concerts, literature readings, podcasts and live tapings, film screenings, and fundraisers.

    a. A maximum of 150 special, community, and cultural events may be permitted a year. Small memorial services and receptions which are conducted as part of the cemetery's daily operation shall not be included or counted towards this maximum number of events.

    b. A maximum of one (1) large event (Event Level 3), known as the Día de los Muertos festival, may occur once a year throughout the cemetery.

    c. The operator of the cemetery shall maintain and update an events calendar as part of its website. The website shall provide easily accessibly information which indicates the number of events which have or will occur within the specified year when those events are known.

    d. No permanent structures may be constructed as part of this grant.

3. Temporary Special Events Permits. Of the 150 special, community, and cultural events, a maximum of 15 events per year may obtain a Temporary Special Events Permit from the Department of Building and Safety. Events shall be required to obtain a Temporary Special Event Permit if they include the construction of temporary structures or other elements which have been determined by the Department of Building and Safety to require the issuance of a Temporary Special Event Permit. A record of the permit application numbers shall be maintained on file with the operator.

4. Hours of Operations. Special, community, and cultural events shall be limited to the hours conditioned herein for each type of event and/or the location of the event.

    a. Event set up and clean up may occur prior to or after the stated hours of operations.

    b. Gates may be opened up to two (2) hours in advance of the event start time to permit staggered entry into the events.

c. No after-hours use is permitted, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.

d. Memorial Services.

i. Small memorial services and receptions, which are not counted as part of the 150 special, community, and cultural events may occur throughout the cemetery during the cemetery's normal operating hours.

ii. Large memorial services and receptions, which are counted as part of the 150 special, community, and cultural events may occur throughout the cemetery during the cemetery's normal operating hours.

e. Masonic Lodge. Events held at the Masonic Lodge shall end no later than 2:00 a.m.

f. Fairbanks Lawn.

i. Outdoor concerts or other outdoor private events with live entertainment shall begin no earlier than 5:00 p.m. and end no later than 10:30 p.m.

ii. A maximum of ten (10) live outdoor concerts may be held annually.

iii. Outdoor film screenings, fundraisers, other outdoor private event rentals with amplified noise shall end no later than 11:30 p.m.

iv. Outdoor film screenings may only be held in the evenings, Friday through Sunday during the months of May through October. This restriction does not apply to fundraisers or private events which may also include a film screening.

g. Día de los Muertos Festival. The Día de los Muertos festival may be held once a year and may operate between the hours of 12:00 p.m. to 12:00 a.m. throughout the cemetery.

5. Entertainment. Entertainment may only be provided in conjunction with memorial services and receptions or special, community, or cultural events that are held at the cemetery subject to Condition Nos. 26, 27, and the following:

a. No amplified music or live entertainment shall be permitted outside of the stated event hours.

b. Speakers.

i. Permanent speakers shall not be installed on the site.

ii. Temporary speakers may be erected during special, community, and cultural events and shall be immediately removed after the event. Speakers shall be faced inward towards the event.

iii. No speakers may be permitted outdoors within 300 feet of the easterly or westerly property lines or along the northerly property line which has frontage along Santa Monica Boulevard.

6. The operator shall continue to comply with the conditions of Ordinance No. 184,868 and Case Nos. CPC-2013-3262-ZC-HD-PUB-ZV-ZAA-SPR and DIR-2019-2479-ACI as it relates to the operations of the cemetery and future construction on the site.

7. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

8. **Complaint Log.** Prior to the utilization of this grant, a telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:

   a. Entry, visible to pedestrians
   b. Customer service desk, front desk or near the hostess station

   Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint; and (3) the manner in which the complaint was resolved.

9. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department “Standardized Training for Alcohol Retailers” (STAR) or Department of Alcoholic Beverage Control “Licensee Education on Alcohol and Drugs” (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.

10. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

11. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.

12. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager’s responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.

    A sign shall be located at the each point of entry location indicating the name and phone number of the responsible person to be contacted in the event the operation of the facility is causing concerns or problems to the surrounding neighborhood. The phone number shall connect directly to the responsible person and not to an answering

machine or service during a special, community, or cultural event and during the set up and clean up of the event.

13. Security. The operator or third-party operator shall provide security for large memorial services and receptions and special, community, and cultural events. Security and emergency access plans for events shall be prepared in coordination with and submitted to the Los Angeles Police Department and Fire Department. The security plan shall be to the written/stamped satisfaction of the Los Angeles Police Department and shall be maintained by on file by the operator.

14. The applicant shall be responsible for maintaining the premises and adjoining sidewalk free of debris or litter. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Petitioner(s) shall be removed or painted over within 24 hours of being applied.

15. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.

16. Traffic Management Plan. The applicant shall prepare traffic management plans which includes responsibilities for the Hollywood Forever Cemetery or leasee related to vehicular and pedestrian traffic prior to, during, and after an event. The traffic management plan shall be in substantial conformance with the plans included in Chapter 6 of the Traffic Impact Analysis for Hollywood Forever Cemetery report prepared by Overland Traffic Consultants, Inc., dated December 2019 with corrections March 2020, except as otherwise approved by Department of Transportation. The traffic management plans shall include, but not be limited to the following conditions:

    a. Develop parking plans for all events;
    b. Providing information for on-site parking for all events and the availability and locations of off-site parking locations for events which may have more than 500 attendees;
    c. Provide information for public transit options;
    d. Assist in the management traffic for ride-share services for drop-off and pick-up on site;
    e. Provide personnel to monitor and assist in directing traffic

17. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted.

18. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.

19. Food facilities must be maintained in sanitary condition and the premises must be equipped with a proper amount of refrigeration for keeping of food on the premises and be equipped with such other facilities as are necessary to comply with all regulations of the local health department.

20. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of

alcoholic or non-alcoholic beverages.

21. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

22. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.

23. Any music, sound or noise which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.

24. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70 or entertainment uses (Dance Halls, Hostess dance halls) of any type pursuant to LAMC Section 12.24 W.18.

B. Administrative Conditions

1. **MViP – Monitoring Verification and Inspection Program**. Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01 E (3) for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.

    a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.

    b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the City Planning Commission or its designee.

2. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30-days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new

operation.

3. The City Planning Commission or its designee reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the City Planning Commission or its designee may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

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

5. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.

6. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

7. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.

8. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

9. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

10. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

11. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

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

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

c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

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

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the City Planning Commission has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the City Planning Commission has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The City Planning Commission has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the City Planning Commission acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the City Planning Commission.

They may include those identified during hearing testimony, received as part of correspondence via stakeholder groups, city agency, other responsible agency, Council District, Mayor's office, etc.)

- Special events may be private events requiring ticket purchase by attendees; however, the operator or leasee shall not require an admission charge or cover charge and shall not require attendees to purchase a minimum number of drinks.
- No "Happy Hour" type of reduced-price alcoholic beverage or "2 for 1" promotion shall be allowed at any time. Discounted food promotions are encouraged.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- The sale of alcohol shall be incidental to a memorial service and reception or a special, community, or cultural event.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- Fortified wine (greater than 16% alcohol) shall not be sold.
- There shall be no cocktail lounge or separate bar area.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- The off-site sale of alcoholic beverages as a secondary use (i.e., "take out") is not permitted.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.

FINDINGS

Conditional Use Findings

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

   The Project consists of the continued maintenance of the existing cemetery, located generally at 6000 West Santa Monica Boulevard, known as the Hollywood Forever Cemetery and permitting the continued, ancillary, operations to permit public gatherings for special, community, and cultural events with the incidental sale of a full line of alcoholic beverages. As discussed in the Historic Resources Technical Report, dated September 20, 201, prepared by the Historic Resources Group, Hollywood Forever was known to hold various events within the Masonic Lodge located just east of the entrance to the cemetery. In 1998, the Cemetery was acquired by new ownership and was renamed as the Hollywood Forever Cemetery. The cemetery was listed on the National Register of Historic Places on May 14, 1999. In 1999, Hollywood Forever began holding a once a year festival known as Día de los Muertos festival, which is now attended by up to 35,000 throughout the 12 hour event. The event occurs throughout the grounds and allows families to create alters and offerings to commemorate the dead. In 2002, Hollywood Forever began partnering with Cinespia to offer outdoor film screenings on weekend evenings during the summer months at the Fairbanks Lawn. To hold certain events, Hollywood Forever was previously required to obtain Temporary Special Event permits from the City's Department of Building and Safety (DBS) and/or a temporary, single-day license from the State's Department of Alcohol and Beverage Control (ABC) to permit the sale and dispensing of alcoholic beverages for on-site consumption during these events.

   The granting of the Conditional Use to permit public gatherings at the cemetery and incidental sales of alcoholic beverages in conjunction within the continued operations of the Hollywood Forever Cemetery would formalize existing operating procedures and would reduce the administrative procedures of obtaining temporary permits to hold the events and temporary licenses for the sale of alcohol, while formalizing operating and safety procedures for the these events. The applicant does not propose any changes to the current daily operations of the cemetery or the operations of the special, community, and cultural events that occur at Hollywood Forever. As conditioned herein, the Project would continue to perform a function that is beneficial to the surrounding community and the City by providing a unique venue and experience to hold memorials to honor the dead, as well as special, community, and cultural events with incidental sale of alcoholic beverages for on-site consumption which are further enriched by the historic backdrop of the Hollywood Forever Cemetery.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or future degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

   The Project Site is an irregularly shaped site comprised of five (5) parcels and approximately 53 acres of lot area within the Hollywood Community Plan area. The site has approximately 470 feet of frontage along the southern side of Santa Monica Boulevard, 1,215 feet of frontage along Gower Street to the west and Van Ness Avenue to the east, and abuts the Paramount Pictures Studio to the south. To the north, the properties along Santa Monica Boulevard are developed primarily with one-story commercial uses. Further north, the properties are developed with residential uses. To the west, the properties located along the western side of Gower Street are developed primarily with several one-story automotive

uses and wholesale shops. Further west are commercial uses and multi-family residential uses. To the east, the properties located along the eastern side of Van Ness Avenue are developed with the Santa Monica Boulevard Community Charter School, multi-family residential uses, and a parking structure. Further east of Van Ness Avenue, properties are developed with residential uses.

The site is currently developed with the Hollywood Forever Cemetery, which was first founded in 1899 and contains approximately 293,534 square feet of floor area. As discussed in Finding No. 1, the cemetery is and continues to be a historic and cultural fixture in the Hollywood and Los Angeles landscape and is listed on the National Register of Historic Places. At its meeting on April 4, 2017, the City Council adopted the Zone and Height District Change, which became effective on May 22, 2017 pursuant to Ordinance No. 184,868, from A1-1XL to (T)(Q)A1-2D and the City Planning Commission approved, at its meeting on October 13, 2016 under Case No. CPC-2013-3262-ZC-HD-PUB-ZV-ZAA-SPR, an Alternative Compliance for a Public Benefit Project, a Zoning Administrator's Adjustment, and Site Plan Review in conjunction with the demolition of an existing maintenance yard and surface parking lot along Gower Street and the construction of two (2) new mausoleums, a new maintenance facility and yard, and a surface parking lot as part of the expansion of the cemetery's operations. While the cemetery is undergoing construction for the previously approved project, the subject Project does not propose construction of any new permanent structures and construction would be limited to temporary structures such as stages for live performances, exhibits, or tents.

The approval of the Conditional Uses to permit public gatherings with the incidental sale of alcoholic beverages ancillary to the operations of the existing cemetery operations would allow Hollywood Forever to continue its existing operations while formalizing operating procedures and reducing the administrative procedures of obtaining temporary licenses for each event. As provided by the applicant, Hollywood Forever averages approximately 115 events a year and has requested up to a maximum of 150 events to accommodate future growth and demand from the community. The applicant has not proposed any operational changes from those of the special, community, and cultural events that have occurred over the past 20 years. As conditioned, of the maximum 150 events permitted, a maximum of 15 events may be permitted to obtain a Temporary Special Events permit. The approval includes conditions related to traffic, parking, hours of operation, and noise which takes into consideration the site's proximity to sensitive uses such as schools and residential uses. As conditioned herein, the Project would be compatible with and will not adversely affect or future degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

There are twelve elements of the General Plan and each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The Project Site is located within the Hollywood Community Plan area and has a General Plan Land Use designation of Open Space. At its meeting on April 4, 2017, the City Council adopted the Zone and Height District Change, which became effective on May 22, 2017 pursuant to Ordinance No. 184,868, from A1-1XL to (T)(Q)A1-2D in conjunction with the construction of two (2) new mausoleums. The Community Plan text allows a variety of

commercial uses but is silent with regards to the sale of alcohol, leaving interpreting the intent of the Plan to the City Planning Commission.

The Project includes the continued operations of the existing Hollywood Forever Cemetery and the continued daily operations of the cemetery, which includes small memorial services and receptions, and special, community, and cultural events. The special, community, and cultural events which have occurred at Hollywood Forever over the last 20 years by right or by obtaining a Temporary Special Events permits from DBS and/or temporary single-day permits from ABC for the sale and dispensing of alcoholic beverages. The requested Conditional Uses would permit the use of the site as a place for public gatherings for special, community, and cultural events and the incidental sale of alcoholic beverages in conjunction with the continued operations of the existing cemetery. The Project, as a cemetery use with a historic Lawn-Park Landscape Style Design, advances the following objectives contained in the Hollywood Community Plan:

> *Objective 5*: To encourage open space and parks in both local neighborhoods and in high-density areas.
>
> *Objective 7*: To encourage the preservation of open space consistent with property rights when privately owned and promote the preservation of views, natural character, topography of mountainous parts of the community for the enjoyment of both local residents and persons throughout the Los Angeles region.

The Hollywood Forever Cemetery was founded in 1899, as the first cemetery in Hollywood was listed on the National Register of Historic Places in 1999, with an established period of significance spanning from 1899 to 1939. Structures built during this period, including the Lawn-Park Landscape Design of the cemetery, are identified as Contributing Resources. As one of the most notable features of the Project Site, the Lawn-Park Landscape Design of the cemetery features formal landscapes with lakes, fountains, abundant shade, and classically inspired architecture and monuments. The subject Project does not propose the construction of any new permanent structures. Construction would be limited to temporary structures such as stages for live performances, exhibits, and tents. The Project Site continues to be an integral part of the Los Angeles open space network in one of the most centrally located and dense neighborhoods in the City, at 53 acres in size. As discussed in Finding No. 1, the cemetery is and continues to be a historic and cultural fixture in the Hollywood and Los Angeles landscape. The granting of the Conditional Uses to permit public gatherings at events and the incidental sale and dispensing of alcoholic beverages in conjunction with the continued operations of the existing Hollywood Forever Cemetery would be consistent with the purpose, intent and provisions of the General Plan and the Hollywood Community plan.

4. Additional required findings for the sale of alcoholic beverages:

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

The Project proposes to continue the existing use of the site and its daily operations as a cemetery that was first founded in 1899 and to continue holding special, community, and cultural events with the incidental sale and dispensing of alcoholic beverages for on-site consumption. While Hollywood Forever has a long history of holding various events on-site since it was first founded, events such as film screenings and outdoor concerts were made common over the last 20 years. These events were permitted by right or through the issuance of Temporary Special Events permits by the DBS and temporary single-day license for alcohol sales from ABC. The temporary permits and license required the review and approval from the Los Angeles Police Department and Fire Department. No

evidence has been submitted to the record which would indicate that the events held over the last 20 years have adversely affected the welfare of the surrounding community.

Nevertheless, there are negative impacts commonly associated with public gatherings and the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. As conditioned, employees will undergo training on the sale of alcohol including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions related to excessive noise, litter and noise prevention will safeguard the surrounding residential and sensitive uses. Therefore, with the imposition of such conditions, the sale of alcoholic beverages for on-site consumption at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

According to the State Department of Alcoholic Beverage Control (ABC), there are three (3) on-site licenses and one (1) off-site licenses allocated to Census Tract No. 1917.10. Currently, there are four (4) on-site licenses, four (1) off-site licenses, one (1) caterer's permit license, and one (1) event license allocated to this census tract. Of these issued licenses, Paramount Pictures Corporation holds one (1) on-site license, one (1) off-site license, one (1) caterer's permit license, and one (1) event licenses. The granting of the subject application would permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with public gatherings held at the Hollywood Forever Cemetery. The applicant would be required to obtain a Type 88 license from ABC, which requires compliance with Section 24045.76 of the Business and Professions Code (BPC). BPC Section 24045.76(b) states that licenses issued pursuant to this section shall not be subject to the limitations provided by BPC Section 23816 and shall not be required to be operated as a bona fide public eating place. BPC Section 23816 limits the number of licenses which may be issued for onsale general licenses based on the number of inhabitants within the county the premises is located in. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. In addition, the City Planning Commission has imposed conditions of approval in order to prevent public drinking, driving under the influence, and public drunkenness. Therefore, the granting of this application would not add an additional license which would be considered to cause an undue concentration of licenses in the area in consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

According to statistics provided by the Los Angeles Police Department's Hollywood Division Vice Unit, within Crime Reporting District No. 677, which has jurisdiction over the subject property, a total of 147 crimes were reported in 2019 (72 Part I and 75 Part II

crimes), compared to the Citywide average of 170 crimes and the High Crime Reporting District average of 204 crimes. Alcohol related Part II Crimes reported include Narcotics (6), Liquor Laws (1), Public Drunkenness (3), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (0), DUI related (22), and other offenses (16). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years. There is no specifically established link between the above information and the property, since the statistics cover an entire district and do not pertain particularly to the subject site. No evidence was submitted to the record establishing any link between the subject site and the area's crime rate. The incorporation of conditions relative to the specific operation of the establishment was deemed necessary in order to mitigate any possible adverse impact on the welfare of the surrounding area.

The proposed Project will continue to provide a convenience to residents and visitors in the immediate neighborhood and as conditioned, will not negatively impact the area. The City Planning Commission has incorporated numerous operational conditions to the grant that address noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity.

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

The Project Site has a land use designation of Open Space and is zoned (T)(Q)A1-2D. The site is developed with the Hollywood Forever Cemetery, which was first founded in 1899. Over the years, the cemetery has received a number of approvals as a Public Benefit Project pursuant to Section 14.00 A.1 to permit the continued operations and development of the site as a cemetery. The following sensitive uses are located within a 1,000-foot radius of the site:

Saint Kliment Ohridki Bulgarian Orthodox Church	1152 North Bronson Avenue
Santa Monica Boulevard Community Charter School	1022 North Van Ness Avenue
Gregory Head Start Pre-School	5807 West Gregory Avenue
Hollywood Primary Center	1115 North Tamarind Avenue
Tomorrow's Future	5824 West Santa Monica Boulevard
Jesucristo Es El Senor Iglesia Universal	6209 West Santa Monica Boulevard
Larchment Charter School	815 North El Centro Avenue
Residential Uses	

While the subject venue is located in proximity to sensitive uses, the service of alcohol is anticipated to be ancillary to the operations of the existing cemetery and would occur only during memorial services and receptions or during special, community, and cultural events. Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned to address concerns related to traffic, parking, noise, and hours of operations, which should protect the health, safety and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the

zoning and in keeping with the existing uses adjacent to the development. This project will contribute to a neighborhood and will continue to serve the community as well as visitors. Therefore as conditioned, the project will not detrimentally affect residentially-zoned properties or any other sensitive uses in the area.

Environmental Findings

5. **Environmental Finding.** On June 26, 2020, a Categorical Exemption, Case No. ENV-2019-5013-CE, was prepared for the proposed Project pursuant to CEQA Guidelines Section 15323 (Class 23). As demonstrated in the administrative file, the Project would allow for the continued operations of the existing facility for public gathering for which the facility was designed and where there is a past history of the facility for being used for the same or similar purpose for at least three (3) years and that pursuant to CEQA Guidelines Section 15300.2, there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

6. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

PUBLIC HEARING AND COMMUNICATIONS

The public hearing was held telephonically by the Hearing Officer on Wednesday, July 1, 2020 at approximately 10:15 a.m. The public hearing was attended by the applicant, the applicant's representative, the applicant's environmental consultant, a representative of the Council Office and members of the public.

The Hearing Officer began the public hearing at approximately 10:15 a.m. and provided general instructions regarding the format of the hearing and provided an overview of the project and requested entitlements.

The applicant's representative provided a presentation of the project and discussed the site's location, history of site's operations, and the requested entitlements. The presentation included information related to the following:

- Ownership change in 1998 and historic designation of the site
- No proposed changes to the site
- Current special events that occur at the site and proposed growth of events
- Traffic and parking

During the public comment portion of the hearing, 15 members of the public spoke, including a representative of the Council District, an officer of the Los Angeles Police Department (LAPD), and a member of the Hollywood Studios District Neighborhood Council.

Two (2) members of the general public spoke in opposition of the project stating the following:

- The project should not be categorically exempt as there are potential impacts that should be analyzed
- The site is not designed for modern stadium seating or parking
- Would like to know why the application was changed from a Variance to a Conditional Use, should be required to provide a hardship
- Not entirely opposed to the events, but concern due to proximity to sensitive uses
- Site was not showing films since the beginning
- Should look more closely at the ethics of the owners

Ten (10) members of the general public spoke in support of the project stating the following:

- Current ownership revitalized the Cemetery and have benefited surrounding businesses
- Events have become part of the City's culture and are curated for the community
- Have not had concerns related to traffic or parking
- Respectful of surrounding properties and communities
- Strong working relationship between the Cemetery and Paramount Pictures

Mr. Haines, a member of the Hollywood Studios Neighborhood Council stated that the applicants had a meeting with the Planning and Land Use Committee. Mr. Haines did not provide a position on behalf of the Neighborhood Council, but provided the following comments:

- Project was originally submitted with 115 events
- Application is inappropriate and should be a variance
- The site is not designated for public gathering
- The Categorical Exemption is inappropriate and impacts need to be analyzed
- Stated that the Neighborhood Council would provide additional comments

Sargent Guerra, an officer of LAPD provided comments in support of the project and spoke about his positive experiences working with the applicant team. Indicated that recommendations and comments would be provided from the Hollywood Vice Unit.

Ms. Ablakat, Planning Deputy of Council District 13, spoke in support of the project and stated they were in communication with LAPD regarding recommended conditions.

In response to the public comments and questions from the Hearing Officer, the applicant's representative provided the following comments and clarification:

- The Categorical Exemption is for public facilities were there is a past history of use, where past history is considered three (3) years and that traffic analysis and historic resources report were prepared
- Appropriateness of the Conditional Use and reiterated that no permanent structures are proposed
- The applicant has a working relationship with the schools that are located nearby, additionally most of the outdoor events occur in the evenings, weekends, or during the summer time
- Working in collaboration with LAPD and the Council Office
- Implements a traffic management plan which addresses circulation, on-site drop-off and pick-up, and availability of public transit

At the close of the public comment period, the Hearing Officer clarified the requested Conditional Use for auditorium, stadiums, and like uses and the Conditional Use for alcohol sales.

Public Communication

A letter was received from a member of the public dated June 29, 2020 stating that they were in opposition of the approval of the actions requested as the increased number of events would have a negative consequence for those that live in the area and that an exemption from CEQA cannot be granted. Additionally, the comment states that the requested actions are vague and that the increase in alcohol sales would have the potential to affect nearby sensitive uses.

After the public hearing, an email was received by a resident located within 500 feet of the site stating that they were concerned about the Project as a concert held in April 2018 was too loud and that it is too loud when the movie sessions end and that the events would dramatically impact quality of life.

CPC-2019-5010-CUB-CU
Exhibit A

DRAWING SYMBOLS

NORTH ARROW

CENTER LINE

PROPERTY LINE

HIDDEN/CONCEALED LINE

ELEVATION CONTROL — ELEVATION DESCRIPTION

WORK POINT

SPOT ELEVATION — 100.00'

GRIDLINES — 2 NEW

ELEVATION

BUILDING SECTION

DETAIL/WALL SECTION

DETAIL ENLARGEMENT

INTERIOR ELEVATION — A, B, C, D

ROOMNAME/NUMBER — ROOM NAME

DOOR NUMBER

WINDOW NUMBER

WALL TYPE

ABBREVIATIONS

@ AT
ABV. ABOVE
A.C. ASPHALTIC CONCRETE
A.D. AREA DRAIN
ADJ. ADJACENT / ADJUST
ALUM. ALUMINUM
ALLOW. ALLOWABLE
ALT. ALTERNATE
ANOD. ANODIZED
APPROX. APPROXIMATE
ARCH. ARCHITECTURAL
ARCHT. ARCHITECT
ASSY. ASSEMBLY

BEL. BELOW
BD. BOARD
BIT. BITUMINOUS
BLDG. BUILDING
BLK. BLOCK
BLKG. BLOCKING
BM. BEAM
BOT. BOTTOM
B.O.C. BOTTOM OF COLUMN
B.S. BOTH SIDES
BET. BETWEEN
B/T BOTTOM OF TRUSS

CEM. CEMENT
C.J. CEILING JOIST
CL CENTER LINE
CLG. CEILING
CLR. CLEAR
C.M.U. CONCRETE MASONRY UNIT
CNTRSK. COUNTERSUNK
COL. COLUMN
CONC. CONCRETE
CONN. CONNECTION
CONST. CONSTRUCTION
CONT. CONTINUOUS
COOR. COORDINATE
CORR. CORRIDOR
C/P CEMENT PLASTER

DBL. DOUBLE
DEMO. DEMOLISH
DET. DETAIL
DIA. DIAMETER
DIM. DIMENSION
DN. DOWN
DO. DITTO
DR. DRIVE
DWG. DRAWING
D.W. DRYWALL
(D) DEMOLISH

E. EAST
E.F. EACH FACE
E.J. EXPANSION JOINT
EA. EACH
EA.W. EACH WAY
EL. / ELEV. ELEVATION
ELECT. ELECTRICAL
EQ. EQUAL
EQUIP. EQUIPMENT
EXH. EXHAUST
(E) / EXIST. EXISTING
EXP. EXPANSION
EXT. EXTERIOR

F.D. FLOOR DRAIN
FDN. FOUNDATION
F.F. FINISH FLOOR
F.H.W.S. FLAT HEAD WOOD SCREW
FIN. FINISH
FIXT. FIXTURE
F.L. FLOW LINE
FLG. FLANGE
FLR. FLOOR
F.O.B. FACE OF BLOCK
F.O.F. FACE OF FINISH
F.O.S. FACE OF STUD
FOUNT. FOUNTAIN
F.O.W. FACE OF WALL
FRMG. FRAMING
F.S. FAR SIDE
FTG. FOOTING
FURRG. FURRING

GA. GUAGE
GALV. GALVINIZED
G.I. GALVINIZED IRON
GL. GLASS
G.L.B. GLUE LAMINATED BEAM
G.S.M. GALVINIZED SHEET METAL
GRD. GRADE
GYP.BD. GYPSUM BOARD

H.B. HOSE BIB
HD. HEAD
HDR. HEADER
H.M. HOLLOW METAL
HORIZ. HORIZONTAL
H.P. HIGH POINT
HR. HOUR
H.R. HAND RAIL

I.D. INSIDE DIAMETER
INDIC. INDICATOR
INSUL. INSULATION
INT. INTERIOR

JST. JOIST
JNT. JOINT

LAM. LAMINATED
LG. LONG
LT.WT. LIGHT WEIGHT

M. MEN
MAX. MAXIMUM
M.B. MACHINE BOLT
MBR. MEMBRANE
MECH. MECHANICAL
MEMB. MEMBRANE
MEZZ. MEZZANINE
MFR. MANUFACTURER
MIN. MINIMUM
MTD. MOUNTED
MTL. METAL

N. NORTH
N.I.C. NOT IN CONTRACT
NO. NUMBER
N.T.S. NOT TO SCALE
(N) NEW

O. OVER
O.A. OUTSIDE AIR
O.C. ON CENTER
O.D. OUTSIDE DIAMETER / OVERFLOW DRAIN
OFF. OFFICE
O.F.S. OUTSIDE FACE OF STUD
O.H. OVERHEAD / OVERHANG
OH. OPPOSITE HAND
OPP. OPPOSITE
OPNG. OPENING

PERF. PERFORATED
PERIM. PERIMETER
PL. PLATE
PLYWD. PLYWOOD
P.L. PROPERTY LINE
PLAST. PLASTER / PLASTIC
PNL. PANEL
P.O.C. POINT OF CONNECTION
P.P. PRE-PAINTED
P.T. PRESSURE TREATED
PT. POINT
PUB. PUBLIC

r. RADIUS
R. RISER
R.B. RIDGE BEAM
RD. ROAD
RECEP. RECEPTACLE / RECEPTION
R.D. ROOF DRAIN
REF. REFERENCE
REG. REGULAR
REINF. REINFORCED
REQ'D. REQUIRED
RF. ROOF
R.A. RETURN AIR
R.A.R. RETURN AIR REGISTER
RM. ROOM
ROOFG. ROOFING
R.R. ROOF RAFTER

S. SOUTH
S.A. SUPPLY AIR
S.A.R. SUPPLY AIR REGISTER
SCHED. SCHEDULE
SECT. SECTION
S.F.C.M.U. SPLIT FACE CONCRETE MASONRY UNIT
SHT. SHEET
SHTHG. SHEATHING
SIM. SIMILAR
SKYLT. SKYLIGHT
SLC. SOLID CORE
SQ. SQUARE
SPRINK. SPRINKLER
S/P SHEAR PANEL
S.S. STAINLESS STEEL
S.S.D. SEE STRUCTURAL DRAWINGS
STAG. STAGGERED
STD. STANDARD
STL. STEEL
STR. STRAIGHT
STRUCT. STRUCTURAL
SUPPT. SUPPORT
SYM. SYMMETRICAL

T. TREAD
T & B TOP AND BOTTOM
T.D. TOP OF DRAIN
TEL. TELEPHONE
TEMP. TEMPERED / TEMPORARY
THK. THICK
THRD. THREADED
T.O.B. TOP OF BLOCK
T.O.C. TOP OF CURB
T.O.P. TOP OF PARAPET
T.O.R. TOP OF ROOF
T.O.S. TOP OF SHEATHING / TOP OF STEEL
T.O.W. TOP OF WINDOW / TOP OF WALL

U.N.O. UNLESS OTHERWISE NOTED

VERT. VERTICAL
V.C.P. VITRIFIED CLAY PIPE
V.I.F. VERIFY IN FIELD
V.T.R. VENT THROUGHT ROOF

W. WEST / WOMEN
WD. WOOD
WIND. WINDOW
W/ WITH
W.F. WIDE FLANGE
W.O. WITHOUT
W.P. WORKING POINT
W/P WATER PROOF / ING
W.R. WATER RESISTENT
W.S. WALL SECTION
W.W.F. WELDED WIRE FABRIC

& AND
# NUMBER / POUND

PROJECT INFORMATION

GENERAL INFORMATION

PROJECT ADDRESS: 6000 SANTA MONICA BLVD.

OWNER INFORMATION: HOLLYWOOD FOREVER CEMETERY, INC.
6000 SANTA MONICA BLVD. LOS ANGELES, CA 90038
323-886-0181

PROJECT DESCRIPTION:
1. PERMIT THE SALE OF ALCOHOLIC BEVERAGES TO INCLUDE FULL-LINE (BEER, WINE, LIQUOR) FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH THE OPERATION OF THE EXISTING CEMETERY; INCLUDING DURING SPECIAL, COMMUNITY, AND CULTURAL EVENTS, AS WELL AS DURING NORMAL OPERATING EVENTS, SUCH AS MEMORIAL SERVICES AND RECEPTIONS.
2. PERMIT THE CONTINUED USE OF THE CEMETERY FOR SPECIAL, COMMUNITY, AND CULTURAL EVENTS WITH UP TO 150 OF THESES EVENTS ANNUALLY.

LEGAL

LEGAL DESCRIPTION:
A PORTION OF NORTHWEST 1/4 , SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF LOS ANGELES STATE OF CALIFORNIA.

THOMAS BROTHERS GRID: PAGE 593 – GRID F6
ASSESSOR PARCEL NUMBER: 5534-020-939
TRACT: HOLLYWOOD CEMETERY
MAP REFERENCE: RF 209 MAP 1011
BLOCK: NONE
LOT: NONE
MAP SHEET: 2

JURISDICTIONAL

COMMUNITY PLAN AREA: HOLLYWOOD
AREA PLANNING COMMISSION: CENTRAL
NEIGHBORHOOD COUNCIL: HOLLYWOOD STUDIO DISTRICT
COUNCIL DISTRICT: CD 13-MITCH O'FARRELL
CENSUS TRACT NUMBER: 1917.10
LADBS DISTRICT OFFICE: LOS ANGELES METRO

PLANNING AND ZONING

ZONING: (T)(Q)A1-2D
GENERAL PLAN LAND USE: OPEN SPACE
GENERAL PLAN NOTE: YES
HILLSIDE AREA (ZONING CODE): NO
HISTORIC PRESERVATION REVIEW: YES

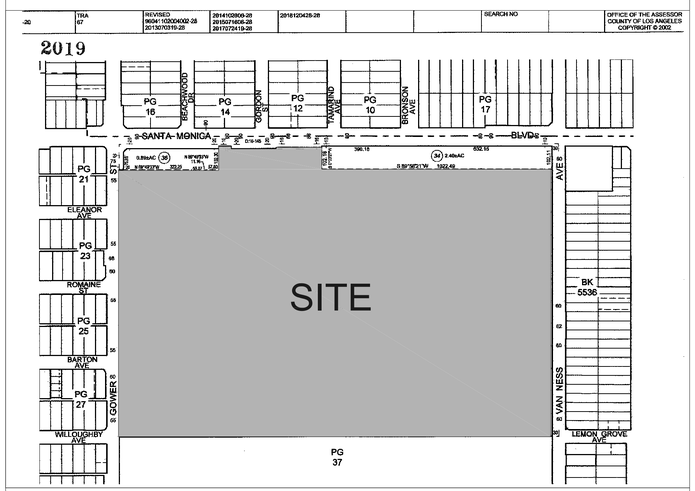
LOT AREA, EXISTING BUILT AREA & FAR:

LOT AREA (CALCULATED): 2,307,240' SF PER ASSESSOR
EXISTING BUILT AREA: 293,534 SF
ALLOWED FAR FOR HEIGHT DISTRICT 2: 3:1
EXISTING FAR: 0.13:1

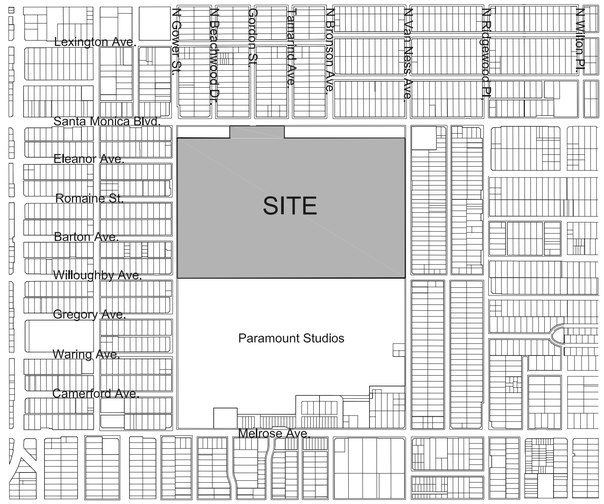
PARKING:

EXISTING STRIPED PARKING: 168 PARKING SPACES
PARKING ON INTERIOR ROADS: 360 PARKING SPACES
TOTAL EXISTING PARKING: 528 PARKING SPACES

ASSESSOR MAP



NEIGHBORHOOD MAP



HOLLYWOOD FOREVER CEMETERY

DRAWING INDEX

GENERAL
G0 COVER SHEET & PROJECT INFORMATION
G1 SURVEY

ARCHITECTURAL
A1.1 SITE PLAN
A1.2 MASONIC LODGE PLANS
A1.3 FAIRBANKS LAWN PLAN

OWNER:
HOLLYWOOD FOREVER CEMETERY, INC
6000 SANTA MONICA BLVD.
LOS ANGELES, CA 90038
323 886 0181

LICENSED ARCHITECT
JOSE I. HERRASTI
C-32295
REN. 4-30-21
STATE OF CALIFORNIA

ARCHITECT:
MITUS
1340 E 6TH STREET SUITE 303
LOS ANGELES, CA 90021
213 232 1606

ENTITLEMENT SET

PRINT RECORD:

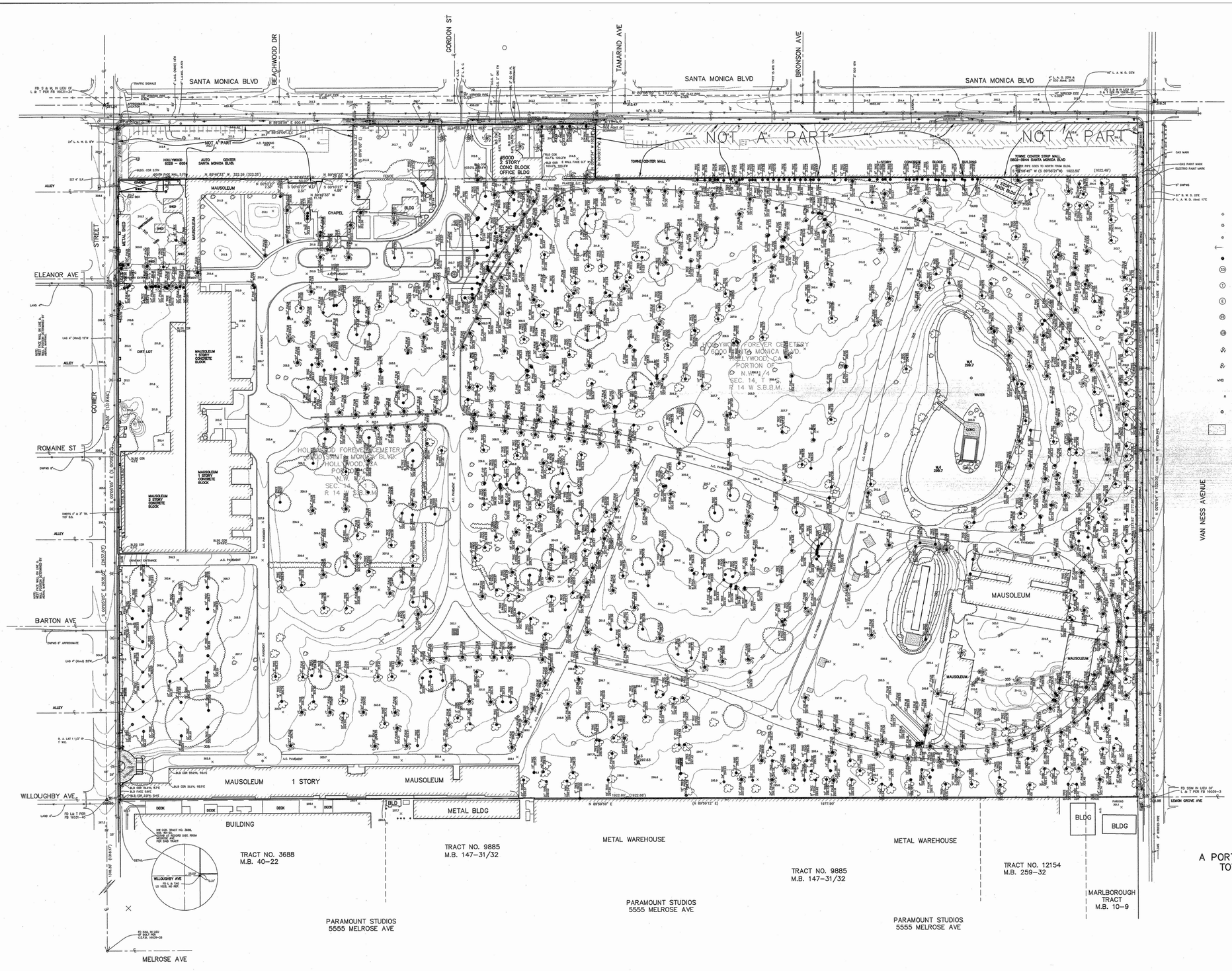
DATE	DESCRIPTION	REV.
7/29/2019	FOR REVIEW	
8/14/2019	FOR REVIEW	
8/16/2019	FOR REVIEW	
8/19/2019	ENTITLEMENT	

PROJECT NAME:
Hollywood Forever Cemetery

PROJECT LOCATION:
6000 Santa Monica Blvd,
LOS ANGELES, CA 90038

SHEET TITLE:
COVER SHEET AND PROJECT INFORMATION

SHEET NUMBER:
G0



LEGEND

- POWER POLE
- LIGHT POLE
- GUY POLE
- GUY ANCHOR
- METAL POST
- STORM MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- WATER VALVE
- GAS VALVE
- WATER METER
- SIGN
- FOUND MONUMENT
- CONCRETE SURFACE
- TELEPHONE VAULT
- WATER VAULT
- ELECTRIC VAULT
- TRAFFIC SIGNAL VAULT
- STREET LIGHT VAULT
- TRAFFIC SIGNAL
- FIRE HYDRANT
- MOVABLE TREE PLANTER
- FENCE
- ELECTRIC LINE
- CABLE TELEVISION LINE
- GAS LINE
- WATER LINE
- OVERHEAD WIRES
- OIL LINE
- TELEPHONE LINE

ARCHITECTURAL SURVEY
OF
A PORTION OF NORTHWEST 1/4, SECTION 14,
TOWNSHIP 1 SOUTH, RANGE 14 WEST,
SAN BERNARDINO MERIDIAN
IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
FOR
HOLLYWOOD FOREVER, INC.

C.W. COOK CO.
Land Surveying · Civil Engineering · Land Use Entitlements
1851 Sierra Gardens Drive, Suite 8 Piru
Los Angeles Outside Area 90065—(805) 521-2324 (805) 636-4405
Tel. (805) 636-4405 or (800) 536-2665
http://www.cwcook.com
"Quality and Experience on Your Side"
S:\1998\98-1947\1947AL40.DWG

6000 SANTA MONICA BLVD.
LOS ANGELES, CA

Scale:	1" = 60'
Drawn By:	TAG
Checked By:	
Date:	8/27/98
Job No.:	F-98-1947-E

OWNER:
HOLLYWOOD FOREVER CEMETERY, INC
6000 SANTA MONICA BLVD.
LOS ANGELES, CA 90038
323 886 0181

LICENSED ARCHITECT
JOSE I. HERRASTI
C-32295
REN. 4-30-21
STATE OF CALIFORNIA

ARCHITECT:
MUTUS
1340 E 6TH STREET SUITE 303
LOS ANGELES, CA 90021
213 232 1606

ENTITLEMENT SET

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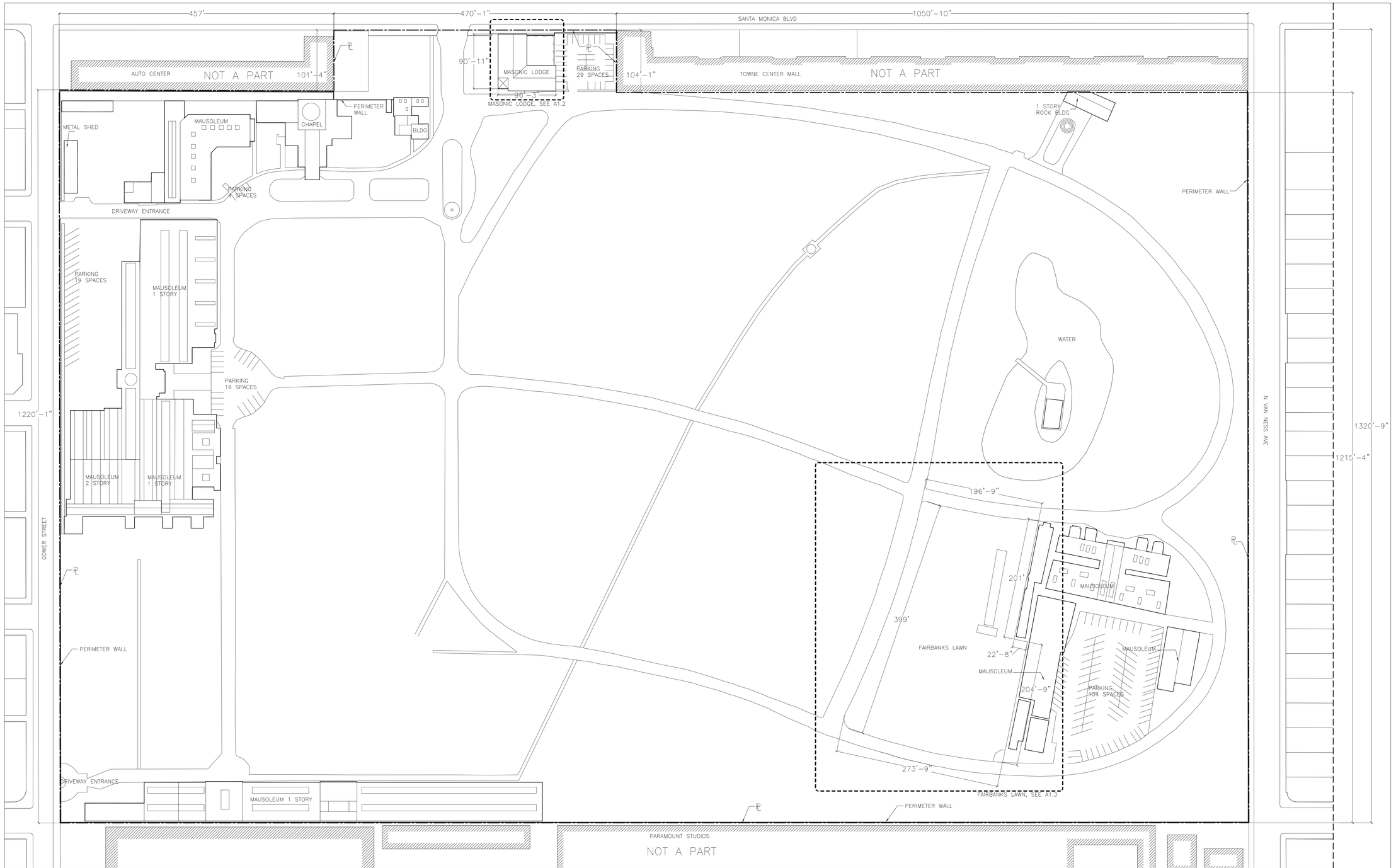
DATE	DESCRIPTION	REV.
7/29/2019	FOR REVIEW	
8/14/2019	FOR REVIEW	
8/16/2019	FOR REVIEW	
8/19/2019	ENTITLEMENT	

PROJECT NAME:
Hollywood Forever Cemetery

PROJECT LOCATION:
6000 Santa Monica Blvd,
LOS ANGELES, CA 90038

SHEET TITLE:
SURVEY

SHEET NUMBER:
G1



SPECIAL EVENT LOCATIONS	
MASONIC LODGE	PRIVATE EVENT RENTALS
	INDOOR CONCERTS
	LITERATURE READINGS
	PODCASTS/LIVE TAPINGS
FAIRBANKS LAWN	LARGE MEMORIAL SERVICES
	OUTDOOR CONCERTS
	FILM SCREENINGS
	DIA DE LOS MUERTOS FESTIVAL
	FUNDRAISER/VIP EVENTS

PARKING

STRIPED PARKING PER SITE PLAN: 168 SPACES
PARKING ON INTERIOR ROADS: 360 SPACES
TOTAL PARKING: 528

N

SITE PLAN (A)

SCALE: 1"=75'

OWNER:

HOLLYWOOD FOREVER CEMETERY, INC
6000 SANTA MONICA BLVD.
LOS ANGELES, CA 90038
323 886 0181

LICENSED ARCHITECT
JOSE I. HERRASTI
C-32295
REN. 4-30-21
STATE OF CALIFORNIA

ARCHITECT:

MUTUS
1340 E 6TH STREET SUITE 303
LOS ANGELES, CA 90021
213 232 1606

ENTITLEMENT SET

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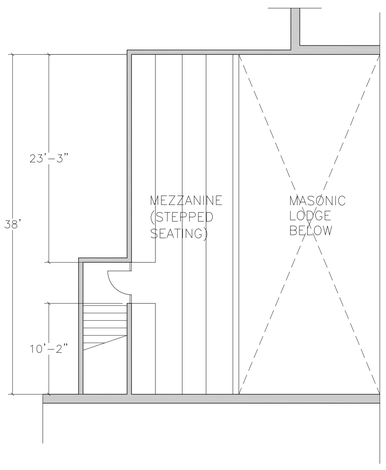
DATE	DESCRIPTION	REV.
7/29/2019	FOR REVIEW	
8/14/2019	FOR REVIEW	
8/16/2019	FOR REVIEW	
8/19/2019	ENTITLEMENT	
3/5/2020	ENTITLEMENT UPDATES	

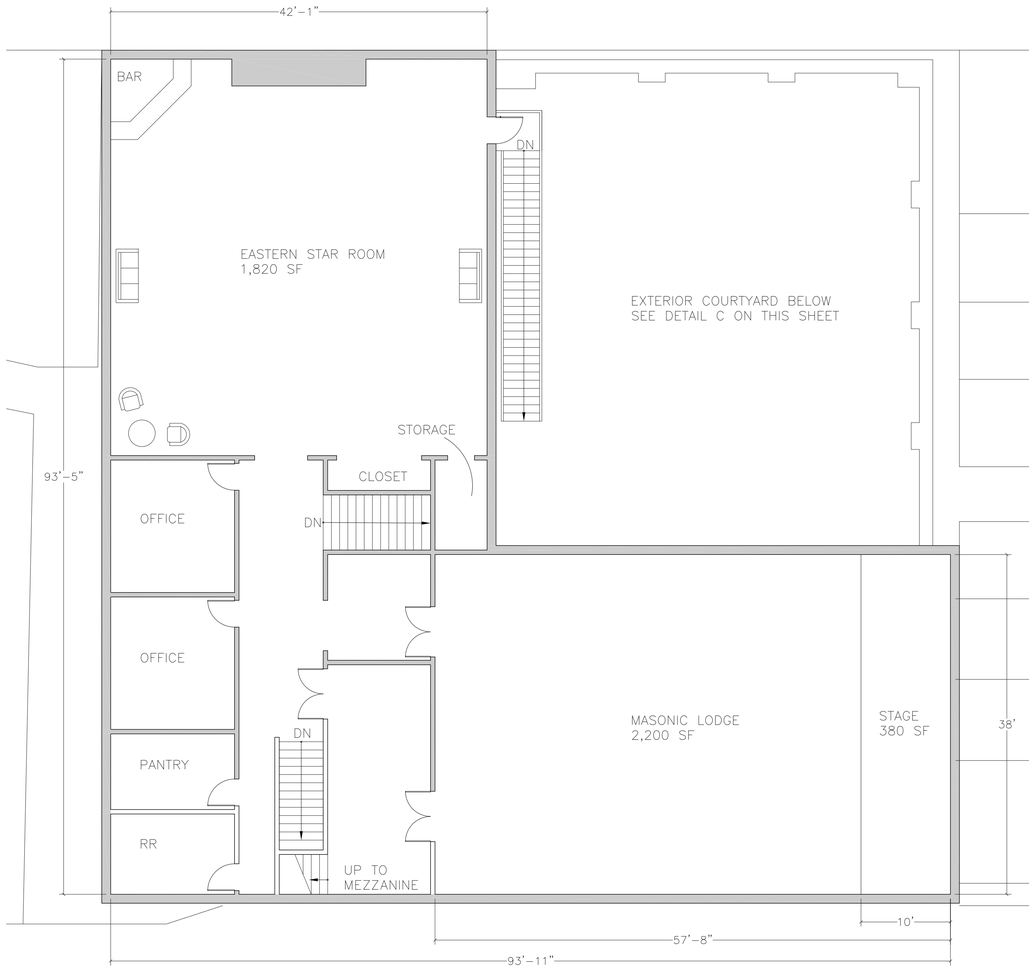
PROJECT NAME:
Hollywood Forever Cemetery

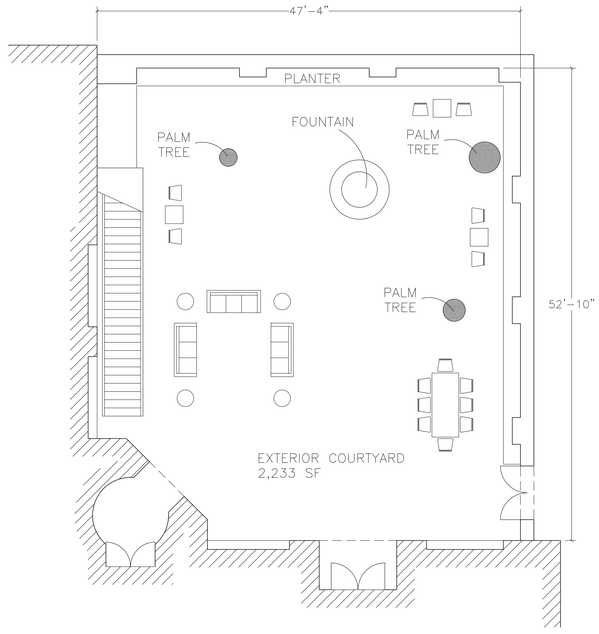
PROJECT LOCATION:
6000 Santa Monica Blvd,
LOS ANGELES, CA 90038

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1.1







N

GROUND FLOOR
EXTERIOR COURTYARD PLAN (C)

SCALE: 1/8" = 1'-0"

PER SECTION 1004.1.1.2 ADJACENT LEVELS FOR MEZZANINES. THAT PORTION OF OCCUPANT LOAD OF A MEZZANINE WITH ALL REQUIRED EGRESS THROUGH A ROOM, AREA OR SPACE ON AN ADJACENT LEVEL SHALL BE ADDED TO THE OCCUPANT LOAD OF THAT ROOM, AREA OR SPACE.

PER SECTION 1004.4 FIXED SEATING. FOR AREAS HAVING FIXED SEATING WITHOUT DIVIDING ARMS, THE OCCUPANT LOAD SHALL NOT BE LESS THAN THE NUMBER OF SEATS BASED ON ONE PERSON FOR EACH 18" OF SEATING LENGTH.

38'+38'+23'-3"+10'-2"=109'-5"=1,313"/18"=72 OCCUPANTS

N

MEZZANINE
MASONIC LODGE FLOOR PLAN (B)

SCALE: 1/8" = 1'-0"

NUMBER OF OCCUPANTS PER TABLE 1004.2

FOR ASSEMBLY WITHOUT FIXED SEATS-STANDING, OCCUPANT LOAD FACTOR IS 1 OCCUPANT PER 5 SF OF NET AREA.

1,820 SF/5 SF=364 OCCUPANTS

N

SECOND LEVEL
MASONIC LODGE FLOOR PLAN (A)

SCALE: 1/8" = 1'-0"

TOTAL NUMBER OF OCCUPANTS:
364 (LODGE)+72 (MEZZANINE)=436

OWNER:

HOLLYWOOD FOREVER CEMETERY, INC
6000 SANTA MONICA BLVD.
LOS ANGELES, CA 90038
323 886 0181

LICENSED ARCHITECT
JOSE I. HERRASTI
C-32295
REN. 4-30-21
STATE OF CALIFORNIA

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1340 E 6TH STREET SUITE 303
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213 232 1606

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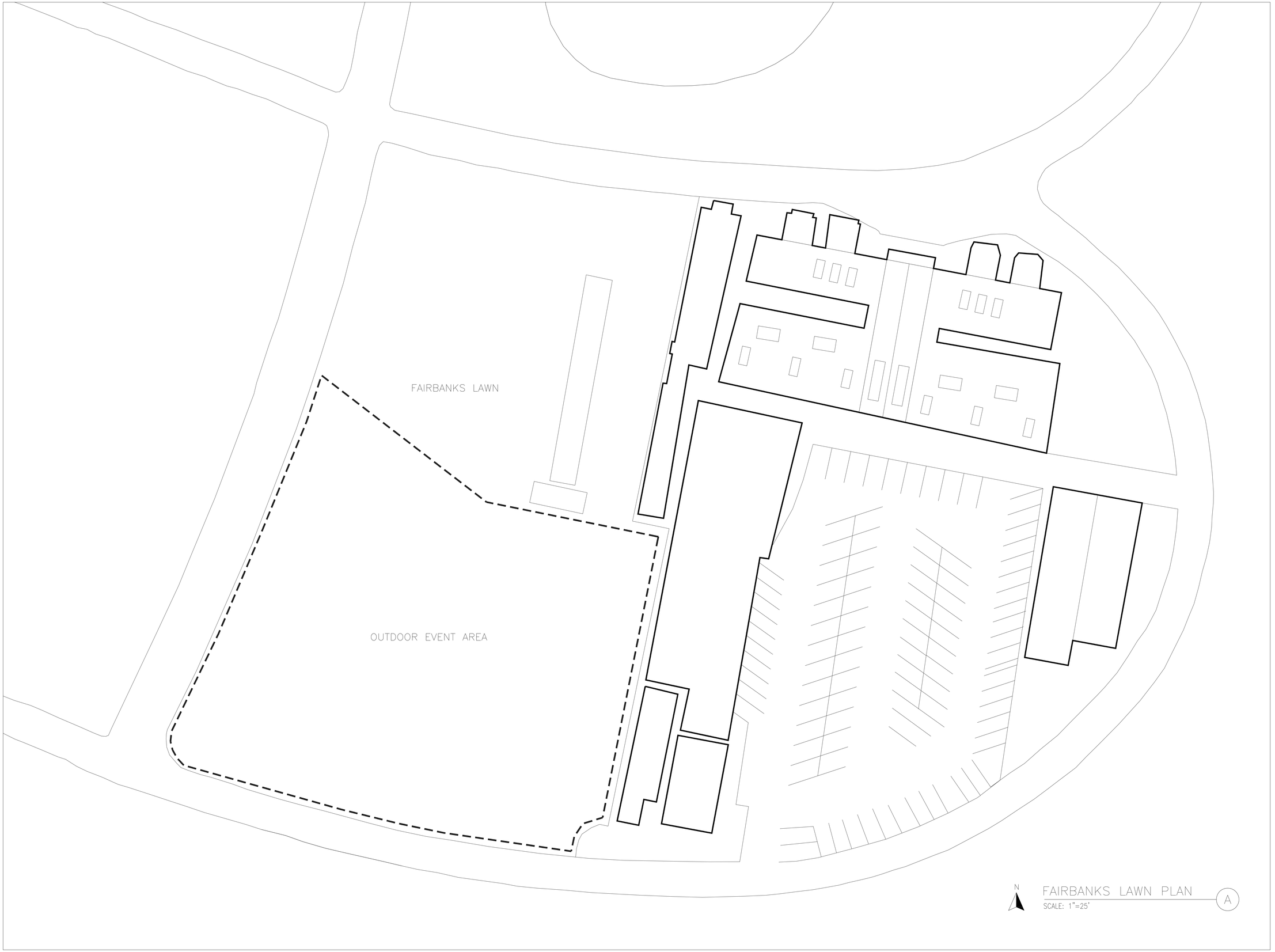
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8/16/2019	FOR REVIEW	
8/19/2019	ENTITLEMENT	

PROJECT NAME:
Hollywood Forever Cemetery

PROJECT LOCATION:
6000 Santa Monica Blvd,
LOS ANGELES, CA 90038

SHEET TITLE:
MASONIC LODGE
CONCEPTUAL LAYOUT PLANS

SHEET NUMBER:
A1.2



FAIRBANKS LAWN PLAN (A)
SCALE: 1"=25'

OWNER:
HOLLYWOOD FOREVER CEMETERY, INC
6000 SANTA MONICA BLVD.
LOS ANGELES, CA 90038
323 886 0181

LICENSED ARCHITECT
JOSE I. HERRASTI
C-32295
REN. 4-30-21
STATE OF CALIFORNIA

ARCHITECT:
MUTUS
1340 E 6TH STREET SUITE 303
LOS ANGELES, CA 90021
213 232 1606

ENTITLEMENT SET

PRINT RECORD:

DATE	DESCRIPTION	REV.
7/29/2019	FOR REVIEW	
8/14/2019	FOR REVIEW	
8/16/2019	FOR REVIEW	
8/19/2019	ENTITLEMENT	

PROJECT NAME:
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6000 Santa Monica Blvd,
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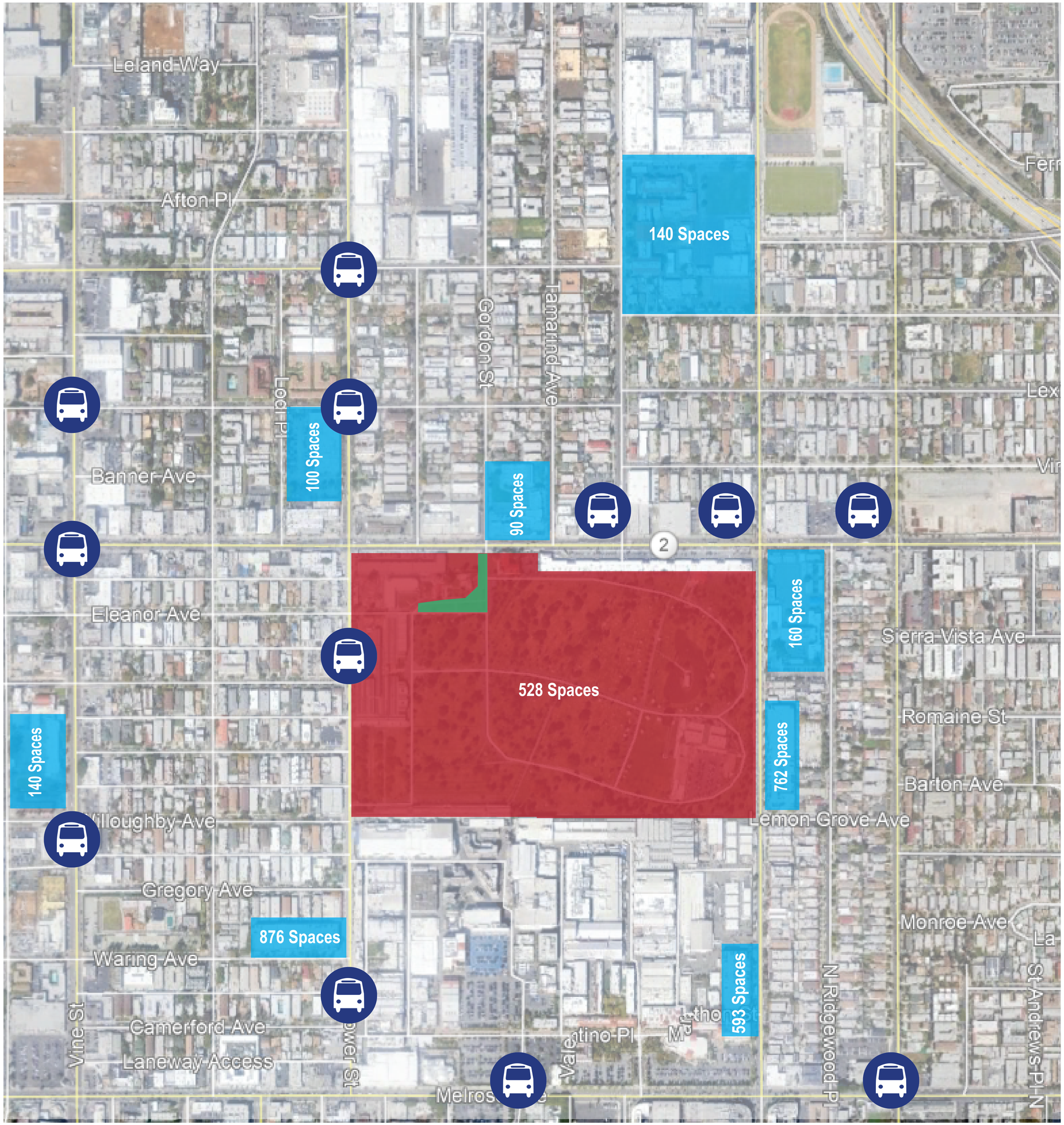
SHEET TITLE:
FAIRBANKS LAWN CONCEPTUAL EVENT LAYOUT

SHEET NUMBER:
A1.3

Typical Parking for Moderate and Large Events*

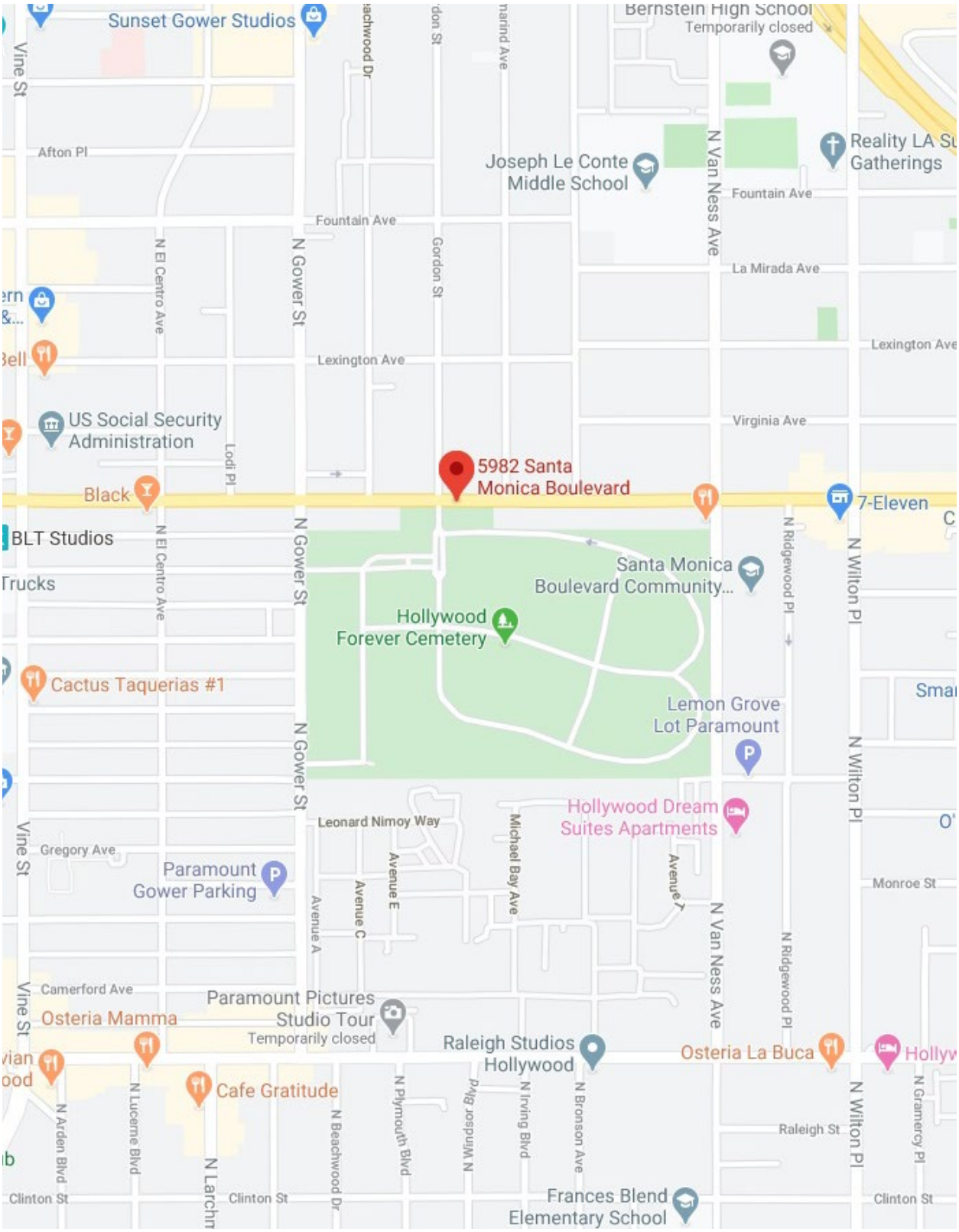
Transit Stop	
Rideshare Pickup / Dropoff	
On-Site Parking	
Off-Site Parking	
Total	3,389 Spaces

*Parking varies by size and scale of event. Off-site parking locations and availability subject to change.



CPC-2019-5010-CUB-CU
Exhibit B

VICINITY MAP



LEGAL : PORTION OF UNNUMBERED LOT, HOLLYWOOD CEMETARY, R.F. 156. (SEE APPLICATION)

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850
gcmapping@radiusmaps.com

CONDITIONAL USE PERMIT
CONDITIONAL USE - ALCOHOL

SITE ADDRESS:
6000 SANTA MONICA BLVD.

52.96 NET AC.

CASE NO.
DATE: 03-10-2020
SCALE: 1" = 100'
USES FIELD
D.M. 144 B 189, 141 B 189

T.B. PAGE: 593 GRID: G-6, G-5

CPC-2019-5010-CUB-CU
Exhibit C

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

Categorical Exemption

Hollywood Forever Cemetery Project

Case Number: ENV-2019-5013-CE

Project Location: 5970 - 6000 W. Santa Monica Boulevard, 900 N. Gower Street, and 915 and 1001 N. Van Ness Avenue, Los Angeles, CA 90038

Community Plan Area: Hollywood

Council District: 13 – O'Farrell

Project Description: The Project consists of the continued operations of the existing 53-acre cemetery, including up to 150 yearly special, community, and cultural events and alcohol service between the hours of 11:00 A.M. and 2:00 A.M. daily. Special, community, and cultural events include charitable fundraisers, exhibitions, film screenings, concerts, cultural festivals, and the like. Daily Cemetery programming includes memorial services and receptions, many religious ceremonies and customs require the dispensing and consumption of alcoholic beverages. In order to implement the Project, the Applicant is requesting approval of the following discretionary actions from the City:

1) Pursuant to LAMC Section 12.24 U.2, a Conditional Use to allow Auditoriums, Stadiums, Arenas and like uses in the A1 Zone to allow the hosting of a maximum of 150 special events per year.

2) Pursuant to LAMC 12.24.W.1, a Conditional Use to permit the sale and dispensing of full-line (beer, wine, liquor) alcoholic beverages for on-site consumption, pursuant to a Type 88 ABC license, with alcohol service permissible between the hours of 11:00 AM to 2:00 AM daily in conjunction with the continued operations of the Cemetery and ancillary special, community, and cultural events.

PREPARED FOR:
The City of Los Angeles
Department of City Planning

PREPARED BY:
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315,
Van Nuys, CA 91406

APPLICANT:
Hollywood Forever, Inc

July 2020

Table of Contents

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1 Project Information....1
2 Regulatory Setting....2
3 Environmental Setting....5
4 Project Description....10
5 CEQA Guidelines Section 15323....14
6 CEQA Guidelines 15300.2....16

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1 Cemetery Site....9
2 Circulation Map....12

Appendices

A-1 Transportation-related CEQA Thresholds Analysis, Gibson Transportation, June 18, 2020
A-2 LADOT Letter, June 25, 2020
B-1 Historical Resources Technical Report, Historic Resources Group, September 20, 2019
B-2 Office of Historic Resources email, March 18, 2020

CATEGORICAL EXEMPTION

Hollywood Forever Cemetery

1 Project Information

Project Title: Hollywood Forever Cemetery Project

Document Type: Categorical Exemption (CE) for the continued sale and dispensing of full-line alcoholic beverages for on-site consumption throughout an existing 53-acre cemetery as part of the cemetery's existing programming of daily, special, community, and cultural events with alcohol service between the hours of 11:00 A.M. and 2:00 A.M. daily. (The Project)

Project Description: The Project consists of the continued operations of the existing 53-acre cemetery, including up to 150 yearly special, community, and cultural events and alcohol service between the hours of 11:00 A.M. and 2:00 A.M. daily. Special, community, and cultural events include charitable fundraisers, exhibitions, film screenings, concerts, cultural festivals, and the like. Daily Cemetery programming includes memorial services and receptions, many religious ceremonies and customs require the dispensing and consumption of alcoholic beverages.

Environmental No.: ENV-2019-5013-CE

Related Case No.: CPC-2019-5010-CUB-CU

Project Location: 5970 - 6000 W. Santa Monica Boulevard, 900 N. Gower Street, and 915 and 1001 N. Van Ness Avenue, Los Angeles, CA 90038 (Site)

Lead Agency: City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 621, Los Angeles, CA 90012

Contact: May Sirinopwongsagon, City Planner
(213) 978-1372, may.sirinopwongsagon@lacity.org

Applicant: Hollywood Forever, Inc.

Prepared By: CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315, Van Nuys, CA 91406
Seth Wulkan, Project Manager
310-469-6704, seth@ceqa-nepa.com

Appendices **A-1** - Transportation-related CEQA Thresholds Analysis, Gibson Transportation, June 2020

A-2 - LADOT Letter, June 25, 2020

B-1 - Historic Resources Technical Report, Historic Resources Group, September 20, 2019

B-2 - Office of Historic Resources email, March 18, 2020

2 Regulatory Setting

California Environmental Quality Act (CEQA) Guidelines, Article 19 (Categorical Exemptions):

2.1 Categorical Exemptions

CEQA requires the Secretary of Natural Resources Agency to designate classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. Lead agencies are not required to prepare an Environmental Impact Report or Mitigated Negative Declaration for these categorically exempt projects unless an exception to the categorical exemption set forth in Section 15300.2 of the CEQA Guidelines applies.

2.2 Section 15300.2. Exceptions

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply [in] all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

2.3 Section 15323. Normal Operations Of Facilities For Public Gatherings

Class 23 consists of the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same

or similar kind of purpose. For the purposes of this section, "past history" shall mean that the same or similar kind of activity has been occurring for at least three years and that there is a reasonable expectation that the future occurrence of the activity would not represent a change in the operation of the facility. Facilities included within this exemption include, but are not limited to, racetracks, stadiums, convention centers, auditoriums, amphitheaters, planetariums, swimming pools, and amusement parks.

3 Environmental Setting

3.1 Project Location

The Site is located at 5970 – 6000 West Santa Monica Boulevard, 900 North Gower Street, and 915 and 1001 North Van Ness Avenue, known as the Hollywood Forever Cemetery (Site). The Site has 470 feet of frontage on the south side of Santa Monica Boulevard, 1,215 feet of frontage along Van Ness Avenue to the east and 1,220 feet of frontage along Gower Street to the west. The Site is located within the Hollywood Community Plan area of the City of Los Angeles (City), 90038 in the County of Los Angeles (County).

3.2 Surrounding Land Uses

Hollywood Forever Cemetery was originally founded in 1899 and predates the development of adjacent land uses. Since the 19th Century, Santa Monica Boulevard transformed into a dense commercial corridor within the highly developed Hollywood neighborhood. Today, the Site is surrounded by a diversity of land uses.

- North: To the north, the Site is bounded by Santa Monica Boulevard, designated as a Modified Avenue I in the Mobility Plan 2035. The adjacent properties located on the southern side of Santa Monica Boulevard are zoned C2-1D and the properties on the northern side of Santa Monica Boulevard are zoned CM-1VL. This area of Santa Monica Boulevard is characterized by one-story commercial uses and residential uses.

- West: To the west of the Site is Gower Street, designated as a Modified Avenue III in the Mobility Plan 2035. The properties located along the western side of Gower Street are zoned [Q]C2-1VL and developed primarily with several one-story automotive uses and wholesale shops. Further west are commercial uses and multi-family residential uses. This area is zoned C2-1D and R3-1XL.

- East: To the east, the Site is bounded by Van Ness Avenue, designated as a Modified Collector in the Mobility Plan 2035. The properties on the eastern side of Van Ness Avenue are zoned [Q]PF-1XL, R3-1, and PPSP[1]. The Santa Monica Boulevard Community Charter School is located at the corner of Santa Monica and Van Ness (1022 Van Ness). There are three parcels located mid-block along Van Ness Avenue, which are developed with multi-family residential uses (956-976 Van Ness). The Site located at the northeast corner of Van Ness Avenue and Lemon Grove Avenue is developed with a 4-story parking structure owned by Paramount Studios (900 Van Ness).

- South: To the south, the Site abuts the Paramount Pictures studio lot containing assorted sound stages, production warehouses, and office buildings. The area is zoned PPSP for the Paramount Pictures Specific Plan.

1 Paramount Pictures Specific Plan.

3.3 Bicycle and Pedestrian Facilities

Dedicated bicycle lanes are present on Bronson Avenue between Santa Monica Boulevard and La Mirada Avenue. Wilton Place is listed as a Tier 2 Bicycle Lane. Santa Monica Boulevard is listed on the Bicycle Land Network map as a Tier 3 bicycle lane.[2]

There are existing sidewalks along the Site's north, west, and east boundaries. Striped crosswalks are provided at the intersections of Van Ness / Santa Monica, Bronson / Santa Monica, and Gower / Santa Monica, in the immediately vicinity of the Site.

3.4 Public Transit

The Site is within a High Quality Transit Area (HQTA)[3] as defined by the Southern California Association of Governments (SCAG), which reflect areas with rail transit service or bus service where lines have peak headways of less than 15 minutes. The Site is also located within a designated Transit Priority Area (TPA), as defined by Senate Bill 743 (SB 743). The intersections of Santa Monica / Vine and Santa Monica / Western are both Major Transit Stops.[4] The Los Angeles County Metropolitan Transportation Authority (Metro) and Los Angeles Department of Transportation (LADOT) operate public transit in the area.

- Metro Line 4 and LADOT DASH Hollywood/Wilshire stops are located at the intersection of Santa Monica and Gower, 650 feet west of the main entrance (Gordon Street entrance) of the Site.

- Metro Lines 4, 210, Rapid 704 stops are located at the intersection of Santa Monica and Vine, 1,950 feet west of the main entrance (Gordon Street entrance) of the Site.

- Metro Lines 4, Rapid 704, Rapid 757 stops are located at the intersection of Santa Monica and Western, 3,300 feet east of the main entrance (Gordon Street entrance) of the Site.

3.5 Zoning

Table 1, Project Site, lists the Site's APNs, zoning and land use designation. The Site has a general plan land use designation of Open Space and a zoning designation of (T)(Q)A1-2D, with an underlying zone of A1-1XL, pursuant to Ordinance No. 184,868, which became effective on May 22, 2017.[5] The zone change was adopted with temporary Tentative "T" Conditions, Qualified "Q" Conditions, and Development "D" Limitations which must be effectuated within six (6) years of the effective date of the Ordinance. When the zone change has been effectuated through compliance with the adopted T and Q Conditions, the zone will become QA1-2D. While the T and Q Conditions are temporary and may expire, the D Limitations do not expire pursuant to LAMC Section 12.32-G(4)(d).

2 Mobility Plan 2035, Map D2: https://ladotlivablestreets-cms.org/uploads/797590959df54d2c8a49879758c1ce6f.pdf

3 http://gisdata-scag.opendata.arcgis.com/datasets/1f6204210fa9420b87bb2e6c147e85c3_0

4 Measured from Site property line to station entrance.

5 Case No. CPC-2013-3262-ZC-HD-PUB-ZV-ZAA-SPR (Previous Entitlement)

Table 1
Project Site

Address	APN	Zone	Land Use
900 N. Gower Street	5534-020-BRK	(T)(Q)A1-2D	Open Space
915, 1001 N. Van Ness Avenue	5534-020-BRK	(T)(Q)A1-2D	Open Space
5970 – 6000 W. Santa Monica Boulevard	5534-020-BRK	(T)(Q)A1-2D	Open Space
Source: Zone Information & Map Access System (ZIMAS): http://zimas.lacity.org, March 2020.			

The following Zoning Information (ZI) bulletins are identified on the Site, as shown on ZIMAS:

- ZI-1812 Department of Building and Safety Inter-Departmental Correspondence
- ZI-2452 Transit Priority Area in the City of Los Angeles
- ZI-2374 Los Angeles State Enterprise Zone
- ZI-2438 Equine Keeping in the City of Los Angeles

3.6 Existing Conditions

The Site is currently improved with a 53-acre cemetery with park-like landscape of rolling lawns planted with a variety of mature trees, shrubs and other planting and includes existing chapels, administration buildings, crematories, and mausoleums with a total built out floor area of approximately 293,534 square feet.

The Cemetery's primary use is as a place for honoring lost loved ones. Ancillary to the cemetery use, Hollywood Forever has a long history of hosting cultural, community, and special events. Some of the earliest events on record at the Cemetery include a memorial service for Rudolph Valentino with 5,000 - 20,000 attendees in 1926 and a concert at the Masonic Lodge in 1932. Over the decades, the Cemetery has developed an annual program of community activities and events, including summer movie nights and concerts, festivals, and private event rentals.

The Cemetery currently holds up to 115 community, cultural, and special events annually that are open to the public as shown in **Table 2** below. The table does not include memorial services and receptions, which are generally not open to the public, but include larger memorial services that are open to the public, such as services honoring prominent public figures. Events, including small and large memorial services, often include food and alcoholic beverage service, which is common among some religious ceremonies. Temporary stands are typically constructed to serve food and alcoholic and non-alcoholic beverages to visitors during the events.

Table 2
Typical Annual Event and Programming Frequency

	Event	Location	Hours	Approximate Attendance	Annual Frequency	Monthly Frequency
By-Right Events						
1.	Large Memorial Services	Fairbanks Lawn	Times vary	1,000-2,000	4	<1
2.	Private Rental Events	Masonic Lodge	Start: 8:00 P.M. End: 11:00 P.M.	225	5	<1
3.	Indoor Concerts	Masonic Lodge	Start: 8:00 P.M. End: 11:00 P.M.	50-295	55	4-5
4.	Literature Readings	Masonic Lodge	Start: 7:00 P.M. End: 10:00 P.M.	50-295	6	<1
5.	Podcasts/Live Tapings	Masonic Lodge	Start: 8:00 P.M. End: 11:00 P.M.	50-295	4	<1
Events Requiring TSE Permits						
6.	Outdoor Concerts	Fairbanks Lawn	Start: 6:30 P.M. Show: 7:00 P.M.– 10:00 P.M. End: 11:00 P.M.	3,500	4	<1 (Spring/Fall)
7.	Día de Los Muertos Festival	Throughout Cemetery	12:00 P.M.– 12:00 A.M.	24,500-32,500	1	<1 (Oct/Nov only)
8.	Film Screenings	Fairbanks Lawn	Start: 6:45 P.M. Film: 8:30 P.M. End: 11:00 P.M.	1,500-3,500	30	5 (May – Oct)
9.	Fundraiser Screenings, VIP Events and Multi-Day Events	Fairbanks Lawn/Masonic Lodge	Times vary	295-2,000	6	<1
				TOTAL:	**115**	**Varies**

TSE = Temporary Special Event
Source: Traffic Impact Analysis, Overland Traffic Consultants, December 2019.

Special, community, and cultural events include charitable fundraisers, exhibitions, film screenings, concerts, cultural festivals, and the like. Of the 115 total annual special events, approximately 74 are allowed by-right, such as large memorial services, private event rentals, and events at the Masonic Lodge. The remaining events, including outdoor concerts, film screenings, and the annual Día de los Muertos festival, have traditionally been permitted through Temporary Special Event (TSE) Permits. However, beginning in late 2017, the Department of Building and Safety concluded that TSE Permits were no longer necessary for film screenings because no stages, temporary structures, or large tents are constructed.

The public events occur primarily in two locations on the Cemetery grounds as shown in **Figure 1**. The first location is the Masonic Lodge, located near the main entrance of the Cemetery along Santa Monica Boulevard. The Lodge is considered an assembly use[6] and has hosted

[6] Los Angeles Department of Building and Safety, building permit dated March 11, 1931 for Masonic Lodge, classified the building as lodge and store building.

concerts, literature readings, live tapings, and other special events since its opening in 1932. The Masonic Lodge would continue to host concerts, literature readings, live podcast tapings, and other special events. The Masonic Lodge is also available for private rentals.

The second location is the Fairbanks Lawn, located towards the rear of the grounds, at the southeast corner of the Site. The Fairbanks Lawn is an open lawn area. Events include concerts, fundraisers, and the outdoor movie screenings where films are projected on the wall of an adjacent building. The annual Día de los Muertos festival is the only special event to occur throughout the Cemetery. The event takes place across approximately half of the Cemetery grounds, where families create altars and offerings to commemorate the dead.

Attendance at the events ranges from 50 to 295 persons at the Masonic Lodge (capacity of 436 people), 1,000 to 3,500 at outdoor concerts and movie screenings on the Fairbanks Lawn, and up to 35,000 people over the course of the 12-hour Día de los Muertos Festival that occurs throughout the Cemetery. Most events occur in the evening between 5:00 P.M. and 12:00 A.M. with the exception of the Día de los Muertos Festival, which occurs between 12:00 P.M. and 12:00 A.M. Events on the Fairbanks Lawn occur in the evening and primarily on the weekends.

Cemetery staff and security are present at all events to ensure the safety of all attendees, as well as the integrity of the Cemetery grounds. The Cemetery has Special Event Plans prepared in coordination with the Los Angeles Police Department (LAPD) and Los Angeles Fire Department (LAFD), which detail the operational needs, security staffing, noise, and traffic, parking, and circulation patterns of the events. The Los Angeles Department of Building and Safety (LADBS) issues temporary special event permits and inspects the facilities and electrical systems.

Figure 1
Cemetery Site



4 Project Description

4.1 Project Overview

The Project consists of the continued operations of the existing 53-acre cemetery, including up to 150 yearly special, community, and cultural events and alcohol service between the hours of 11:00 A.M. and 2:00 A.M. daily. Special, community, and cultural events include charitable fundraisers, exhibitions, film screenings, concerts, cultural festivals, and the like. Daily Cemetery programming include memorial services and receptions, many religious ceremonies and customs require the dispensing and consumption of alcoholic beverages.

The Project would utilize the existing facilities of the Cemetery and would not require the new construction of permanent structures; however, some events may require the setup or construction of temporary structures, such as stages or food stands.

The Cemetery is requesting a Conditional Use Permit to allow auditoriums, stadiums, arenas and the like uses in the A1 Zone to allow a maximum of 150 special events per year, excluding memorial services and receptions, without the need to obtain temporary single-day permits from the City to conduct the events. Additionally, the Cemetery is requesting a Conditional Use Permit for the service of alcoholic beverages in compliance with the Type 88 ABC license, with alcohol service between 11:00 A.M. and 2:00 A.M., throughout the Cemetery grounds without the need to obtain temporary single-day event permits from ABC.

The Applicant has traditionally requested temporary single-day permits from the California Alcohol Beverage Control (ABC) for the service of alcoholic beverages during these special events. The Applicant is requesting a permanent licensing solution to permit the continued service of alcoholic beverages without the need to continually request temporary grants and licenses. On September 18, 2018, the Governor of California signed into law Assembly Bill (AB) 1217, which amended Section 23039 and added Section 24045.76 of the Business and Professions Code and created a permanent ABC license Type 88 for the Cemetery. The Applicant is in the process of requesting this new license from ABC and is requesting this Conditional Use Permit to permit the sale of alcoholic beverages for on-site consumption in conjunction with the Type 88 ABC license.

4.2 Use Permitted

Pursuant to LAMC § 14.00.A.1, cemeteries are a permitted use in any zone as a public benefits project. Further, the use as a cemetery has existed on the Site since 1899. The Cemetery was first founded as Hollywood Cemetery as an aesthetic and cultural amenity for the surrounding community and one of the first lawn-park style cemeteries on the West Coast. The Cemetery has hosted large funerals for celebrities since at least the 1920s. In 1926, 5,000 people attended Rudolph Valentino's funeral on the Cemetery grounds while 20,000 more were on the streets following the funeral route. Cultural events have also been an activity at the Cemetery since its inception. The Masonic Lodge opened in 1932 as a community center and popular meeting place for fraternal organizations and other civic and cultural groups. Research indicates the Masonic Lodge was rented out for a choral performance, which was featured in the Los

Angeles Times newspaper. Events in the Masonic Lodge are considered a by-right use. Larger events, such as outdoor concerts and Día de los Muertos currently require a Temporary Special Event (TSE) permit. Events require a TSE permit if they meet the following criteria:

- Tents or canopies, larger than 450 square foot, on a residential property
- Tents or canopies, larger than 12 feet in length or width, on a commercial property
- Stages or platforms more than 30 inches above grade (structures higher than 30 inches intended for live loads require approved engineering prior to inspection)
- Grandstands or bleachers
- Structures higher than 12 feet
- Maximum duration not more than 5 days

As such, the uses proposed as part of this application have already occurred on the Site for decades through permits and other regulatory mechanisms.

4.3 Parking and Access

The Cemetery currently provides a total of 528 parking spaces, 50 short-term bicycle parking spaces, and nine long-term bicycle parking spaces for all uses on-site, last updated under the Previous Entitlement. For events at the Masonic Lodge and Fairbanks Lawn, vehicular access is provided off Santa Monica Boulevard through the main gate at the terminus of Gordon Street. Vehicle parking for events at the Masonic Lodge is free and provided within a surface parking lot adjacent to the building. Vehicle parking for outdoor events including concerts and movie screenings is provided at the Masonic Lodge and throughout the Site along the internal roads. The Applicant voluntarily provides additional parking for larger special events, such as film screenings off-site at the following Paramount Pictures lots: Gower Parking Structure (876 spaces), Lemon Grove Parking Structure (762 spaces) and Van Ness Parking Structure (593 spaces). Additional parking structures are also voluntarily made available for Día de los Muertos as is feasible (see **Figure 2**).

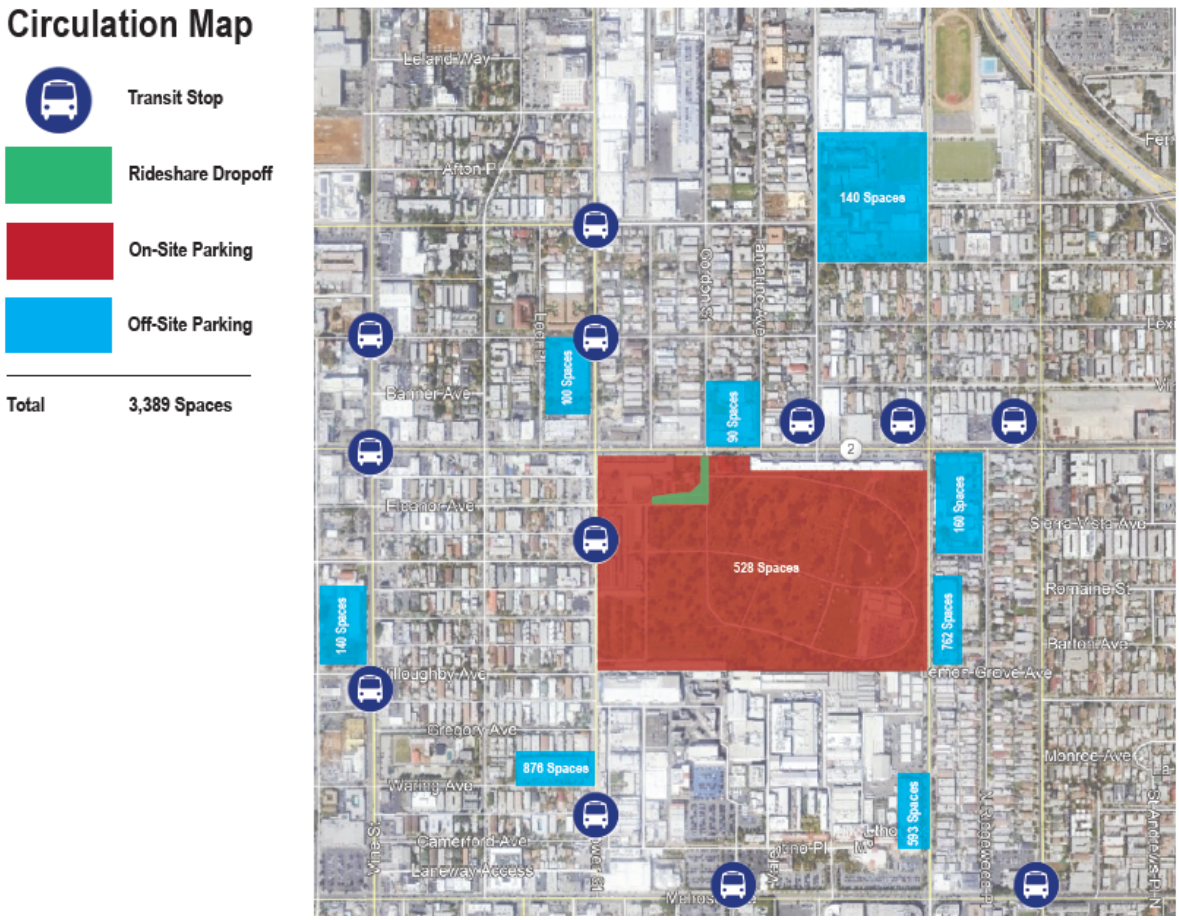
The Project does not contemplate any physical construction, which could result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Rather, the Applicant requests only approval of an operational element of the Cemetery. Typically, Auditorium uses are required to provide one parking space for each 35 square feet of floor area if there are no fixed seats. However, Section 12.21.A4(x) of the LAMC specifies that buildings on the National Register of Historic places are not required to provide additional parking in connection with a change of use. As discussed in Section 6(f) of this CE below, the Cemetery is listed on the National Register of Historic Places and in the California Register of Historical Resources. Thus, no additional parking is required or proposed.

Drop off and pick-up activities for Uber/Lyft type services occur inside the Cemetery gates at the main driveway on Santa Monica Boulevard. Personnel on Santa Monica Boulevard guide Uber/Lyft drivers into the Cemetery grounds for drop offs when needed and are identified by

personnel and monitored to provide continuous movement and queue management.

Pedestrian entries are provided at the main Santa Monica Boulevard gate and secondary pedestrian-only gates on Van Ness Avenue and Gower Street.

Figure 2
Circulation Map



4.4 Floor Area Ratio

The Cemetery has a total of 293,534 square feet of built floor area on an approximately 53-acre site, or approximately 2,304,444 square feet. Thus, the Cemetery represents a total FAR of approximately 0.13:1. The Project does not contemplate any physical construction and requests approvals only of operational elements of the Cemetery. The existing FAR 0.13:1 for the Cemetery will remain unchanged. The Site is located within Height District 2, which permits a maximum FAR of 3:1. The previous entitlement, CPC-2013-3262-ZC-HD-PUB-ZV-ZAA-SPR, approved the construction of two new mausoleums, referred to as the Crescent Mausoleum and Gower Mausoleum, which would be limited to 350 square feet and 87,338 square feet of new floor area, respectively.

4.5 Discretionary Requests

In order to implement the Project, the Applicant is requesting approval of the following discretionary actions from the City:

1) Pursuant to LAMC Section 12.24 U.2, a Conditional Use to allow Auditoriums, Stadiums, Arenas and like uses in the A1 Zone to allow the hosting of a maximum of 150 special events per year.

2) Pursuant to LAMC 12.24.W.1, a Conditional Use to permit the sale and dispensing of full-line (beer, wine, liquor) alcoholic beverages for on-site consumption, pursuant to a Type 88 ABC license, with alcohol service permissible between the hours of 11:00 AM to 2:00 AM daily in conjunction with the continued operations of the Cemetery and ancillary special, community, and cultural events.

5 CEQA Guidelines Section 15323. Normal Operations of Facilities for Public Gatherings

Class 23 consists of the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. For the purposes of this section, "past history" shall mean that the same or similar kind of activity has been occurring for at least three years and that there is a reasonable expectation that the future occurrence of the activity would not represent a change in the operation of the facility. Facilities included within this exemption include, but are not limited to, racetracks, stadiums, convention centers, auditoriums, amphitheaters, planetariums, swimming pools, and amusement parks.

As stated above, the Cemetery has existed on the Site since 1899 when it was founded as an aesthetic and cultural amenity for the surrounding community, characterized by pastoral landscapes with water features and abundant shade, and adorned with classically-inspired monuments and buildings.[7] The Cemetery was one of first lawn-park style cemeteries on the West Coast and has hosted large funerals for celebrities since at least the 1920s. In 1926, 5,000 people attended Rudolph Valentino's funeral on the Cemetery grounds while 20,000 more were on the streets following the funeral route. Cultural events have also been an activity at the Cemetery since its inception. Ancillary to the cemetery use, the Cemetery has a long history of hosting cultural, community, and special events. For example, the Masonic Lodge opened in 1932 as a community center and popular meeting place for fraternal organizations and other civic and cultural groups.

In 1998, Hollywood Forever purchased the Cemetery during the final days preceding legal abandonment. After the purchase, Hollywood Forever began rehabilitating the grounds and buildings and, in 1999, the Cemetery was listed in the National Register of Historic Places. Hollywood Forever began hosting the Día de Los Muertos celebration in 1999 and its outdoor movie screenings in 2002. Hollywood Forever continues to host special, community, and cultural events including charitable fundraisers, exhibitions, film screenings, concerts, cultural festivals, and the like. Of the 115 total annual special events, approximately 74 are allowed by-right, such as large memorial services, private event rentals, and events at the Masonic Lodge. The remaining events, including outdoor concerts, film screenings, and the annual Día de los Muertos festival, have traditionally been permitted through Temporary Special Event (TSE) Permits. However, beginning in late 2017, the Department of Building and Safety concluded that TSE Permits were no longer necessary for film screenings because no stages, temporary structures, or large tents are constructed.

The public events occur primarily in two locations on the Cemetery grounds as shown in **Figure 1**. The first location is the Masonic Lodge, located near the main entrance of the Cemetery along Santa Monica Boulevard. The Masonic Lodge is considered an assembly use by the Department of Building and Safety and has hosted concerts, literature readings, live tapings, and other special events since as early as 1932. The Masonic Lodge would continue to host concerts, literature readings, live podcast tapings, and other special events. The Masonic Lodge

7 Appendix B-1 to this Categorical Exemption, Historical Resources Technical Report.

is also available for private rentals.

The second location is the Fairbanks Lawn, located towards the rear of the grounds, at the southeast corner of the site. The Fairbanks Lawn is an open lawn area. Events include concerts, fundraisers, and the outdoor movie screenings where films are projected on the wall of an adjacent building. The annual Día de los Muertos festival is the only special event to occur throughout the Cemetery. The event takes place across approximately half of the Cemetery grounds, where families create altars and offerings to commemorate the dead.

Attendance at the events ranges from 50 to 295 persons at the Masonic Lodge (capacity of 436 people), 1,000 to 3,500 at outdoor concerts and movie screenings on the Fairbanks Lawn and up to 35,000 people over the course of the 12-hour Día de los Muertos Festival that occurs throughout the Cemetery. Most events occur in the evening between 5:00 P.M. and 12:00 A.M. with the exception of the Día de los Muertos Festival, which occurs between 12:00 P.M. and 12:00 A.M. Events on the Fairbanks Lawn occur in the evening and primarily on the weekends.

The Project consists of the normal operations of existing facilities for public gatherings for which the facilities were designed and would not present a change in the normal operation. The Cemetery has a past history of the hosting the same or similar kind of activity for much longer than three years and has hosted community activities and events, including summer movie nights and concerts, festivals, literature readings, celebrity interviews (podcasts, live tapings) and general special event rentals on the Cemetery grounds for decades. Many of the events at the Cemetery are known throughout the community and City, including the summer movie screenings in partnership with the organization Cinespia, as well as the *Día de los Muertos* festival in October. There is no reasonable expectation that the future occurrence of these activities would represent a change in the operation of the facility. The types of facilities listed in Section 15323 of the CEQA Guidelines are examples of facilities that could use this exemption, and cultural events of this nature are typical of other cemeteries in Los Angeles and the United States. For example, to name only a few, Woodlawn Cemetery in Santa Monica hosts a Día de los Muertos festival, Forest Lawn hosts art exhibits and film screenings, and Greenwood Cemetery in Brooklyn and Riverside National Cemetery host concerts.

The Project seeks to permit special and community events to be held throughout the year on a regular basis and to permit alcohol service between 11:00 A.M. and 2:00 A.M., throughout the Cemetery grounds. The Applicant is proposing a maximum of 150 special and community events per year, excluding memorial services and receptions. The 35 additional events reflect the natural growth of the Cemetery that is anticipated over the next five to ten years. As mentioned above, the proposed events are typical of events that already occur on the Site through other regulatory mechanisms and permits, including alcohol sales and hours of operation.

Thus, the Project is consistent of the normal operations of existing facilities for public gatherings for which the facilities were designed and where there is a past history of the facility being used for the same or similar kind of purpose. Therefore, the Project is categorically exempt from CEQA through the Class 23 Exemption.

6 CEQA Guidelines Section 15300.2. Exceptions:

(a) Location.

Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply [to] all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The Project is seeking a Class 23 Exemption, not a Class 3, 4, 5, 6, or 11 exemption. Regardless, the Project is within an infill urban area of the City and there are no environmental resources of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies at the Site. Therefore, this exception to a categorical exemption for the Project does not apply.

(b) Cumulative Impact.

All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The cumulative impact analysis considers the potential impacts associated with implementation of the Project, in conjunction with other developments of the same type in the area of the Project. There are 58 related projects in the general vicinity of the Project Site that were identified by the Project's traffic study (which is included as part of **Appendix A** to this CE). The Project would not contribute to any significant cumulative impacts resulting from successive projects of the same type in the same place over time. This section is based on the following items, included as **Appendix A** of this Categorical Exemption:

A-1 Transportation-related CEQA Thresholds Analysis, Gibson Transportation, June 18, 2020.[8]

A-2 LADOT Letter, June 25, 2020.

As part of this analysis, the Related Project information was obtained from LADOT and Los Angeles Department of City Planning. 58 Related Projects were provided[9], and represent a range of residential, commercial, office, and hotel developments. None of the Related Projects are of the same type (event programming) and in the same place as the Project.

The Project, if approved, will allow the Hollywood Forever Cemetery to continue to hold events without the need to obtain single one-day permits for each event. Since events have been hosted for many years, Special Event traffic management efforts have been implemented to

[8] Includes the following previous analysis: Traffic Impact Analysis for Hollywood Forever Cemetery (Overland Traffic Consultants, Inc., Updated March 2020) (Traffic Study) and March 23, 2020 LADOT Approval Letter.

[9] See Table 4 and Figure 9 in Traffic Impact Analysis, Overland Traffic, December 2019, corrected March 2020, included as part of Appendix A to this CE.

address preexisting traffic considerations, and as part of Hollywood Forever's requests for temporary single-day event permits. These measures will continue with this Project. The information provided as part of these permit requests typically includes an explanation of the event, date and times, attendance estimate, contact personnel, artist profile, crowd profile, crowd dynamics, event site plans, timeline including load in, event timeline, load out, hours of the command center, noise, and generator models. The Traffic Management Plan contains measures typical and common for events in any urban area and are practices that are currently in place at the Site. The Related Projects would be subject to their own CEQA analysis to evaluate potential impacts and provide mitigation measures where appropriate.

The nearest Related Project is:

- #12, Paramount Studios, 5555 Melrose, expansion of the studio and office space, which abuts to the Site. Much of the new buildings would be located on the south side of the Studio, along Melrose, farther away from the Cemetery. The new building adjacent to the Cemetery is a production office and a parking structure along the Studio's northern boundary.[10] However, since the building and parking structure are accessed from the internal Studio roadways or Van Ness, they would not affect the Cemetery events or circulation of attendees.

Though not of the same type, there are several intervening buildings and major roadways in between the Related Projects, and they are at least 500 feet away or more, distances ensure that any other localized impacts of the Related Project would not combine with the Project.

There are no successive projects (Related Projects) of the same type in the same place. Thus, there would be no significant cumulative impact. Therefore, this exception to a categorical exemption for the Project does not apply.

(c) Significant Effect.

A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Noise Discussion

The Project consists of the continued operations of the existing 53-acre cemetery, including approval for up to 150 annual special, community, and cultural events and the sale and dispensing of full-line alcoholic beverages for on-site consumption between the hours of 11:00 AM and 2:00 AM, as part of the Cemetery's existing yearly special, community, and cultural events and daily cemetery programming. As shown above in **Table 2**, Hollywood Forever currently hosts 115 special, community, or cultural events per year. The majority of these events (approximately 64%) are by-right and occur inside of the Masonic Lodge, while the remainder (approximately 35%) occur outdoors on the Fairbanks Lawn with the exception of Día de los Muertos. The annual Día de los Muertos festival is the only special event to occur throughout

[10] http://www.paramounthollywoodproject.com/siteplan/

the Cemetery. The event takes place across approximately half of the Cemetery grounds. The additional 35 events proposed as part of this Project will be in approximately the same proportion as existing events: 64% small events inside the Masonic Lodge, 35% moderate events outdoors on the Fairbanks Lawn, Día de los Muertos will be the same frequency.

For the outdoor concerts and film screenings, speakers are set up along the perimeter of the Fairbanks Lawn and directed inward toward the audience. The nearest residential sensitive receptor (residential use at 5670 Lemon Grove Avenue) is approximately 500 feet southeast from the nearest speaker setup in the southeast corner of the Fairbanks Lawn. There are two elementary schools, Hollywood Primary Center located at 1115 Tamarind Avenue, which is approximately 1,150 feet northwest of the nearest speaker setup on the northwest corner of the Fairbanks Lawn, and Santa Monica Boulevard Community Charter located 1022 N. Van Ness Avenue, which is approximately 700 feet northeast of the nearest speaker setup in the northeast corner of the Fairbanks Lawn. However, the events at the Cemetery occur in the evening outside of school hours. The nearest offsite building is the rear of the Paramount Studios lot, approximately 115 feet south of the nearest speaker. Sound would travel generally in the line-of-sight from the front of the speakers, which are directed away from these offsite uses and toward the Cemetery space.

Hollywood Forever works with LAPD and LAFD to develop a Special Event Plan for each of the outdoor events. The permits typically includes information related to the event, date and times, attendance estimate, contact personnel, artist profile, crowd profile, crowd dynamics, event site plans, timeline including load in, event timeline, load out, hours of the command center, noise, and generator models.

The Project proposes the expansion of existing events that are of the same nature and scope of previous events at the Cemetery. Thus, the current noise generation during operation of events would continue. No new or unusual noise generation would occur that is not already allowed to occur at the Site. Therefore, the Project will not have a significant effect on the environment due to unusual circumstances.

Vehicle Miles Traveled Analysis

The Transportation Assessment Guidelines (LADOT, July 2019) (TAG), which establishes the guidelines and methodology for assessing transportation impacts for development projects based on the updated CEQA guidelines from the Office of Planning and Research in its implementation of SB 743. SB 743 requires that a project's potential CEQA transportation impacts be evaluated based on vehicle miles traveled (VMT).

The VMT metric is intended to promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. This encourages development that shortens the distance between housing, jobs, and services, increases the availability of affordable housing options in proximity to public transit, offers attractive non-vehicular transportation alternatives, provides strong transportation demand management programs, and promotes walking and bicycling trips.

Per Section 2.2.2 of the TAG, a "no impact" determination can be made for a project if either of the following screening criteria are not met for Threshold T-2:

- T-2.1-1: Would the land use project generate a net increase of 250 or more daily vehicle trips?

- T-2.1-2: Would the project generate a net increase in daily VMT?

The Project would utilize existing facilities and would not require the construction of new permanent structures. Existing vehicular access would also be maintained, and no new access would be introduced with the Project. The Project consists of the continued operation of the existing 53-acre cemetery, including the existing special, community, and cultural events that have been historically hosted at Hollywood Forever Cemetery without the need to obtain single one-day permits for each event. The Project would not present a change in the existing operations of Hollywood Forever Cemetery. Although the Project is requesting that up to 35 additional special events be permitted annually to appropriately accommodate the natural growth of events likely to occur to meet community demand for social and cultural offerings over the next five to 10 years, the Project does not include plans to host any event larger than those currently held at the Project Site.

To determine whether the Project would generate a net increase in daily VMT, the analysis of the existing traffic patterns was prepared and analyzed in the Traffic Impact Analysis for Hollywood Forever Project prepared by Overland Traffic Consultants, Inc. dated December 2019, corrected March 2020 (included as part of **Appendix A** to this CE).

Existing and Future Traffic Patterns

The Project consists of the continued operations of the existing 53-acre cemetery, including approval for up to 150 annual special, community, and cultural events and the sale and dispensing of full-line alcoholic beverages for on-site consumption between the hours of 11:00 AM and 2:00 AM, as part of the Cemetery's existing yearly special, community, and cultural events and daily cemetery programming.

Outside of the normal funeral and memorial services, there are three types of events where attendance ranges, on average, from:

- Small Event: 50 to 295 persons at the Masonic Lodge (capacity of 436 occupants)

- Moderate Event: 1,000 to 3,500 persons at the outdoor concerts and movie screenings on the Fairbanks Lawn.

- Large Event: The largest event is the Día de los Muertos Festival, which is held on one day a year throughout the Cemetery. A single, one-day event has a total attendance of up to 35,000 people over the course of the 12-hour event.

As part of this Categorical Exemption, the Overland Traffic Consultants, Inc. prepared a traffic impact study that analyzed potential cumulative impacts from the Project by examining the

current roadway conditions at the outdoor movie screenings, which is the most frequent, larger-scale event during the peak arrival time and departure time periods on a Friday weekday event and on a Saturday weekend evening. The traffic conditions at a total of 10 signalized intersections surrounding the Site have been evaluated to determine those that are operating poorly with typical peak hour traffic including a Moderate event.

The Los Angeles Department of Transportation (LADOT) identifies the commuter peak hour as 3 P.M. to 6 P.M. The P.M. Peak Hour event arrival (5:30 to 7:30 P.M.) on a Friday corresponds to a portion of the commuter P.M. Peak Hour. The Late P.M. Hour (9:30 to 11:30 P.M.) corresponds with Hollywood nightlife activity. The Saturday P.M. Peak and Saturday Late P.M. Peak were evaluated to correspond to the peak arrival and departure time periods for the Hollywood Cemetery events. The following results were determined:

- Existing Conditions During Moderate Event (as shown in **Table 3**):
    - Friday P.M. Peak Hour Arrival: 1 intersection operating at Level of Service (LOS) E;
        - 5. Santa Monica and Wilton
    - Friday Late P.M. Hour (9:30 to 11:30 P.M.) Departure: No intersections operating at LOS E or F
    - Saturday P.M. Peak Hour (5:30 to 7:30 P.M.) Arrival: No intersections operating at LOS E or F
    - Saturday Late P.M. Hour (9:30 to 11:30 P.M.) Departure: No intersections operating at LOS E or F

Table 3
Existing Conditions

Intersection	Friday Event 1		Saturday Event 2	
	LOS P.M.	LOS Late P.M.	LOS P.M.	LOS Late P.M.
1. Santa Monica Boulevard & Vine Street/Rossmore Avenue	D	B	C	B
2. Santa Monica Boulevard & Gower Street	D	A	A	A
3. Santa Monica Boulevard & Bronson Avenue	D	B	D	C
4. Santa Monica Boulevard & Van Ness Avenue	C	A	B	A
5. Santa Monica Boulevard & Wilton Place	**E**	C	C	C
6. Lemon Grove Avenue & Van Ness Avenue	B	A	A	A
7. Waring Avenue & Gower Street	A	A	A	A
8. Melrose Avenue & Gower Street	C	A	C	A
9. Melrose Avenue & Bronson Avenue	C	A	A	A
10. Melrose Avenue & Van Ness Avenue	D	A	A	B
Bold indicates LOS E or F Traffic Impact Analysis, Overland Traffic, December 2019, corrected March 2020.				

- Future Conditions (Existing + Ambient Growth+ Related Projects) (as shown in **Table 4**):
    - Friday P.M. Peak Hour Arrival: 3 intersections operating at LOS E or F;
        - No.1 Santa Monica and Vine/Rossmore, No. 3 Santa Monica and Bronson, No 5. Santa Monica and Wilton.
    - Friday Late P.M. Hour (9:30 to 11:30 P.M.) Departure: No intersections operating at LOS E or F
    - Saturday P.M. Peak Hour (5:30 to 7:30 P.M.) Arrival: 2 intersections operating at LOS E
        - No 3. Santa Monica and Bronson, No 5. Santa Monica and Wilton.
    - Saturday Late P.M. Hour (9:30 to 11:30 P.M.) Departure: No intersections operating at LOS E or F

Table 4
Future Conditions

Intersection	Friday Event 1		Saturday Event 2	
	LOS P.M.	LOS Late P.M.	LOS P.M.	LOS Late P.M.
1. Santa Monica Boulevard & Vine Street/Rossmore Avenue	**E**	C	D	C
2. Santa Monica Boulevard & Gower Street	D	B	C	B
3. Santa Monica Boulevard & Bronson Avenue	**E**	C	**E**	C
4. Santa Monica Boulevard & Van Ness Avenue	D	A	C	A
5. Santa Monica Boulevard & Wilton Place	**F**	D	**E**	D
6. Lemon Grove Avenue & Van Ness Avenue	C	A	A	A
7. Waring Avenue & Gower Street	B	A	A	A
8. Melrose Avenue & Gower Street	C	A	D	B
9. Melrose Avenue & Bronson Avenue	C	A	A	A
10. Melrose Avenue & Van Ness Avenue	D	A	B	A
Bold indicates LOS E or F Traffic Impact Analysis, Overland Traffic, December 2019, corrected March 2020.				

These are existing and future conditions that will not change with approval of the Project. The Project, if approved, will allow the Hollywood Forever Cemetery to continue to hold events without a need to obtain single one-day permits for each event. The Traffic Study also includes a Traffic Management Control Plan (TMCP), which formalizes the preexisting and longstanding traffic management efforts that Hollywood Forever has implemented over the years to address preexisting concerns related to traffic at events. As mentioned above, the Cemetery currently has 115 special events per year and has implemented traffic control measures based on the size and scale of the event. The TMCP is split into three different levels to reflect the existing management techniques used by Hollywood Forever based on the attendance level of an event (Small, Moderate and Large). Historically, these measures have been used internally and submitted to the Los Angeles Department of Building and Safety, as required, as part of its

request for approval of temporary single-day event permits. Since events have been hosted for many years, Special Event traffic management is currently in place and will continue. Items included are an explanation of the event, date and times, attendance estimate, contact personnel, artist profile, crowd profile, crowd dynamics, event site plans, timeline including load in, event timeline, load out, hours of the command center, and generator models. The TMCP contains measures typical and common for events in any urban area and are practices that are currently in place at the Site.

The Project would codify implementation of TMCP, which would formalize the existing and longstanding efforts to implement traffic control measures based on the size and scale of special event traffic. As such, the TMCP is part of the ongoing operations of Hollywood Forever Cemetery and is not a new measure proposed for or necessitated by the Project. The TMCP outlines management techniques that have been proven effective at the Project Site for small, moderate, and large levels of event attendance. For all levels of event attendance, the TMCP requires resources for medical safety, fire safety, and traffic safety personnel. Further, traffic control personnel are placed at the main gate entrance on Santa Monica Boulevard to direct vehicles and pedestrians to the parking areas and event space, ensuring that vehicle, bicycle, and pedestrian movements do not conflict.

This Project will provide the City with the ongoing Traffic Management Control Plan (as shown in Traffic Impact Analysis, Overland Traffic, December 2019, corrected March 2020, included as part of **Appendix A** to this CE) for Hollywood Cemetery Events including Small, Moderate, and the one Large Event.

LADOT concurs with the conclusion of the analysis that implementing traffic management control plans (which are already in place and utilized for previous events), based on the size of the event, will limit any adverse delays caused by event traffic on poorly operating intersections.[11]

As discussed in the Memorandum regarding CEQA Thresholds Analysis for Hollywood Forever Cemetery prepared by Gibson Transportation Consulting, Inc. dated June 18, 2020, the existing traffic conditions during various-sized special events at Hollywood Forever Cemetery were evaluated in the Traffic Study. As detailed in the Traffic Study, existing traffic conditions in the area would not be affected with the Project since current daily operations at Hollywood Forever Cemetery would be maintained. Therefore, the Project is not anticipated to result in an increase in daily vehicle trips or daily VMT when compared to the current worst-case daily conditions. Furthermore, a TMP would continue to be implemented during special events, which include strategies to promote non-auto travel and to enhance pedestrian safety and would be effective at further reducing trips and VMT generated to the Project Site.

LADOT reviewed the Memorandum prepared by Gibson Transportation Consulting, Inc. and concurred with the analysis and conclusions of the report.[12] As such, a “no impact” determination can be made for the Project.

11 LADOT Letter, dated March 23, 2020.

12 LADOT Letter, dated June 25, 2020

Conclusion

The Project does not contemplate physical construction and the Applicant requests only approval of an operational element of Hollywood Forever. The Project proposes the expansion of existing events that are of the same nature and scope of previous events at the Cemetery. The approval will allow alcohol service between 11:00 A.M. and 2:00 A.M and requesting the number of special and community events be permitted up to a maximum of 150 events per year, excluding memorial services and receptions. This represents an increase of approximately 35 events per year. The proposed accommodation of additional events would be similar to events that already occur on the Site as part of its normal operations, including alcohol sales and hours of operation. The cultural events at Hollywood Forever are part of the Cemetery's history and have been occurring on site as part of its normal operations for decades. It is also not unusual for cemeteries to hold special events for the communities they serve. For example, Woodlawn Cemetery in Santa Monica hosts a Día de los Muertos festival, Forest Lawn hosts art exhibits and film screenings, and Greenwood Cemetery in Brooklyn and Riverside National Cemetery host concerts. Therefore, the Project has no features that distinguish it from others in the exempt class, such as its size and location, or from existing events or operations that comprise the normal operations of Hollywood Forever. As such, the Project will not have a significant effect on the environment due to unusual circumstances, and this exception does not apply to the Project.

(d) Scenic Highways.

A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The Site is not located within or along a designated scenic highway, corridor, or parkway.[13] Santa Monica Boulevard, Gower Street, and Van Ness Avenue are not designated scenic highways around the Site.[14]

The Project is the expansion of existing events on the Site. The Project does not propose modifying or affecting any trees, historic buildings, rock outcroppings, or similar resources. Therefore, this exception to a categorical exemption for the Project does not apply.

(e) Hazardous Waste Sites.

A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to section 65962.5 of the government code.

13 California Scenic Highway Mapping Systems: http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm

14 Mobility Element 2035: http://planning.lacity.org/documents/policy/mobilityplnmemo.PDF

In meeting the provisions in Government Code Section 65962.5, commonly referred to as the "Cortese List," database resources that provide information regarding identified facilities or sites include EnviroStor, GeoTracker, and other lists compiled by the California Environmental Protection Agency.

According to EnviroStor, there are no cleanup sites, permitted sites, or SLICS (Spills, Leaks, Investigation, and Cleanup) on, in or under the Site.[15]

According to GeoTracker, there are no other cleanup sites, land disposal sites, military sites WDR sites, permitted UST facilities, monitoring wells, or California Department of Toxic Substance Control cleanup sites or hazardous materials permits on, in or under the Site.[16]

The Site has not been identified as a solid waste disposal site having hazardous waste levels outside of the Waste Management Unit.[17]

There are no active Cease and Desist Orders or Cleanup and Abatement Orders from the California Water Resources Control Board associated with the Site.[18]

The Site is not subject to corrective action pursuant to the Health and Safety Code, as it has not been identified as a hazardous waste facility.[19]

Thus, the Project would not create a hazard to the public or the environment as a result of being listed on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, this exception to a categorical exemption for the Project does not apply.

(f) Historical Resources.

A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

This section is based on the following items, included as **Appendix B** of this Categorical Exemption:

B-1 Historical Resources Technical Report, Historic Resources Group, September 20, 2019.

B-2 Office of Historic Resources email, March 18, 2020.

The Site, as Hollywood Memorial Park, is listed as a historic resource with designation as a National Register of Historic Places and California Register of Historical Resources.[20] Because

15 California Department of Toxic Substance Control, EnviroStor, website: http://www.envirostor.dtsc.ca.gov/public/.

16 California State Water Resources Control Board, GeoTracker, website: http://geotracker.waterboards.ca.gov/map.

17 California Environmental Protection Agency, Cortese List Data Resources, Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit, website: https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CurrentList.pdf

18 California Environmental Protection Agency, Cortese List Data Resources, List of "Active" CDO and CAO from Water Board, website: http://www.calepa.ca.gov/sitecleanup/corteselist/.

19 California Environmental Protection Agency, Cortese List Data Resources, Cortese List: Section 65962.5(a), website: https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/

20 Historic Places LA: http://historicplacesla.org/reports/756e61bd-e8f3-494d-a709-325c632a468a

the Project does not include any demolition, new construction, or physical alteration to the Cemetery's existing structures or grounds, there will be no direct impacts as a result of the Project. No new uses not already existing on the Site are proposed as part of the Project. However, the Hollywood Forever Cemetery has developed extensive event plans and procedures to ensure the protection of the cemetery site, including a Special Event Plan that provides information related to the event type, location, dates, timeline of arrival of guests, estimated attendance, contact information, profile, and timeline with a schedule of the load in/load out for all production and show personnel. Historically, these measures have been used internally and submitted to the Los Angeles Department of Building and Safety, as required, as part of its request for approval of temporary single-day event permits. These plans and procedures will remain in effect following the completion of the Project, and thus, there will be no indirect impacts resulting from the Project.

The Hollywood Cemetery Historic District is historically significant under National Register Criterion A for its association with pioneering Hollywood land owners and the early settlement of the Hollywood community; its direct reflection of changing cultural attitudes regarding death and burial practices during the late-19th and early-20th centuries; and its association with the motion picture industry. The property was also listed under National Register Criterion C as an excellent example of a "lawn-park" style cemetery and the first cemetery in Hollywood. It is also significant under National Register Criterion C as an excellent example of a "lawn-park" style cemetery, and as one of the first such examples on the West Coast. The significance of the Hollywood Cemetery Historic District is conveyed through its contributing features—landscape design, buildings, structures, and objects-contained within the cemetery property. It is through the direct experience of the cemetery property and its contributing features that its historic significance is understood.

After completion of the Project, the Hollywood Cemetery Historic District would retain all its contributing features, and these features would remain intact and unaltered. Thus, the historic district would continue to convey its historic significance and would remain eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. Therefore, this report concludes that the Project will not cause a substantial adverse change in the significance of the historical resource.

The Office of Historic Resources of the Department of City Planning has reviewed the report and in an email dated March 18, 2020 concurred with the conclusions of the report as it relates to allowing for temporary uses and the sale of alcohol on the Site. As such, the Project will not have a significant effect on the environment as defined by CEQA. Therefore, this exception to a categorical exemption for the Project does not apply.

FORM GEN. 160A (Rev. 1/82)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

6000 W. Santa Monica Bl
DOT Case No. CEN 20-50013

Date: June 25, 2020

To: Milena Zasadzien, Senior City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION ASSESSMENT FOR THE HOLLYWOOD FOREVER CEMETERY PERMANENT EVENT LICENSING**

On March 23, 2020, the Department of Transportation (DOT) issued a traffic assessment report to the Department of City Planning for the Hollywood Forever Cemetery Licensing project at 6000 West Santa Monica Boulevard which was subject to a transportation analysis dated December 2019 prepared by Overland Traffic Consultants. However, subsequent to the release of this report, on July 30, 2019, pursuant to Senate Bill (SB) 743 and the recent changes to Section 15064.3 of the State's California Environmental Quality Act (CEQA) Guidelines, the City of Los Angeles adopted vehicle miles traveled (VMT) as the criteria by which to determine transportation impacts under CEQA. Therefore, in response to this action Gibson Transportation Consulting, submitted a transportation assessment including a VMT analysis dated June 15, 2020 for the proposed project. Please replace the previous DOT assessment report dated March 23, 2020, in its entirety, with this report, which addresses the totality of the transportation analysis.

The Department of Transportation (DOT) has reviewed the transportation analysis, prepared by Gibson Transportation Consulting, dated June 15, 2020 for the proposed permanent licensing for various types of event at the Hollywood Forever Cemetery. In compliance with Senate Bill (SB) 743 and the California Environmental Quality Act (CEQA), a VMT analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, the access to diverse land uses, and the development of multi-modal networks. The significance of a project's impact in this regard is measured against the VMT thresholds established in DOT's Transportation Assessment Guidelines (TAG), as described below.

The Hollywood Forever Cemetery is an existing 53 acre site that hosts approximately 115 community, cultural, and special events every year. Currently the cemetery must apply for permits for each one that his held. The applicant is requesting that the City grant a license to permit all events at once and allow for continued alcohol service. Along with this approval, the applicant is requesting to slightly increase the number of events. The existing site hosts events that have been classified as small, medium and large. There is a different traffic management control plan for each size. While the frequency may increase, there is no plan to host anything larger than the largest events that currently take place. There will be no increase in size of the cemetery and no changes to the existing vehicular access. The project will continue to implement traffic management control plans, based on the size of events, to will limit any adverse delays caused by event traffic. In addition, the project will enhance its website to provide driving directions, focusing on major streets, and provide information about public transit.

On July 30, 2019, pursuant to SB 743 and the recent changes to Section 15064.03 of the State's CEQA Guidelines, the City of Los Angeles adopted VMT as criteria in determining transportation impacts under CEQA. The new DOT TAG provide instructions on preparing transportation assessments for land use proposals and defines the significant impact thresholds.

As cited in the VMT Analysis report, prepared by Gibson Transportation Consulting, Inc., the project will not have a significant VMT impact (Section T-2.1). Additionally, the analysis included further discussion of the transportation impact thresholds:

T-1 Conflicting with plans, programs, ordinances, or policies
T-3 Substantially increasing hazards due to a geometric design feature or incompatible use.

The assessment determined that the project would **not** have a significant transportation impact under Thresholds T-1 and T-3.

If you have any questions, please contact me at (213) 972-8481.

Attachment

J:\Letters\2020\CEN20-50013_6000 W Santa Monica Bl Hollywood Forever Event Increase vmt.doc

c: Craig Bullock, Council District No. 14
Bhuvan Bajaj, Hollywood-Wilshire District Office, DOT
Emily Wong, Gibson Transportation Consulting.

Connect Create Collaborate

May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

Hollywood Forever Cemetery - Draft Historic Resources Report (CPC-2019-5010-CU-CUB)

Lambert Giessinger <lambert.giessinger@lacity.org> Wed, Mar 18, 2020 at 10:13 AM
To: May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>
Cc: Melissa Jones <melissa.jones@lacity.org>, Sara Delgadillo Cruz <sara.cruz@lacity.org>

Hi May,

This report appears to be adequate for CEQA purposes related to the sale of alcohol and temporary uses on the property.

Lambert

LOS ANGELES CITY PLANNING

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648

E-NEWS

[Quoted text hidden]

CPC-2019-5010-CUB-CU
Exhibit D

AB-1217 Alcoholic beverage licenses: historic cemetery. (2017-2018)

SHARE THIS:

Date Published: 09/18/2018 09:00 PM

Assembly Bill No. 1217

CHAPTER 474

An act to amend Section 23039 of, and to add Section 24045.76 to, the Business and Professions Code, relating to alcoholic beverages.

[Approved by Governor September 18, 2018. Filed with Secretary of State September 18, 2018.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1217, Santiago. Alcoholic beverage licenses: historic cemetery.

Existing law, the Alcoholic Beverage Control Act, which is administered by the Department of Alcoholic Beverage Control, regulates the application, issuance, and suspension of alcoholic beverage licenses. Existing law establishes specified types of alcoholic beverage licenses and prescribes the rights and duties of the respective licensees. Existing law authorizes the department to issue various special on-sale licenses, including to nonprofit theater companies and symphony associations. Certain violations of the Alcoholic Beverage Control Act are crimes.

This bill would authorize the department to issue a special on-sale general license to the operator of a for-profit cemetery with specified characteristics, including that it be more than 100 years old, be located in, and designated a Historic-Cultural Monument by, the City of Los Angeles, and have an endowment care fund and a memorial care fund that are exempt from the payment of income taxes, as specified. The bill would prescribe requirements for issuing the license and the provision of beverages pursuant to it. By expanding the definition of a crime, this bill would impose a state-mandated local program. The bill would also make conforming and technical changes.

This bill would make legislative findings and declarations as to the necessity of a special statute for the City of Los Angeles.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 23039 of the Business and Professions Code is amended to read:

23039. (a) "Public premises" means:

(1) Premises licensed with any type of license other than an on-sale beer license, and maintained and operated for the selling or serving of alcoholic beverages to the public for consumption on the premises, and in which food shall not be sold or served to the public as in a bona fide public eating place, but upon which premises food products may be sold or served incidentally to the sale or service of alcoholic beverages, in accordance with rules prescribed by the department.

(2) Premises licensed with an on-sale beer license, in which food shall not be sold or served to the public as in a bona fide public eating place, and in which sandwiches, salads, desserts, and similar short orders shall not be sold and served, in accordance with rules prescribed by the department.

(b) "Public premises" does not include any of the following:

(1) Railroad dining or club cars, passenger ships, airplanes, or bona fide clubs after the clubs have been lawfully operated for not less than one year.

(2) Historic units of the state park system.

(3) Premises being operated under a temporary on-sale beer license other than permitted pursuant to Section 24045.5, or on-sale beer licensed stadia, auditoria, fairgrounds, or racetracks.

(4) Nonprofit theater companies licensed pursuant to Section 24045.7.

(5) Theaters licensed pursuant to Section 24045.75.

(6) Cemeteries licensed pursuant to Section 24045.76.

(7) Winegrowers' premises.

SEC. 2. Section 24045.76 is added to the Business and Professions Code, to read:

24045.76. (a) The department may issue a special on-sale general license to the operator of any for-profit cemetery that is more than 100 years old, on the National Register of Historic Places, is located in, and designated an Historic-Cultural Monument by, the City of Los Angeles, and holds both an endowment care fund and a memorial care fund that are exempt from the payment of income taxes under Section 501(c)(13) of the Internal Revenue Code.

(b) The special on-sale general license shall permit sales, service, and consumption of beer, wine, and distilled spirits on the licensed premises. Any special on-sale general license issued pursuant to this section shall not be subject to the limitations provided by Section 23816 and shall not be required to be operated as a bona fide public eating place.

(c) A special on-sale general license described by this section shall not be issued until any existing licenses issued by the department to the operator for the premises of the for-profit cemetery are canceled.

(d) (1) The fee for the original special on-sale general license shall be the same as that specified in Section 23954.5 for an original on-sale general license.

(2) The annual license fee for the special on-sale general license shall be the same of that for an on-sale general license.

SEC. 3. The Legislature finds and declares that a special statute is necessary and that a general statute cannot be made applicable within the meaning of Section 16 of Article IV of the California Constitution because of the unique nature of the cemetery as promoting the long-term preservation of the premises as a hub of social, cultural, and community activity in the City of Los Angeles.

SEC. 4. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because the only costs that may be incurred by a local agency or school district will be incurred because this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.

BUSINESS AND PROFESSIONS CODE - BPC

DIVISION 9. ALCOHOLIC BEVERAGES [23000 - 25762] *(Division 9 added by Stats. 1953, Ch. 152.)*

CHAPTER 6. Issuance and Transfer of Licenses [23950 - 24082] *(Chapter 6 added by Stats. 1953, Ch. 152.)*

ARTICLE 4. Issuance and Renewal of Licenses [24040 - 24051] *(Article 4 added by Stats. 1953, Ch. 152.)*

24045.76. (a) The department may issue a special on-sale general license to the operator of any for-profit cemetery that is more than 100 years old, on the National Register of Historic Places, is located in, and designated an Historic-Cultural Monument by, the City of Los Angeles, and holds both an endowment care fund and a memorial care fund that are exempt from the payment of income taxes under Section 501(c)(13) of the Internal Revenue Code.

(b) The special on-sale general license shall permit sales, service, and consumption of beer, wine, and distilled spirits on the licensed premises. Any special on-sale general license issued pursuant to this section shall not be subject to the limitations provided by Section 23816 and shall not be required to be operated as a bona fide public eating place.

(c) A special on-sale general license described by this section shall not be issued until any existing licenses issued by the department to the operator for the premises of the for-profit cemetery are canceled.

(Amended by Stats. 2019, Ch. 29, Sec. 55. (SB 82) Effective June 27, 2019.)

CPC-2019-5010-CUB-CU
Exhibit E

Connect Create Collaborate

May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

Project Site: 5970 - 6000 W Santa Monica Bvd

Alexandre Callay <acallay@yahoo.fr> Wed, Jul 1, 2020 at 3:57 PM
Reply-To: Alexandre Callay <alexandre@callay.fr>
To: "may.sirinopwongsagon@lacity.org" <may.sirinopwongsagon@lacity.org>
Cc: Ncallay <ncallay@yahoo.fr>

Case No: CPC 2019 5010 CUB CU
CEQA No: ENV 2019 5013 CE

Dear Mme Sirinopwongsagon,

I hope this email finds you well.

We live at 5926 Barton avenue eg. within a 500 foot radius to this project.
We did not find the agenda of today's public hearing on the dedicated website.

I wonder if this meeting happened today or not.
Can you kindly let us know as well as share the agenda if it happened? Many thanks.

FYI - we are extremely worried about this project as when there was a concert in April 2018, it was way too loud. The same with the movie sessions from May until September which are also too loud especially when the end comes around 11 or midnight when they put some music on. Having potentially 150 events as such during the year would changed the area quitness to a point where it would dramatically impact the quality of life in that area.

Thanks for your help on this matter and kind consideration.

Best regards,

Nathalie & Alexandre Callay

Connect Create Collaborate

May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

Hollywood Forever Cemetery, Case No. CPC-2019-5010-CUB-CU, OPPOSED

Casey Maddren <cmaddren@gmail.com> Mon, Jun 29, 2020 at 11:27 PM
To: May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>
Cc: Casey Maddren <cmaddren@gmail.com>

Dear May,

Hope you're holding up okay during the pandemic. Attached are my comments on the request for conditional uses at Hollywood Forever.

Could you please send a quick response to let me know you received this?

Thanks,
Casey Maddren

Hlwd Forever CUB CUP Comments FINAL.pdf
63K

June 29, 2020

May Sirinopwongsagon, City Planner
200 North Spring Street, Room 621
Los Angeles, CA 90012

Project Site: 5970 - 6000 W. Santa Monica Boulevard
Case No. CPC-2019-5010-CUB-CU, CEQA No. ENV-2019-5013-CE

Dear Ms. Sirinopwongsagon,

I am writing to say that I oppose the approval of the actions requested by the Hollywood Forever Cemetery. Allowing the increase in the number of events and the quantity of alcohol sales sought by the applicant will have serious negative consequences for those who live in the area. An exemption from CEQA cannot be granted as granting these requests would cause significant impacts to the surrounding community and to the cemetery itself. Detailed comments are below. Thanks for your time.

Casey Maddren
2141 Cahuenga Blvd., Apt. 17
Los Angeles, CA 90068

HOLLYWOOD FOREVER CEMETERY: COMMENTS

Exemption from CEQA

The proposed actions cannot be considered exempt from CEQA. The hearing notice says, "[T]here is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies [....]" Section 15300.2 lists the following circumstances under which an exemption is inapplicable:

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Hollywood Forever Cemetery (HFC) is a popular gathering place and a center of cultural activity, but it was not designed to show films, hold concerts, or to host extended holiday gatherings. The impact of some events may be small, but in other cases the impact is large. An analysis of AB 1217 provided by the State Legislature says that HFC's Dia de los Muertos Celebration has included up to 35,000 attendees. [Assembly Floor Analysis, 8/28/18] Can anyone believe that the presence of an additional 35,000 people in the area has no significant impact on the community? Or that expanding these activities will have no significant impact? Granting the Conditional Use to permit Auditoriums, Stadium, Arenas and like uses in the A1 Zone, plus expanding the number of special events to 150, plus increasing the quantity of alcohol sold are likely to cause both cumulative impacts and significant

effects on the neighborhood, and these impacts/effects must be analysed under CEQA. An exemption cannot be allowed.

Also, HFC is a historic resource listed on the National Register of Historic Places. The applicant asks to allow additional auditorium/stadium/arena uses without providing any details about what this entails. It is highly likely that the additional crowds attending events at the cemetery as a part of this significant expansion could cause negative impacts to this historic site. Again, the exemption cannot be allowed.

CUP to Allow Auditoriums, Stadium, Arenas, Etc

The hearing notice says, "No construction of permanent structures are proposed as part of the Project." But certainly granting a CUP to allow these uses in the A1 Zone opens the door to new construction in the future, and the request seems worded to allow temporary structures. The request is vague and undefined. The applicant needs to specify why these additional uses are necessary, and indicate whether or not they intend to build temporary structures for events.

CUP to Allow Full-Line of Alcohol

While HFC has been serving alcohol at events for years, this request has the potential to significantly expand the quantities of alcohol sold at the cemetery. There are well-documented harms to both public health and safety associated with the consumption of alcohol. [Global Burden of Disease Study 2016, https://www.thelancet.com/journals/lancet/article/PIIS0140-6736(18)31310-2/fulltext] A number of research papers show a relationship between alcohol and violent crime. Please see the report Alcohol and Violent Crime, Department of Justice, April 2006. The following excerpt is from page 7:

"Studies overwhelmingly indicate that there is a strong link between the consumption of alcohol and violent acts.

- *Almost one in four victims of violent crime report that the perpetrator had been drinking prior to committing the violence.*
- *Over one-third of victims of rapes or sexual assaults report that the offender was drinking at the time of the act.*
- *It is estimated that 32 to 50 percent of homicides are preceded by alcohol consumption by the perpetrator."*

Increasing alcohol sales at HFC also has the potential to affect nearby sensitive uses, such as Santa Monica Boulevard Community Charter School & Preschool Program, at 1022 N Van Ness Ave, and Vine Street Elementary, at 955 N Vine St..

Also, the City of LA has taken a number of actions that will cause a substantial increase in alcohol density in the Hollywood area. In addition to numerous individual CUBs granted in recent years, the City has begun granting Master CUBs which allow multiple businesses in a single project to sell alcohol. For the Crossroads Hollywood project the City approved an MCUB permitting the on-site and off-site sale of a full line in connection with a total of 22 establishments, in spite of the fact that the project lies across the street from Hollywood High. For the El Centro at 6200 Hollywood Blvd. the City granted an MCUB to allow the sale of alcoholic beverages at 10 establishments. Beyond that, the City is now moving to allow restaurants to receive over-the-counter liquor permits through its Restaurant Beverage Program (RBP). Increasing the frequency of alcohol service at HFC, in conjunction with the City's new practice of granting MCUBs, along with the passage of the RBP, is likely to have significant negative impacts on public health and safety in the Hollywood area.

CAJA Environmental Services, LLC

15350 Sherman Way, Suite 315
Van Nuys, CA 91406
Phone 310-469-6700

August 3, 2020

Los Angeles Department of City Planning
200 N. Spring Street, Room 621 Los Angeles, CA 90012

Responses to Comments

Introduction

The City of Los Angeles (City) prepared a Categorical Exemption (CE) – ENV-2019-5010-CUB-CU – and Related Case Numbers (DIR-2019-2479-ACI; CPC-2013-3262-ZC-HD-PUB-ZV-ZAA-SPR; CPC-2007-5929-PUB-PAD-ZV-YV-ZAA; CPC-2003-7707-PUB-PAD-YV-ZAA; ZA-2001-2148-ZV) for the Hollywood Forever Project pursuant to the California Environmental Quality Act of 1970 (Pub. Res. Code § 21000 *et seq*.) (CEQA), CEQA Guidelines[1] and the City's environmental review procedures.

The Project is located at 5970 - 6000 W. Santa Monica Boulevard, 900 N. Gower Street, and 915 and 1001 N. Van Ness Avenue.

The Project is the continued operations of the existing 53-acre cemetery, including up to 150 yearly special, community, and cultural events and alcohol service which may occur between the hours of 11:00 a.m. and 2:00 a.m. daily. Special, community, and cultural events include charitable fundraisers, exhibitions, film screenings, concerts, cultural festivals, and the like. Film screenings and indoor and outdoor concerts held at the Masonic Lodge and Fairbanks Lodge are anticipated to be held between the hours of 6:00 p.m. and 11:00 p.m., while the hours for all other events would vary throughout the day. Daily Cemetery programming includes memorial services and receptions. No construction of permanent structures are proposed as part of the Project. All events will utilize existing facilities or temporary structures.

A public hearing was held by the Hearing Officer on behalf of the City Planning Commission on July 1, 2020.

List of Comments

The City received the following written comment letter:

1. Casey Maddren, June 29, 2020

The comments addressed issues related to the environmental analysis and the approval of the entitlements. This document serves as a response to those specific issues related to the environmental issues discussed in the CE and is expressly incorporated therein.

1 Reference to CEQA Guidelines in the Response to Comments shall mean 14 C.C.R. § 15000 *et seq*.

Responses

Responses to the comment are provided below. The individual comments will be provided and identified as **Comment "X"**. The individual responses will be identified as **Response to Comment "X**".

Conclusion

In summary, based on our technical review, the comments do not raise any new CEQA issues and do not require any change to any conclusion identified in the CE. The comments do not provide substantial evidence or a fair argument that further review under CEQA is required, or that the Project may have a significant environmental impact.

Casey Maddren
2141 Cahuenga Blvd., Apt. 17
Los Angeles, CA 90068

June 29, 2020

Comment Maddren-1

I am writing to say that I oppose the approval of the actions requested by the Hollywood Forever Cemetery. Allowing the increase in the number of events and the quantity of alcohol sales sought by the applicant will have serious negative consequences for those who live in the area. An exemption from CEQA cannot be granted as granting these requests would cause significant impacts to the surrounding community and to the cemetery itself. Detailed comments are below. Thanks for your time.

Response to Comment Maddren-1

The comment provides an introduction and a general comment and does not state a specific concern or question regarding the adequacy of the CE in identifying and analyzing the environmental impacts of the Project, nor does the comment identify any physical environmental impacts caused by the Project. The detailed comments and responses are provided below.

Comment Maddren-2

Exemption from CEQA

The proposed actions cannot be considered exempt from CEQA. The hearing notice says, "[T]here is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies [....]" Section 15300.2 lists the following circumstances under which an exemption is inapplicable:

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Response to Comment Maddren-2

The Project is appropriately exempt from CEQA according to the specific description and requirements under CEQA Guidelines Section 15323 (Normal Operations of Facilities for Public Gatherings). The CE provides substantial evidence that the Project is consistent of the normal operations of existing facilities for public gatherings for which the facilities were designed and where there is a past history of the facility being used for the same or similar kind of purpose. Therefore, the Project is categorically exempt from CEQA through the Class 23 Exemption

In addition, the CE adequate discusses the exceptions to the exemption.

Regarding cumulative impacts, there are no successive projects (Related Projects) of the same type in the same place. Thus, there would be no significant cumulative impact. Therefore, this exception to a categorical exemption for the Project does not apply.

Regarding significant effects, the CE analyzed noise and traffic related to the proposed activities. The Project proposes the expansion of existing events that are of the same nature and scope of previous events at the Cemetery. Thus, the current noise generation during operation of events would continue. No new or unusual noise generation would occur that is not already allowed to occur at the Site

The existing and future traffic conditions will not change with approval of the Project. LADOT concurs with the conclusion of the analysis that implementing traffic management control plans (which are already in place and utilized for previous events), based on the size of the event, will limit any adverse delays caused by event traffic on poorly operating intersections.

The CE included a Historical Resources Technical Report, which analyzed the historic resources at the Cemetery in relation to the events that occur. The Office of Historic Resources of the Department of City Planning has reviewed the report and in an email dated March 18, 2020 concurred with the conclusions of the report as it relates to allowing for temporary uses and the sale of alcohol on the Site. As such, the Project will not have a significant effect on the environment as defined by CEQA. Therefore, this exception to a categorical exemption for the Project does not apply.

Comment Maddren-3

Hollywood Forever Cemetery (HFC) is a popular gathering place and a center of cultural activity, but it was not designed to show films, hold concerts, or to host extended holiday gatherings. The impact of some events may be small, but in other cases the impact is large. An analysis of AB 1217 provided by the State Legislature says that HFC's Dia de los Muertos Celebration has included up to 35,000 attendees. [Assembly Floor Analysis, 8/28/18] Can anyone believe that the presence of an additional 35,000 people in the area has no significant impact on the community? Or that expanding these activities will have no significant impact? Granting the Conditional Use to permit Auditoriums, Stadium, Arenas and like uses in the A1 Zone, plus expanding the number of special events to 150, plus increasing the quantity of alcohol sold are likely to cause both cumulative impacts and significant effects on the neighborhood, and these impacts/effects must be analyzed under CEQA. An exemption cannot be allowed.

Also, HFC is a historic resource listed on the National Register of Historic Places. The applicant asks to allow additional auditorium/stadium/arena uses without providing any details about what this entails. It is highly likely that the additional crowds attending events at the cemetery as a part of this significant expansion could cause negative impacts to this historic site. Again, the exemption cannot be allowed.

Response to Comment Maddren-3

The Cemetery has a long history of hosting cultural, community, and special events. The Dia de Los Muertos festival has been held since 1999 and outdoor movie screenings since 2002.

The comment claims that expansion of events and alcohol would lead to cumulative impacts and significant effect is unsubstantiated speculation. Under Public Resources Code Section 21082.2(c), "[a]rgument, speculation, unsubstantiated opinion or narrative, evidence which is clearly inaccurate or erroneous, or evidence of social or economic impacts which do not contribute to, or are not caused by, physical impacts on the environment, is not substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts."

Cemetery staff and security are present at all events to ensure the safety of all attendees, as well as the integrity of the Cemetery grounds. The Cemetery has Special Event Plans prepared in coordination with the Los Angeles Police Department (LAPD) and Los Angeles Fire Department (LAFD), which detail the operational needs, security staffing, noise, and traffic, parking, and circulation patterns of the events.

Comment Maddren-4

CUP to Allow Auditoriums, Stadium, Arenas, Etc

The hearing notice says, "No construction of permanent structures are proposed as part of the Project." But certainly granting a CUP to allow these uses in the A1 Zone opens the door to new construction in the future, and the request seems worded to allow temporary structures. The request is vague and undefined. The applicant needs to specify why these additional uses are necessary, and indicate whether or not they intend to build temporary structures for events.

Response to Comment Maddren-4

No permanent structures are proposed. Only temporary structures (stage and vendor areas) are built to protect the lawn and physical improvements of Cemetery. These temporary structures are similar to what has already occurred at the Cemetery. Temporary stands are typically constructed to serve food and alcoholic and non-alcoholic beverages to visitors during the events. There would be no stadium-style bleacher seating. Attendees use the lawn for seating.

The Project does not contemplate permanent physical construction and the Applicant requests only approval of an operational element of Hollywood Forever. The Project proposes the expansion of existing events that are of the same nature and scope of previous events at the Cemetery.

The Los Angeles Department of Building and Safety (LADBS) issues temporary special event permits and inspects the facilities and electrical systems.

Comment Maddren-5

CUP to Allow Full-Line of Alcohol

While HFC has been serving alcohol at events for years, this request has the potential to significantly expand the quantities of alcohol sold at the cemetery. There are well-documented

harms to both public health and safety associated with the consumption of alcohol. [Global Burden of Disease Study 2016, https://www.thelancet.com/journals/lancet/article/PIIS0140-6736(18)31310-2/fulltext] A number of research papers show a relationship between alcohol and violent crime. Please see the report Alcohol and Violent Crime, Department of Justice, April 2006. The following excerpt is from page 7:

"Studies overwhelmingly indicate that there is a strong link between the consumption of alcohol and violent acts.

- *Almost one in four victims of violent crime report that the perpetrator had been drinking prior to committing the violence.*
- *Over one-third of victims of rapes or sexual assaults report that the offender was drinking at the time of the act.*
- *It is estimated that 32 to 50 percent of homicides are preceded by alcohol consumption by the perpetrator."*

Increasing alcohol sales at HFC also has the potential to affect nearby sensitive uses, such as Santa Monica Boulevard Community Charter School & Preschool Program, at 1022 N Van Ness Ave, and Vine Street Elementary, at 955 N Vine St. Also, the City of LA has taken a number of actions that will cause a substantial increase in alcohol density in the Hollywood area. In addition to numerous individual CUBs granted in recent years, the City has begun granting Master CUBs which allow multiple businesses in a single project to sell alcohol. For the Crossroads Hollywood project the City approved an MCUB permitting the on-site and off-site sale of a full line in connection with a total of 22 establishments, in spite of the fact that the project lies across the street from Hollywood High. For the El Centro at 6200 Hollywood Blvd. the City granted an MCUB to allow the sale of alcoholic beverages at 10 establishments. Beyond that, the City is now moving to allow restaurants to receive over-the-counter liquor permits through its Restaurant Beverage Program (RBP). Increasing the frequency of alcohol service at HFC, in conjunction with the City's new practice of granting MCUBs, along with the passage of the RBP, is likely to have significant negative impacts on public health and safety in the Hollywood area.

Response to Comment Maddren-5

The Applicant has traditionally requested temporary single-day permits from the California Alcohol Beverage Control (ABC) for the service of alcoholic beverages during these special events. The Applicant is requesting a permanent licensing solution to permit the continued service of alcoholic beverages without the need to continually request temporary grants and licenses. On September 18, 2018, the Governor of California signed into law Assembly Bill (AB) 1217, which amended Section 23039 and added Section 24045.76 of the Business and Professions Code and created a permanent ABC license Type 88 for the Cemetery. The Applicant is in the process of requesting this new license from ABC and is requesting this Conditional Use Permit to permit the sale of alcoholic beverages for on-site consumption in conjunction with the Type 88 ABC license.

The Project will be in conformance with all requirements of the ABC. Staff receive Standardized Training for Alcohol and Tobacco Retailers (STAR) and utilize age verification. Onsite security works with LAPD and LAFD on events for safety.

The CE discloses that there are two elementary schools, Hollywood Primary Center located at 1115 Tamarind Avenue, which is approximately 1,150 feet northwest of the nearest speaker setup on the northwest corner of the Fairbanks Lawn, and Santa Monica Boulevard Community Charter located 1022 N. Van Ness Avenue, which is approximately 700 feet northeast of the nearest speaker setup in the northeast corner of the Fairbanks Lawn. However, the outdoor events at the Cemetery occur in the evening outside of school hours. Most of the events occur indoors in the Masonic Lodge. In addition, the Project proposes the expansion of existing events that are of the same nature and scope of previous events at the Cemetery.

The comment describes other CUBs granted in the area and changes to restaurant beverage program. None of those references are related to this Project.

Alcohol policies are social and economic issues, and are not required to be analyzed under CEQA unless such social and economic impacts can be shown with substantial evidence to have a reasonably foreseeable physical impact on the environment. No such substantial evidence has been provided to support a claim that a physical impact to the environment would result.

LOS ANGELES POLICE DEPARTMENT

MICHEL R. MOORE
Chief of Police

ERIC GARCETTI
Mayor

P. O. Box 30158
Los Angeles, Calif. 90030
Telephone: (213) 972-2996
TDD: (877) 275-5273
Ref #: 6.1

February 12, 2020

City Planning Commission
City of Los Angeles
200 North Spring Street
Los Angeles, California 90012

RE: CASE NO. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

The Los Angeles Police Department (LAPD), Hollywood Area, received notification from the Department of City Planning that Applicant, Yogu Kanthiah (Hollywood Forever Cemetery), is applying for a Conditional Use Permit (CUP) to allow auditorium, stadium, arena, and like uses in the A1 Zone along with a Zone Variance (ZV) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption incidental to the cemetery and conditional uses.

The LAPD has reviewed the application, spoken with the Applicant, and considered the extensive operational history of special events that have taken place on the property. Our evaluation reveals that the Applicant has consistently hosted events that provide an artistic and cultural benefit to the community without creating any negative effects on public safety. Based on the findings of our evaluation, the LAPD is NOT OPPOSED to the issuance of the CUP and ZV as requested.

Respectfully,

MICHEL R. MOORE
Chief of Police

STEVEN D. LURIE, Captain
Commanding Officer
Hollywood Area

Paramount Pictures

5555 Melrose Avenue
Hollywood, CA 90038-3197
323-956-5335
shawn_covell@paramount.com

Shawn A. Covell
Senior Vice President
Government Affairs

January 24, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

I am writing on behalf of Paramount Pictures in support of the request of Hollywood Forever Cemetery for a conditional use permit to allow for special events, as well as a variance for the sale of alcoholic beverages, in the A1 zone at Hollywood Forever Cemetery (Case No. CPC-2019-5010-CU-ZV).

The Cemetery has important historic significance to the entertainment industry and to Paramount. It is the resting place for many legendary stars, including one of our founders, Cecil B. DeMille. We appreciate that Hollywood Forever provides an opportunity for Angelenos and tourists to learn about Hollywood's rich film history through its special events programming.

During the nearly 100 years that Paramount Pictures and Hollywood Forever have been neighbors we have developed a strong working relationship. For example, we make several of our parking structures available to Hollywood Forever during special events at the Cemetery.

If we can provide any further information, please do not hesitate to contact me. Thank you for your consideration of this matter.

Sincerely,

p.p. Shawn A. Covell
Senior Vice President
Paramount Pictures

AHF AIDS HEALTHCARE FOUNDATION

February 18, 2020

AIDS Healthcare Foundation
6255 W. Sunset Blvd, 21st FL
Los Angeles, CA 90028

RE: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Blvd
Los Angeles, CA

Dear Honorable Commissioners,

I am writing on behalf of AIDS Healthcare Foundation (AHF) in support of the request of Hollywood Forever Cemetery for a conditional use permit to allow for special events, as well as a variance for the sale of alcoholic beverages, in the A1 zone at the Hollywood Forever Cemetery (Case No. CPC-2019-5010-CU-ZV).

The venue has been an amazing platform for AIDS Healthcare Foundation and other community organizations such as ours. Over the 33 years of AHF, we have partnered with Forever Hollywood on many community outreach events to inform the public of our services.

During the years, AHF and Hollywood Forever Cemetery have built a strong working relationship. They have been a true advocate for AIDS related causes. Hollywood Forever has been a great supporter of AHF and we proudly support Hollywood Forever.

If we can provide any further information, please do not hesitate to contact me. Thank you for your time and consideration of this matter.

Sincerely,

Peter Reis
Senior Vice President
AIDS Healthcare Foundation

Mrs. Beatriz Almache
173 North Hoover St
Los Angeles CA 90004

April 17, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Beatriz Almache and my family owns a crypt space for 2 at the Santuary of Memories at Hollywood Forever Cemetery . I am writing to express my utmost support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

Hollywood Forever Cemetery provides a significant benefit to the community not only by providing a peaceful mourning space for those of us who have family resting there, but by providing an outstanding cultural events program that complements and honors the space. Events like the annual Dia de los Muertos celebration and Johnny Ramone Tribute provide a special opportunity to unite the living and the dead.

As a Crypt owner , I enjoy visiting the Cemetery for all of these purposes. In fact, it's part of the reason I chose Hollywood Forever. The Cemetery is always considerate when it hosts events and does a fantastic job protecting the grounds from any damage or disturbance.

This project is critical to ensuring that Hollywood Forever's historic, cultural and social Significance will be preserved and enjoyed by all for generations to come.

I urge you to support this project and thank you for your consideration of this matter.

With kind regards,

Beatriz Almache.

Beatriz Almache

05•20•2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Bita Paya and my family owns two niches at the Hollywood Forever Cemetery. Both my mother and father are buried there and I plan and buying one for myself. I am writing to express my utmost support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

Hollywood Forever Cemetery provides a significant benefit to the community not only by providing a peaceful mourning space for those of us who have family resting there, but by providing an outstanding cultural events program that complements and honors the space. Events like the annual Día de los Muertos celebration and Johnny Ramone Tribute provide a special opportunity to unite the living and the dead.

As a Niche owner, I enjoy visiting the Cemetery for all of these purposes. In fact, it's the reason I chose Hollywood Forever. I have frequented many events at the cemetery throughout the years and The Cemetery is always considerate when it hosts events and does a fantastic job protecting the grounds from any damage or disturbance. It's not only a beautiful property but I love the idea that people are enjoying life, culture and friends.

This project is critical to ensuring that Hollywood Forever's historic, cultural, and social significance will be preserved and enjoyed by all for generations to come. I urge you to support this project and thank you for your consideration of this matter.

With kind regards,



Bita Paya

Claudia C. Bohorquez
5670 Wilshire Blvd., #1800
Los Angeles, CA 90036

April 19, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery Project
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Claudia Bohorquez. I am writing to express my utmost support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV. I have attended many cultural events at the cemetery for over 10 years as a member of the local community.

Hollywood Forever Cemetery bestows a significant benefit to the community not only by affording a peaceful mourning space for those who have family resting there, but by providing outstanding cultural events and programs which complement and honor the space. Events like the annual Día de Los Muertos celebration and Johnny Ramone Tribute provide a special opportunity to unite the living and the dead. I have participated in the Dia de Los Muertos event for the last 10 years and I am amazed at how many people each year are drawn to this incredible celebration of life and loved ones. All types of people, young and old, visit this special place to take in its spirit and its "life" (ironically enough).

The project is critical to ensuring that Hollywood Forever's historic, cultural, and social significance will be preserved and enjoyed for generations to come. I urge you to support this project and thank you for considering my humble opinion.

With kind regards,

Claudia Bohorquez

Claudia C. Bohorquez

Mrs.Consuelo Salinas
5430 Via San Delarro St
Los Angeles CA 90022

April 17, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Consuelo Salinas and my family owns a crypt space for 2 at the Courtyard Mausoleum at Hollywood Forever Cemetery . I am writing to express my utmost support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

Hollywood Forever Cemetery provides a significant benefit to the community not only by providing a peaceful mourning space for those of us who have family resting there, but by providing an outstanding cultural events program that complements and honors the space. Events like the annual Dia de los Muertos celebration and Johnny Ramone Tribute provide a special opportunity to unite the living and the dead.

As a Crypt owner , I enjoy visiting the Cemetery for all of these purposes. In fact, it's part of the reason I chose Hollywood Forever. The Cemetery is always considerate when it hosts events and does a fantastic job protecting the grounds from any damage or disturbance.

This project is critical to ensuring that Hollywood Forever's historic, cultural and social Significance will be preserved and enjoyed by all for generations to come.

I urge you to support this project and thank you for your consideration of this matter.

With kind regards,

Consuelo Salinas

AHF AIDS HEALTHCARE FOUNDATION

February 18, 2020

AIDS Healthcare Foundation
6255 W. Sunset Blvd, 21st FL
Los Angeles, CA 90028

RE: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Blvd
Los Angeles, CA

Dear Honorable Commissioners,

I am writing on behalf of AIDS Healthcare Foundation (AHF) in support of the request of Hollywood Forever Cemetery for a conditional use permit to allow for special events, as well as a variance for the sale of alcoholic beverages, in the A1 zone at the Hollywood Forever Cemetery (Case No. CPC-2019-5010-CU-ZV).

The venue has been an amazing platform for AIDS Healthcare Foundation and other community organizations such as ours. Over the 33 years of AHF, we have partnered with Forever Hollywood on many community outreach events to inform the public of our services.

During the years, AHF and Hollywood Forever Cemetery have built a strong working relationship. They have been a true advocate for AIDS related causes. Hollywood Forever has been a great supporter of AHF and we proudly support Hollywood Forever.

If we can provide any further information, please do not hesitate to contact me. Thank you for your time and consideration of this matter.

Sincerely,

Peter Reis
Senior Vice President
AIDS Healthcare Foundation

Mr. Francisco Almache
340 South La Fayette Park Place #126
Los Angeles CA 90057

April 17, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Francisco Almache and my family owns a crypt space for 2 at the Santuary of Memories at Hollywood Forever Cemetery . I am writing to express my utmost support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

Hollywood Forever Cemetery provides a significant benefit to the community not only by providing a peaceful mourning space for those of us who have family resting there, but by providing an outstanding cultural events program that complements and honors the space. Events like the annual Dia de los Muertos celebration and Johnny Ramone Tribute provide a special opportunity to unite the living and the dead.

As a Crypt owner , I enjoy visiting the Cemetery for all of these purposes. In fact, it's part of the reason I chose Hollywood Forever. The Cemetery is always considerate when it hosts events and does a fantastic job protecting the grounds from any damage or disturbance.

This project is critical to ensuring that Hollywood Forever's historic, cultural and social Significance will be preserved and enjoyed by all for generations to come.

I urge you to support this project and thank you for your consideration of this matter.

With kind regards,

Francisco Almache

Fred Armisen

3869 Carnavon Way
Los Angeles, California 90027
antigravico@gmail.com

April 29, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

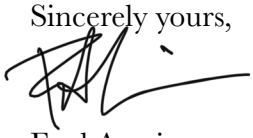
Dear Honorable Commissioners,

My name is Fred Armisen and I own a grave at the Hollywood Forever Cemetery. I live close to the cemetery, and visit as often as I can. They have some great events and festivities that I always enjoy. I am writing to express my support for the proposed project there, Case No. CPC-2019-5010-CU-ZV. I wrote out that case number from memory. I didn't really, but I wish I had the ability to do that. I'd be so good at passwords.

I really love Hollywood Forever. They host picnics, movie screenings, and concerts that make me happy to live in Los Angeles. It's an incredible, peaceful place and they clearly work hard to keep it looking so beautiful.

I think that this project is a very important part to the growth and legacy of Hollywood Forever. I hope you support it and thank you for your consideration.

Sincerely yours,



Fred Armisen

MRS. THOMAS REDDIN
163 SOUTH JUNE STREET
LOS ANGELES, CALIFORNIA 90004

February 27th 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Betty Jane Reddin and I own two graves at the Hollywood Forever Cemetery. My beloved husband LAPD Chief Thomas Reddin is interred in one of our spaces. I am also a member of the local community and leave near the cemetery in Hancock Park. I am writing to express my utmost support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

Hollywood Forever Cemetery provides a significant benefit to the community not only by providing a peaceful mourning space for those of us who have family resting there, but also by providing an outstanding cultural events program that complements and honors the space. Events like the annual Día de los Muertos celebration, outdoor screenings and concerts provide a special opportunity to unite the living and the dead.

As a cemetery plot owner, I enjoy visiting the Cemetery for all of these purposes. I have personally enjoyed attending the outdoor screenings and love the fact that my grandchildren will continue to visit the cemetery long after I have passed away both to visit us and enjoy the cultural events program. The Cemetery is always considerate when it hosts events and does a fantastic job protecting the grounds from any damage or disturbance.

This project is critical to ensuring that Hollywood Forever's historic, cultural, and social significance will be preserved and enjoyed by all for generations to come. I urge you to support this project and thank you for your consideration of this matter.

With kind regards,

Betty J. Reddin

Betty Jane Reddin

February 13, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, Ca.
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Rana Ghadban and I am the President & CEO of the Hollywood Chamber of Commerce. I am writing to express my support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

Hollywood Forever Cemetery provides a significant benefit to the community by providing an outstanding arts and cultural events program. The Hollywood Chamber's Community Foundation's area of service to the community has included Hollywood Forever Cemetery for many years. They have been very important and helpful partners in many ways over the years. Members of our Chamber who have attended our events at Hollywood Forever Cemetery have come away with good feelings as the Cemetery provides enough security to ensure the safety of all of those attending. The events that we have done with Hollywood Forever Cemetery strengthen our sense of community by providing a gathering place for our members, event sponsors, and their guests. The Cemetery is considerate when it hosts events, and does a good job minimizing disturbances to the neighbors. As President of the Hollywood Chamber, I am proud to have Hollywood Forever Cemetery as my neighbor.

I urge you to support this project and thank you for your consideration of this matter

With kind regards,

Rana Ghadban
President & CEO
Hollywood Chamber of Commerce
6255 W. Sunset Boulevard #150
Hollywood, CA 90028

RESIDENT

DATE: April 16, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Keyna Torres and I live at 5440 Monroe St. Los Angeles, CA 90038. I am writing to express my support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

As an Angeleno native and a person who has grown up in this neighborhood for over two decades, I have witnessed an evolution of change in Hollywood. The progress Hollywood Forever has demonstrated in the past 10 years has been magical to watch. Hollywood Forever Cemetery provides a significant benefit to the community by providing an outstanding arts and cultural events program. I truly believe Hollywood Forever Cemetery is the perfect example of a cemetery integrating well with its community. This beautiful cemetery is not only a place for grief and sadness, it becomes a place of inspiration in the neighborhood.

As a member of the neighborhood, I believe that Hollywood Forever strengthens our sense of community by providing a gathering place for people from all walks of life to enjoy. The Cemetery is considerate when it hosts events, and does a good job in minimizing disturbances to the neighbors. As a resident, I am proud to have the Cemetery as a neighbor.

I urge you to support this project and thank you for your consideration of this matter.

With kind regards,

Keyna Torres

DATE: 2/25/2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Carla Woods and I am a Member Owner at Cartel Pictures, LLC located at 1108 Tamarind, Ave. Los Angeles, CA 90038. I am writing to express my support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

As a member of the entertainment industry, I am pleased to support Hollywood Forever's request to continue hosting special events at the Cemetery. The Cemetery holds an iconic place in Hollywood history and contributes to the neighborhood's reputation as an entertainment destination.

Hollywood Forever has always been respectful of our studio operations when it hosts events, and we are grateful for their presence in the community. We hope to see these community gatherings continue to for years to come.

I urge you to support this project and thank you for your consideration of this matter.

With kind regards,



Carla Woods
Member & COO
Cartel Pictures, LLC
Cartel Enterprises, LLC

Mr. Jose Delfino Chocoj Monroy
1037 North Normandi Ave
Los Angeles CA 90029

April 17, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Jose Delfino Chocoj Monroy and I own a crypt space for 2 at the Courtyard Mausoleum at Hollywood Forever Cemetery . I am writing to express my utmost support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

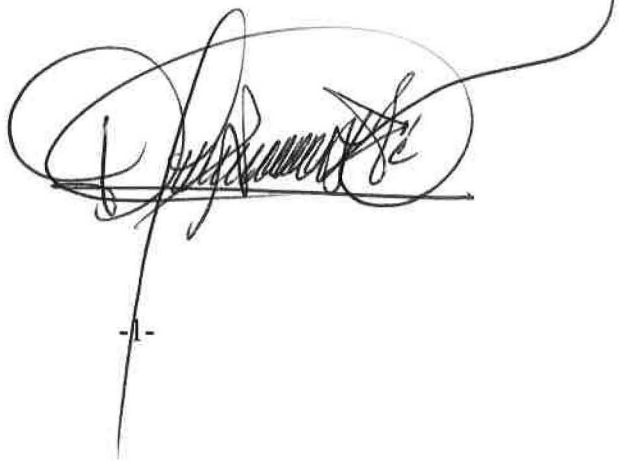
Hollywood Forever Cemetery provides a significant benefit to the community not only by providing a peaceful mourning space for those of us who have family resting there, but by providing an outstanding cultural events program that complements and honors the space. Events like the annual Dia de los Muertos celebration and Johnny Ramone Tribute provide a special opportunity to unite the living and the dead.

As a Crypt owner , I enjoy visiting the Cemetery for all of these purposes. In fact, it's part of the reason I chose Hollywood Forever. The Cemetery is always considerate when it hosts events and does a fantastic job protecting the grounds from any damage or disturbance.

This project is critical to ensuring that Hollywood Forever's historic, cultural and social Significance will be preserved and enjoyed by all for generations to come.

I urge you to support this project and thank you for your consideration of this matter.

With kind regards,



Jose Delfino Chocoj Monroy

April 28, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Jose Tamez and my family owns a niche at the Hollywood Forever Cemetery. I am writing to express my support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

This wonderful Cemetery provides a remarkable benefit to our community not only by giving a peaceful mourning space for those of us who have family resting there, but by providing an outstanding cultural events program that complements and honors the space. Events like the annual Día de los Muertos parade and Cinespia provide an significant opportunity to unite the living and the dead.

I enjoy visiting the Cemetery for all of these purposes. In fact, it's part of the reason I chose Hollywood Forever to own a niche. The Cemetery is always considerate when it hosts events and does a fantastic job protecting the grounds from any damage or disturbance.

This project is critical to ensuring that Hollywood Forever's historic, cultural, and social significance will be preserved and enjoyed by all for generations to come. I urge you to please support this project. Thank you for your consideration to this matter.

Best regards,

Jose Tamez

Mr. Juan Francisco Ramirez
1217 North Virgil Ave. # 6
Los Angeles CA 90029

April 17, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Juan Francisco Ramirez and my family owns a crypt space for 2 at the Courtyard Mausoleum at Hollywood Forever Cemetery . I am writing to express my utmost support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

Hollywood Forever Cemetery provides a significant benefit to the community not only by providing a peaceful mourning space for those of us who have family resting there, but by providing an outstanding cultural events program that complements and honors the space. Events like the annual Dia de los Muertos celebration and Johnny Ramone Tribute provide a special opportunity to unite the living and the dead.

As a Crypt owner , I enjoy visiting the Cemetery for all of these purposes. In fact, it's part of the reason I chose Hollywood Forever. The Cemetery is always considerate when it hosts events and does a fantastic job protecting the grounds from any damage or disturbance.

This project is critical to ensuring that Hollywood Forever's historic, cultural and social Significance will be preserved and enjoyed by all for generations to come.

I urge you to support this project and thank you for your consideration of this matter.

With kind regards,

Juan Francisco Ramirez

April 21, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:

Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California

Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Sergio Boccato and I own Larchmont Village Wine and Cheese located at 223 N. Larchmont Blvd. Los Angeles, CA 90004.

Over the years, Hollywood Forever has been a great partner and contributor to the Hollywood area. The Cemetery is a landmark in the local community and a draw for tourists, bringing customers to businesses in the neighborhood like my own.

The Cemetery is always considerate when it hosts events, and does a good job in minimizing disturbances to the neighborhood. As a business owner, I very much appreciate the Cemetery's presence in the neighborhood.

I urge you to support this project and thank you for your consideration of this matter.

With kind regards,

Sergio Boccato



HF Property Owner

DATE: 04/15/2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Laura E. Salcido and my family owns a Crypt at the Hollywood Forever Cemetery. I am writing to express my utmost support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

Hollywood Forever Cemetery provides a significant benefit to the community not only by providing a peaceful mourning space for those of us who have family resting there, but by providing an outstanding cultural events program that complements and honors the space. Events like the annual Día de los Muertos celebration and Johnny Ramone Tribute provide a special opportunity to unite the living and the dead.

As a Crypt owner, I enjoy visiting the Cemetery for all of these purposes. In fact, it's part of the reason I chose Hollywood Forever. The Cemetery is always considerate when it hosts events and does a fantastic job protecting the grounds from any damage or disturbance.

This project is critical to ensuring that Hollywood Forever's historic, cultural, and social significance will be preserved and enjoyed by all for generations to come. I urge you to support this project and thank you for your consideration of this matter.

With kind regards,

Laura Salcido

SIGNATURE AND NAME

DATE: April 22, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

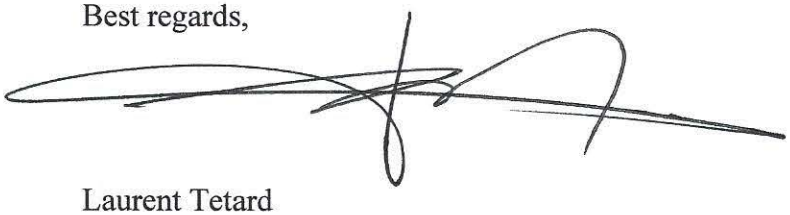
My name is Laurent Tetard writing today to express my utmost support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

Hollywood Forever Cemetery provides a significant benefit to the community by providing a peaceful mourning space for those who have family resting there while also providing a remarkable cultural events program that complements and honors the space. Events like the annual Día de los Muertos celebration or the Johnny Ramone Tribute provide a rare opportunity to unite the living and the dead.

Having attended and enjoyed multiple events there, the Cemetery has always been considerate when hosting events. They do an amazing job protecting and preserving the grounds while being respectful of surrounding neighborhoods by ending on time and exhibiting remarkable crowd management.

The proposed project is critical to ensuring that Hollywood Forever's historic, cultural, and social significance will be preserved and enjoyed by all for generations to come. I urge you to support this project and thank you for your consideration of this matter.

Best regards,



Laurent Tetard
Executive Vice President, International Operations & Platform Strategy
Vertical Computer Systems, Inc.
310 808 5558

April 20th, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Linda Ramone and I own a large plot at Hollywood Forever Cemetery where a monument to my late husband Johnny Ramone has stood since January 2005. I am writing to express my heartfelt support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

Hollywood Forever Cemetery provides a significant benefit to the community not only by providing a peaceful mourning space for those of us who have family resting there, but also by providing an outstanding cultural events program that complements and honors the space. Events like the annual Día de los Muertos celebration, outdoor screenings. concerts, literature readings and more provide a special opportunity to unite the living and the dead.

The unveiling of my husband's monument in 2005 brought together many important figures in the music and arts community along with fans of The Ramones. Every year since the unveiling of the statue we have held a memorial fundraiser event at Hollywood Forever for cancer research at the cemetery that have included screenings, art galleries, live musical performances and more. This fundraising event has been a meaningful way for thousands of likeminded people from across the city and country to gather and remember my husband, the music he helped create and its enduring legacy and to enjoy a variety of the arts together in the beautiful surroundings at Hollywood Forever.

As a cemetery property owner, I enjoy visiting the Cemetery for all these purposes. I have personally enjoyed attending Dia de Los Muertos, the outdoor screenings, concerts and more and love the fact that the cemetery is both active as a location for remembering our loved ones and also celebrating our lives. The Cemetery is always considerate when it hosts events and does a fantastic job protecting the grounds from any damage or disturbance.

This project is critical to ensuring that Hollywood Forever's historic, cultural, and social significance will be preserved and enjoyed by all for generations to come. I urge you to support this project and thank you for your consideration of this matter.

With kind regards,



Linda Ramone

Mrs. Maria E. Ceron de Almache
173 North Hoover St
Los Angeles CA 90004

April 17, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Maria E. Ceron de Almache and my family owns a crypt space for 2 at the Santuary of Memories at Hollywood Forever Cemetery . I am writing to express my utmost support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

Hollywood Forever Cemetery provides a significant benefit to the community not only by providing a peaceful mourning space for those of us who have family resting there, but by providing an outstanding cultural events program that complements and honors the space. Events like the annual Dia de los Muertos celebration and Johnny Ramone Tribute provide a special opportunity to unite the living and the dead.

As a Crypt owner , I enjoy visiting the Cemetery for all of these purposes. In fact, it's part of the reason I chose Hollywood Forever. The Cemetery is always considerate when it hosts events and does a fantastic job protecting the grounds from any damage or disturbance.

This project is critical to ensuring that Hollywood Forever's historic, cultural and social Significance will be preserved and enjoyed by all for generations to come.

I urge you to support this project and thank you for your consideration of this matter.

With kind regards,
Maria Almache
Maria E. Ceron de Almache

Mrs. Maria Elena Cruz
333 Noth Berendo St. Apt 123
Los Angeles CA 90004

April 17, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Maria Elena Cruz and my family owns a crypt space for 2 at the Courtyard Mausoleum at Hollywood Forever Cemetery . I am writing to express my utmost support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

Hollywood Forever Cemetery provides a significant benefit to the community not only by providing a peaceful mourning space for those of us who have family resting there, but by providing an outstanding cultural events program that complements and honors the space. Events like the annual Dia de los Muertos celebration and Johnny Ramone Tribute provide a special opportunity to unite the living and the dead.

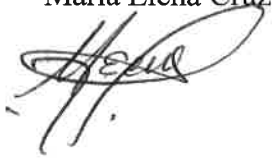
As a Crypt owner , I enjoy visiting the Cemetery for all of these purposes. In fact, it's part of the reason I chose Hollywood Forever. The Cemetery is always considerate when it hosts events and does a fantastic job protecting the grounds from any damage or disturbance.

This project is critical to ensuring that Hollywood Forever's historic, cultural and social Significance will be preserved and enjoyed by all for generations to come.

I urge you to support this project and thank you for your consideration of this matter.

With kind regards,

Maria Elena Cruz



Mrs. Maria Ines Cruz
4852 Elmond Ave. #1
Los Angeles CA 90004

April 17, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Maria Ines Cruz and my family owns a crypt space for 2 at the Courtyard Mausoleum at Hollywood Forever Cemetery . I am writing to express my utmost support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

Hollywood Forever Cemetery provides a significant benefit to the community not only by providing a peaceful mourning space for those of us who have family resting there, but by providing an outstanding cultural events program that complements and honors the space. Events like the annual Dia de los Muertos celebration and Johnny Ramone Tribute provide a special opportunity to unite the living and the dead.

As a Crypt owner , I enjoy visiting the Cemetery for all of these purposes. In fact, it's part of the reason I chose Hollywood Forever. The Cemetery is always considerate when it hosts events and does a fantastic job protecting the grounds from any damage or disturbance.

This project is critical to ensuring that Hollywood Forever's historic, cultural and social Significance will be preserved and enjoyed by all for generations to come.

I urge you to support this project and thank you for your consideration of this matter.

With kind regards,

Maria Ines Cruz

Maria Ines Cruz

RESIDENT

DATE: 04/15/2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Maria Estela Villar and I live at 1142 ¼ North El Centro Ave. Apt# 2, Los Angeles, CA. 90038. I am writing to express my support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

Hollywood Forever Cemetery provides a significant benefit to the community by providing an outstanding arts and cultural events program. As a member of the neighborhood, I really enjoy going to these events and believe that Hollywood Forever strengthens our sense of community by providing a gathering place for people from all walks of life to enjoy. The Cemetery is considerate when it hosts events, and does a good job in minimizing disturbances to the neighbors. As a resident, I am proud to have the Cemetery as a neighbor.

I urge you to support this project and thank you for your consideration of this matter.

With kind regards,

Maria E Villar

SIGNATURE AND NAME

Mr. SERGE SARKIS
1200 N Olive Dr. #308
West Hollywood, CA 90069

April 29, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

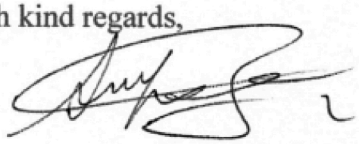
My name is Serge Sarkis. I am a resident of the city of West Hollywood and the owner of Reimagine Living Inc., a company that offers design services and imports high end furniture from Italy to the Los Angeles market. I am writing to express my utmost support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

Hollywood Forever Cemetery provides a significant benefit to the community not only by providing a peaceful mourning space for those of us who have family and friends resting there, but by also providing an outstanding cultural events program that complements and honors the space. Events like the annual Día de los Muertos celebration and Johnny Ramone Tribute provide a special opportunity to unite the living and the dead.

As a local resident and business owner, I find myself often visiting the Cemetery and taking part in the celebration of it's history as well as participating in it's various events. Hollywood Forever has helped create a strong bond between LA residents and their city. The Cemetery is always considerate when it hosts events and does a fantastic job protecting the grounds from any damage or disturbance.

This project is critical to ensuring that Hollywood Forever's historic, cultural, and social significance will be preserved and enjoyed by all for generations to come. I urge you to support this project and thank you for your consideration of this matter.

With kind regards,



Serge Sarkis

April 19, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Rosa A. Reyes and my family owns a niche at the Hollywood Forever Cemetery. I am writing on behalf of my family to express my support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

My aunt and my cousin are buried at Hollywood Forever, my family and I chose Hollywood Forever because it's a unique cemetery. I also made my own pre-need funeral arrangement with Hollywood Forever.

I have attended several events there, my favorite is Día de los Muertos.

The Cemetery is always considerate when it hosts events and does a great job protecting the grounds from any damage or disturbance. They do it respectfully, my family and I are so happy to be connected forever to the cemetery.

Please support this project and ensure that Hollywood forever social and cultural events be preserved and enjoyed by our future generations. Thank you for your consideration of this matter.

With kind regards,

Rosa A. Reyes

February 10, 2020

City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support for:
Hollywood Forever Cemetery
6000 Santa Monica Boulevard
Los Angeles, California
Case No. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners:

My name is Bobby Naidu and I am President | Owner of Source Film Studio located at 1111 N. Beachwood Drive. I am writing to express my support for the proposed project at Hollywood Forever Cemetery, Case No. CPC-2019-5010-CU-ZV.

As a member of the entertainment industry, I am pleased to support Hollywood Forever's request to continue hosting special events at the Cemetery. The Cemetery holds an iconic place in Hollywood history and contributes to the cultural activities in our neighborhood. Having Hollywood Forever being able to continue with hosting these types of events has tremendously impacted our business and real estate values in a very positive manner. We are an ardent supporter of Hollywood Forever in many ways, and its reputation as an entertainment destination.

Hollywood Forever has always been respectful of our studio operations when it hosts events, and we are grateful for their presence in the community. We hope to see these community gatherings continue for years to come.

I urge you to support this project and thank you for your consideration and time in this matter.

Many Thanks and All the Best,

Bobby Naidu
323-463-5555 Ext. 4
323-463-5556 Fax
323-855-9339 Cell
www.sourcefilmstudio.com



TOM McLOUGHLIN
928 E. SANTA ANITA AVE
BURBANK, CA. 91501

APRIL 17, 2020

CITY PLANNING COMMISSION
CITY OF LOS ANGELES
200 N. SPRING ST
LOS ANGELES, CA 90012

RE; LETTER OF SUPPORT FOR:
HOLLYWOOD FOREVER CEMETERY
6000 SANTA MONICA BLVD.
LOS ANGELES, CA. 90038
CASE NO. CPC-2019-5010-CU-ZV

Dear Honorable Commissioners,
I am writing you to express my passionate support of the proposed project at Hollywood Forever Cemetery Case No. CPC-2019-5010-CU-ZV.
My name is Tom McLoughlin. I have owned a crypt in the Cathedral Mausoleum for over 10 years now. I feel extremely fortunate that I have my final resting place in this famed and historic mausoleum.

Back in 1980 I shot a feature film at the cemetery before it became Hollywood Forever. During that time the property was badly managed, overgrown, dry lawns and in much need of repair. In 1998 new ownership transformed the cemetery into HOLLYWOOD FOREVER. It is not only one of the most beautiful and peaceful places in all of Los Angeles, it's now home to incredible cultural events. Every year Dia de los Muertos is celebrated there as well as legendary Johnny Ramone's Annual Tribute and Cinespia screens classic films on week-end evenings. These events, along with music concerts, draw thousands of Angelinos to Hollywood Forever to enjoy the arts and history of the city.

My family, friends, and myself have attended these artistic and entertaining events countless times over the years. They have always been presented with the utmost respect for those who rest there and never has there been any damage or disturbance to the property. In fact, it's wonderful seeing people picking up after themselves to keep the cemetery clean.

This proposed project for Hollywood Forever Case No. CPC-2019-5010-CU-ZV, I feel is crucial to ensure that our beloved cemetery will preserve it's cultural, historic, and it's major social significance for generations to come.
Please help support this important project. Thank you so much for your time.
All my best,

Tom McLoughlin