



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: October 15, 2020
Time: After 10:00 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 on the meeting agenda published at <https://planning.lacity.org/about/commissions/boards-hearings> and/or by contacting cpc@lacity.org

Public Hearing: August 26, 2020
Appeal Status: Off-Menu Density Bonus Incentives and Waivers are not appealable. On-Menu Density Bonus Incentives are appealable by abutting property owners and tenants only. All other actions are appealable to City Council.

Expiration Date: November 27, 2020

Multiple Approval: Yes

PROJECT LOCATION: 1720-1770 North Vine Street; 1746-1764 North Ivar Avenue; 1733-1741 North Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street

PROPOSED PROJECT: The Hollywood Center Project is a mixed-use development on an approximately 4.46-acre site, generally bounded by Yucca Street on the north, Ivar Avenue on the west, Argyle Avenue on the east, and adjacent development and Hollywood Boulevard on the south, and bifurcated by Vine Street. The portion of the Project Site located between Ivar Avenue and Vine Street is identified as the "West Site", and the portion located between Vine Street and Argyle Avenue is identified as the "East Site". The Project Site is currently developed with a single-story building and surface parking on the West Site; and the Capitol Records Building and Gogerty Building occupied by Capitol Records (the Capitol Records Complex), and surface parking on the East Site.

Original Project:

The Original Project involves the preservation of the Capitol Records Complex, removal of other remaining existing uses on the 4.61-acre Project Site, and the development of four new buildings (two residential buildings each on the West and East Sites) and public open space on the ground level. The maximum building height would be up to 469 feet (36 stories) on the West Site and up to 595 feet (47 stories) on the East Site. The Original Project would include the development up to 1,005 residential units (872 market-rate units and 133 senior affordable

Case No.: CPC-2018-2114-DB-CU-MCUP-SPR
CEQA No.: ENV-2018-2116-EIR
SCH No. 2018051002
Related Cases: CPC-2018-2115-DA;
VTT-82152; VTT-82152-1A
Council No.: 13 – O'Farrell
Plan Area: Hollywood
Plan Overlay: Hollywood Signage
Supplemental Use District
(SUD), Hollywood
Redevelopment Plan
Certified NC: Hollywood United
General Plan: Regional Center
Commercial
Existing Zone: C4-2D

Applicant: MCAF Vine LLC, MCAF
Vine LLC, 1750 North Vine
LLC, 1749 North Vine Street
LLC, 1770 Ivar LLC, 1733
North Argyle LLC, and 1720
North Vine LLC
Representative: Edgar Khalatian
Mayer Brown LLP

units), approximately 30,176 square feet of restaurant/retail space, approximately 33,922 square feet of publicly accessible open space, and a five-level subterranean parking garage with one level of enclosed at-grade parking on both the West and East Sites. The Original Project would have a maximum FAR of 7:1, which includes 1,287,150 square feet of new development and the existing, approximately 114,303-square-foot Capitol Records Complex (consisting of the 92,664-square-foot Capitol Records Building and the 21,639-square-foot Gogerty Building) for a total floor area of 1,401,453 square feet.

Alternative 8 – Office, Residential and Commercial:

Alternative 8 involves the preservation of the Capitol Records Complex, removal of other remaining existing uses, and the development of three new buildings (two mixed-use residential buildings on the West Site and one office building on the East Site) and public open space on the ground level. The maximum building height would be up to 595 feet (49 stories) on the West Site and 367 feet (17 stories)¹ on the East Site. Alternative 8 would include the development of up to 903 residential units (770 market-rate units and 133 senior affordable units), up to 385,943 square feet of office uses, up to 26,874 square feet of restaurant/retail space, 33,425 square feet of publicly accessible open space, and a five-level subterranean parking garage with one level of enclosed at-grade parking on the West Site, and a seven-level subterranean parking garage on the East Site. Alternative 8 would have a maximum FAR of 7:1, which includes 1,287,100 square feet of new development and the existing, approximately 114,303-square-foot Capitol Records Complex (consisting of the 92,664-square-foot Capitol Records Building and the 21,639-square-foot Gogerty Building), for a total floor area of 1,401,403 square feet.

**REQUESTED
ACTIONS:**

ENV-2018-2116-EIR

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2018-2116-EIR, SCH No. 2018051002, for the above-referenced project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain.
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program.
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR.

CPC-2018-2114-DB-CU-MCUP-SPR

4. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review, reserving at least 11 percent of the Alternative 8's units for Very Low-Income households, seeking the following incentives and waivers:
 - a. An On-Menu Incentive to permit a 35 percent increase in the maximum allowable floor area ratio (FAR) from 2:1 to 2.7:1 (for portions of the Project Site located at the corner lot on the southeast corner of Yucca Street and Ivar Avenue and associated with APN 5546-004-032); and from 3:1 to 4.05:1 FAR (for the balance of the Project Site).
 - b. An Off-Menu Incentive to allow FAR and density averaging for a Housing Development Project located on non-contiguous lots.

¹ It should be noted that the East Office Building was previously described as 18 stories in notices for the August 26, 2020 and October 15, 2020 public hearings. However, this was a typographical error and East Office Building is hereafter correctly referenced as 17 stories in height.

- c. A Waiver of Development Standards to permit a 7:1 FAR across the Project Site.
- d. A Waiver of Development Standards to allow the floor area of any residential balconies and terraces to be excluded for purposes of calculating the total floor area.
- 5. Pursuant to LAMC Section 12.24 U.14, a Conditional Use Permit for a Major Development Project for the construction of 100,000 square feet or more of non-residential floor area in the C4 Zone.
- 6. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption within 12 establishments.
- 7. Pursuant to LAMC Section 16.05, Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or guest rooms, 50,000 square feet of non-residential floor area, and generates more than 1,000 average daily trips.

RECOMMENDED ACTIONS:

ENV-2018-2116-EIR

If the City Planning Commission denies the appeal of the Vesting Tentative Tract Map (VTT-82152-1A) and sustains the actions of the Advisory Agency:

1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Hollywood Center Project EIR, which includes the Draft EIR, ENV-2018-2116-EIR (State Clearinghouse House No. 2018051002), dated April 16, 2020, and the Final EIR, dated September 3, 2020, that will have been considered by the City Planning Commission prior to this case; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of Alternative 8

CPC-2018-2114-DB-CU-MCUP-SPR

1. **Approve** a Density Bonus Compliance Review, reserving at least 11 percent of the total proposed units, for Very Low-Income households, with the following incentives and waivers:
 - a. An On-Menu Incentive to permit a 35 percent increase in the maximum allowable floor area ratio (FAR) from 2:1 to 2.7:1 (for portions of the Project Site located at the corner lot on the southeast corner of Yucca Street and Ivar Avenue and associated with APN 5546-004-032); and from 3:1 to 4.05:1 FAR (for the balance of the Project Site).
 - b. An Off-Menu Incentive to allow FAR and density averaging for a Housing Development Project located on non-contiguous lots.
 - c. A Waiver of Development Standards to permit a 7:1 FAR across the Project Site.
 - d. A Waiver of Development Standards to allow the floor area of any residential balconies and terraces to be excluded for purposes of calculating the total floor area.
2. **Approve** a Conditional Use Permit for a Major Development Project for the construction of 412,817 square feet or more of non-residential floor area in the C4 Zone.
3. **Approve** a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site within a maximum of 10 restaurant establishments, and for on- and/or off-site consumption within a maximum of two restaurant and/or retail establishments.
4. **Approve** a Site Plan Review for a development that results in a net increase of 903 dwelling units and 412,817 square feet of non-residential floor area and generates more than 1,000 average daily trips.

5. **Adopt** the Conditions of Approval.
6. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning



Luciralia Ibarra
Principal City Planner



Milena Zasadzien
Senior City Planner



Mindy Nguyen
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. Written communications may be mailed to the Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent the week prior to the Commission's meeting date. 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 agendaized 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 three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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Exhibits:

- A – Project Plans
 - A1 – Architectural Plans
 - A2 – Renderings
- B – Mitigation Monitoring Program (MMP)
- C – LADOT Approval Letters
 - C1 – Inter-departmental Memorandum for the Original Project, dated April 10, 2020
 - C2 – Email Correspondence for Alternative 8, dated August 21, 2020

Environmental Impact Report (EIR) links:

Draft EIR: <https://planning.lacity.org/development-services/eir/hollywood-center-project-1>
Final EIR: <https://planning.lacity.org/development-services/eir/hollywood-center-project-2>
ELDP Administrative Record: <https://planning.lacity.org/development-services/eir/hollywood-center-project-0>

PROJECT ANALYSIS

PROJECT SUMMARY

The Hollywood Center Project is a mixed-use development, generally bounded by Yucca Street on the north, Ivar Avenue on the west, Argyle Avenue on the east, and adjacent development and Hollywood Boulevard on the south, and bifurcated by Vine Street. The portion of the Project Site located between Ivar Avenue and Vine Street is identified as the “West Site”, and the portion located between Vine Street and Argyle Avenue is identified as the “East Site”. The Project Site is currently developed with a single-story building and surface parking on the West Site; and the Capitol Records Building and Gogerty Building occupied by Capitol Records (the Capitol Records Complex), and surface parking on the East Site.

The Project analyzed in the Hollywood Center Project Environmental Impact Report (EIR) involves the preservation of the Capitol Records Complex, and the development of 1,005 residential dwelling units, comprised of 872 market-rate residential units and 133 units of senior affordable units; and 30,176 square feet of commercial uses, for a total new floor area of 1,287,150 square feet (hereafter referred to as the “Original Project”).



Original Project - View Looking Southwest

In accordance with CEQA Guidelines Section 15126.6, the City considered a reasonable range of alternatives that could feasibly attain most of the Project Objectives while lessening significant impacts identified by the Original Project. Alternative 8 (Office, Residential and Commercial Alternative) was identified as a feasible and preferred alternative by the Lead Agency which meets all the Project Objectives. Alternative 8 provides a significant increase of commercial office use with a modest reduction of restaurant and/or retail uses, and reduces the total number of residential units from 1,005 to 903 units, resulting in a greater balance of jobs producing uses and housing, including the same number of senior affordable units as the Original Project. Furthermore, Alternative 8 reduces the maximum height of the building located on the East Site, adjacent to the Capitol Records Building, from 595 feet, or 48 stories, to 367 feet, or 17 stories. The building setback from the Capitol Records building would be maintained at a minimum of 70

feet (as measured from the edge of the sunshades) and, a minimum of 40 feet at the ground level from Vine Street, to allow views of the Capitol Records Building looking north from Vine Street.

Alternative 8 involves the preservation of the Capitol Records Complex, and the development of up to 903 residential units, comprised of 770 market-rate units and 133 senior affordable units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, for a total new floor area of 1,287,100 square feet.



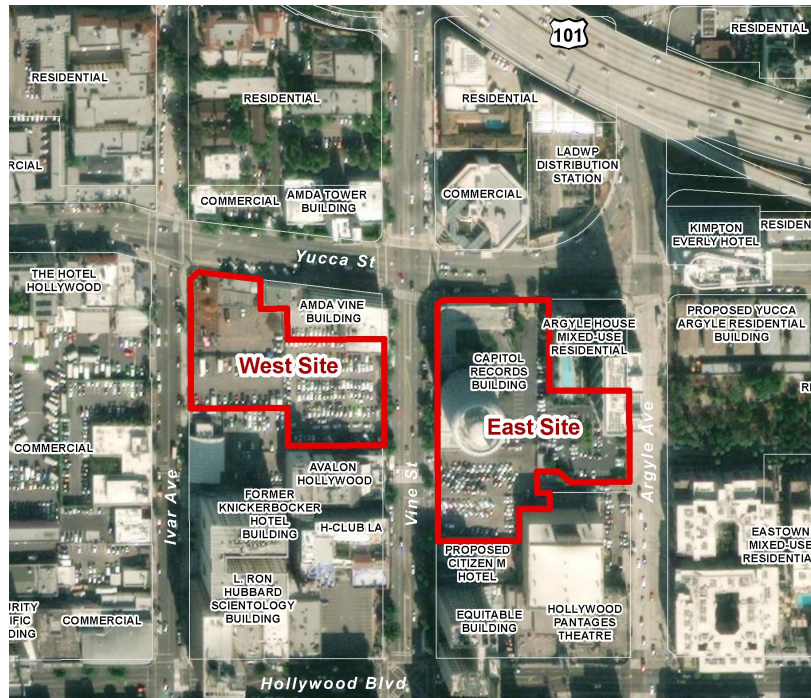
Alternative 8 – View Looking Southwest

On September 14, 2020, the Advisory Agency certified the Hollywood Center Project EIR and approved Vesting Tentative Tract Map No. 82152 for Alternative 8, to allow the merger of 16 existing lots totaling 194,495 square feet (4.46 acres) and 5,876 square feet (0.135 acres) of merged public right-of-way and the subsequent re-subdivision into three (3) ground lots and 13 airspace lots for a total of 13 lots; an associated haul route for the export of 542,300 cubic yards of soil; and the removal of 16 street trees. The decision of the Advisory Agency was subsequently appealed and is pending decision by the City Planning Commission concurrent with the subject case.

BACKGROUND

Location and Setting

The Project Site spans portions of two City blocks, comprised of 10 parcels totaling 4.46 acres in size, prior to the requested mergers in conjunction with the Vesting Tentative Tract Map No. 82152, and 4.60 acres with the approved mergers. The Project Site is generally bounded by Yucca Street to the north, Ivar Avenue to the west, Argyle Avenue to the east, adjacent development, and Hollywood Boulevard to the south, and is bifurcated by Vine Street. The portion of the Project Site located between Ivar Avenue and Vine Street is identified as the West Site and the portion located between Vine Street and Argyle Avenue is identified as the East Site. The Project Site is located within the Hollywood Community Plan area, approximately five miles west of Downtown Los Angeles and approximately 12 miles east of the Pacific Ocean.



Project Site Characteristics

The Project Site slopes down from northwest corner of the West Site to the northeast corner of the East Site with a grade change of approximately 21 feet. The Project Site is not located within a hillside area, Very High Fire Severity Zone, or Methane Hazard Site. It should be noted that the Site is located within an Alquist-Priolo Zone.

Existing Development

The East Site is currently developed with the historic Capitol Records Complex, which includes the 13-story Capitol Records Building and ancillary studio recording uses (92,664 square feet) and the two-story Gogerty Building (21,639 square feet), all of which total approximately 114,303 square feet of existing floor area. As further described in Section IV.C, *Cultural Resources*, of the Draft EIR, both buildings within the Capitol Records Complex are considered historical resources under the California Environmental Quality Act (CEQA) and would not be directly altered by Alternative 8. The remaining portion of the East Site (approximately 91,250 square feet) contains surface parking lots with controlled gated access and/or a parking attendant kiosk.

The West Site is currently developed with a surface parking lot with a parking attendant kiosk, and an approximately 1,237-square-foot, single-story building that is currently leased by the Academy of Music and Dramatic Arts (AMDA) and used for storage of sets and props associated with the performing arts school. Existing access to the West Site is provided from two driveways along Vine Street and three driveways along Ivar Avenue. The West Site is enclosed by iron fencing and secured by a lockable gate.

All existing development, except for the Capitol Records Complex, would be demolished to allow for development of Alternative 8.

In addition, the Project Site is located immediately adjacent to portions of the Hollywood Walk of Fame along Vine Street between Hollywood Boulevard and Yucca Street (on both the west and east sides of the street). The Hollywood Walk of Fame includes sidewalks running west along Hollywood Boulevard from Gower Avenue to La Brea Avenue, and along Vine Street between

Yucca Street and Sunset Boulevard. It was formally determined eligible for the National Register by consensus determination through Section 106 review and, therefore, is automatically listed in the California Register.

Existing Land Use and Zoning

The 1988 Hollywood Community Plan designates the Project Site for Regional Center Commercial land uses with corresponding zones of C2, C4, P, PB, RAS3, and RAS4. The Project Site is zoned C4-2D-SN (Commercial Zone, Height District 2D, Hollywood Signage Supplemental Use District [HSSUD]). The C4 Zone allows for a wide variety of land uses, including retail stores, theaters, hotels, broadcasting studios, parking buildings, parks, and playgrounds and permits any land use permitted in the R4 Zone, including multiple residential uses. Height District 2 allows a 6:1 FAR, with no height limit in conjunction with the C4 Zone. However, the Project Site is subject to “D” Limitations, pursuant to Ordinance No. 165,659, which restricts lots with Assessor’s Parcel Numbers (APN) 5546-004-006, 5546-004-020, 5546-004-021, 5546-004-029, 5546-030-028, 5546-030-031 through 5546-030-034 to a 3:1 FAR; and the corner lot on the southeast corner of Yucca Street and Ivar Avenue, with APN 5546-004-032, to a 2:1 FAR. The “SN” indicates that the Project Site is located in the HSSUD, which establishes signage regulations which supersede those of the LAMC.

While the “D” Limitation restricts the Project Site’s FAR, it also states that a project may exceed the respective FAR limitations provided that (a) the CRA Board finds that the project conforms to: (1) Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the CRA Board pursuant to Section 518.1 of the Redevelopment Plan and, if applicable (3) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and (b) the project complies with the following two requirements: a Disposition and Development Agreement or Owner Participation Agreement has been executed by the CRA Board; and the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24 B.3.

On September 30, 2019, under authority granted in the Redevelopment Dissolution statutes, the Los Angeles City Council and Mayor approved a resolution and accompanying Ordinance No. 186,325 to transfer all responsibility for land use related plans and functions in the 19 remaining Redevelopment Project Areas from the CRA/LA to the City of Los Angeles, effective November 11, 2019. Thus, the City can take action regarding any Redevelopment Plan Amendment or land use approval or entitlement pursuant to Section 11.5.14 and other applicable provisions of the LAMC.

The Project Site is located within the Hollywood Signage Supplemental Use District (HSSUD), Hollywood Redevelopment Project Area, Adaptive Reuse Incentive Area, Transit Priority Area, and the Los Angeles State Enterprise Zone.

Surrounding Uses

The surrounding area is characterized by commercial, tourist and entertainment-related commercial uses, offices, hotels, and low- to high-density residential developments that vary in building style and period of construction.

North: Properties abutting the West Site to the northeast are zoned C4-2D-SN and improved with the five-story, AMDA Vine building, at the southeast corner of Yucca Street and Vine Street. Properties to the north of the West Site across Yucca Street are zoned C4-2D-SN and improved with the eight-story AMDA Tower Building, at the northwest corner of Yucca Street and Vine Street. Together, the AMDA Vine Building and the AMDA Tower Building comprise the AMDA Los Angeles Campus. Properties abutting the East Site to the

northeast are zoned (T)(Q)C4-2D-SN and improved with the 18-story, mixed-used residential development known as the Argyle House and, across Yucca Street, the 16-story Kimpton Every Hotel. Properties to the north of the East Site across Yucca Street are zoned C4-2D-SN and PF-1XL and improved with the two-story Los Angeles Department of Water and Power (LADWP) Distribution Station No. 52, respectively.

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

East: Properties located to the east of the Project Site are zoned C4-2D-SN and [T][Q]C4-2D-SN and improved with a two-story, multi-family building and the seven-story mixed-use development known as Eastown, respectively. The site located at 6220 Yucca Street includes a proposal for a 30-story, mixed-use development.

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

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

Streets and Circulation

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

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

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

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

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

Freeway Access and Public Transit

Primary regional access to the Site is provided by the Hollywood Freeway (US-101), which runs north-south approximately 380 feet north of the East Site's northernmost boundary; the Santa Monica Freeway (I-10), which is approximately five miles to the south; the Harbor Freeway (I-110), which is approximately five miles to the southeast; the Golden State/Santa Ana Freeway (I-5), which is approximately five miles to the east; the Ventura Freeway (SR-134), which is approximately four miles to the north; and the San Diego Freeway (I-405), which is approximately eight miles to the southwest. Additionally, the Project Site is well-served by a network of regional transportation facilities. Various public transit stops, operated by Los Angeles County Metropolitan Transportation Authority (Metro) Metro and Los Angeles Department of Transportation (LADOT), are located in proximity to the Project Site. The nearest Metro Station is the Metro B (formerly Red Line) Hollywood/Vine Station located approximately 600 feet south of the Project Site. Bus transit access is provided along a number of Metro and LADOT bus routes, with multiple stops located within one block of the Project Site. These bus routes include Metro Rapid Line 780, Metro Local Lines 180/181, 207, 210, 212/312, 217, and 222, and LADOT Downtown Area Short Hop (DASH) Hollywood, DASH Beachwood Canyon, and DASH Hollywood/Wilshire.

Land Use Policies

The Project Site is located within the Hollywood Community Plan area, the Hollywood Supplemental Sign Use District, the Hollywood Redevelopment Plan area, and Los Angeles State Enterprise Zone.

General Plan Framework

The City of Los Angeles General Plan Framework Long Range Land Use Diagram generally identifies the entire Project Site within a Regional Center, and as such, is designated as a high-density place, and a focal point of regional commerce, identity, and activity. The Regional Center designation will generally fall within floor-area ratios (FAR) from 1.5:1 to 6:1 and are characterized by structures with six to 20 stories (or higher).

Hollywood Community Plan and Plan Update

The Hollywood Community Plan designates lots within the Project Site as Regional Center Commercial. According to the Community Plan, corresponding zones for the Regional Center Commercial designation include C2 and C4 (general commercial-retail, including residential), P and PB (parking), and RAS3 and RAS4 (residential accessory, including limited ground floor commercial). The existing C4 zoning is consistent with this designation.

On June 19, 2012, the updated Hollywood Community Plan became effective. On March 13, 2014, the City Planning Commission approved a Resolution vacating, rescinding, and setting aside the previously approved Hollywood Community Plan Update. On April 2, 2014, the City Council voted to set aside the approval of the 2012 Hollywood Community Plan Update, reverting the zoning designations and policies, goals, and objectives that were in effect immediately prior to the approval of the 2012 Hollywood Community Plan update, thus making the 1988 Hollywood Community Plan the operative applicable plan for the Hollywood area.

The Department of City Planning is in the process of another Hollywood Community Plan Update, which is currently in the Draft EIR comment phase. The Draft Hollywood Community Plan identifies the Project Site with a land use designation of Regional Center.

Hollywood Signage Supplemental Use District

The Project Site is located within the boundaries of the Amended Hollywood Signage SUD Ordinance No. 181,340. However, no signage is proposed at this time. As conditioned, any future signage shall be in compliance with the HSSUD.

Hollywood Redevelopment Plan

The Project Site is located within the Hollywood Redevelopment Plan, which was first adopted in 1986, and was last amended in May 2003. The Hollywood Redevelopment Plan contains numerous goals which include encouraging economic development; promoting and retaining the entertainment industry; revitalizing the historic core; preserving and expanding housing for all income groups; meeting social needs of area residents; providing urban design guidelines; and preserving historically significant structures. This Plan also provides a number of development guidelines and procedural operations to attain the plan goals. Among other guidelines the Hollywood Redevelopment Plan describes land uses permitted in the Project Area and provides density standards for development. The Regional Center Commercial Development section of the Hollywood Community Plan states that the Hollywood Redevelopment Plan limits development within the Regional Center Commercial land use designation to a FAR of 4.5:1, though a 6:1 FAR may be permitted provided that certain objectives within Section 506.2.3 of the Redevelopment Plan are met, and the City makes various findings. As a threshold matter, pursuant to the Applicant's request to increase the permitted FAR with respect to the Hollywood Redevelopment Plan Section 506.2.3, the Project must first meet the objective set forth in 506.2.3(a), and must also meet at least one of the objectives set forth in Section 506.2.3-b through f. Alternative 8 meets Objective 506.2.3(a) by concentrating high density in proximity to high capacity transportation facilities, with the Project Site being located 600 feet from the Hollywood/Vine Metro B Line Station. Alternative 8 meets Objective 506.2.3(b) by designing a building that both complements the existing structures in the immediate vicinity of the Project Site, as well as preserving the historic Capitol Records Complex. Additionally, the Project meets Objective 506.2.3(d) by providing well designed housing through the inclusion of studio, one-bedroom, two-bedroom, and three-bedroom units, and by setting aside 133 units for Very Low-Income seniors.

Los Angeles State Enterprise Zone

On July 11, 2013, California Governor Edmund G. Brown Jr. signed legislation that resulted in the repeal of the Enterprise Zone Act and the dissolution of Enterprise Zones. However, the City Council adopted an action on December 18, 2013 that approved the continuation of the reduced parking provision for former Enterprise Zone areas. Alternative 8 will provide and commercial parking in conformance with LAMC Section 12.21 A.4(x)(3).

Project History

Previous Project – Hollywood Millennium Project

The Applicant submitted an entitlement application to the City for a different project at the same Project Site in 2008, known as the Hollywood Millennium Project. On or about July 24, 2013, the Los Angeles City Council approved and adopted Ordinance No. 182,636 (Case No. CPC-2008-3440-ZC-CUB-CU-ZV-DA-HD, VTT-71837) and certified an Environmental Impact Report (ENV-2011-675-EIR and State Clearinghouse No. 2011041049) for entitlements related to the Project Site. On or about April 30, 2015, the Los Angeles Superior Court issued a ruling invalidating the

City Council's adoption and approval of Ordinance No. 182,636 and ENV-2011-675-EIR. Of the eight causes of action raised in the Superior Court, the court ruled in favor of the petitioner on two causes action, holding that the previous project's EIR had an unstable project description and that the City was required to follow Caltrans' preferred traffic study methodology. However, of note, the trial court held that the previous project's EIR adequately analyzed seismic issues. On or about July 31, 2019, the Second District Court of Appeal affirmed the trial court's ruling. The Court of Appeal only opined on two of the issues raised in the trial court, holding that the previous project's EIR was not "accurate, stable and finite," as required by CEQA, and that the ambiguous project description impaired the public's ability to participate in the CEQA process. As the EIR was invalidated, the City invalidated the related entitlements as a result. The Applicant abandoned the approved project and pursued new entitlements for a new development on the same Project Site. The environmental analysis for the new development on the Project Site does not rely on the environmental analysis of the previous invalidated project.

Current Project – Hollywood Center Project

On April 1, 2018, the Applicant filed for entitlements for a new development, known as the Hollywood Center Project. The Original Project included the development of a mixed-use complex comprised of 1,287,150 square feet of floor area, including four buildings containing 1,005 residential housing units (872 market-rate and 133 senior affordable housing units) and commercial uses (restaurant and/or retail uses), open space (publicly accessible open space, common open space, and private balconies) and preservation of the Capitol Records Complex. The Original Project also included an East Site Hotel Option which would have permitted hotel uses on the lower levels of the East Building; however, as of the release of the Final EIR, the Applicant was no longer pursuing the East Site Hotel Option. The entitlement requests for the Original Project included a Vesting Zone Change and Height District Change from C4-2D-SN to C2-2-SN and to remove the "D" Limitation to allow a 7.0:1 FAR; with two associated Measure JJJ incentives, concessions, reductions, or modifications of zoning code requirements to provide for affordable housing costs, to permit a floor area bonus (35 percent from 6:1 FAR base) to allow additional floor area up to 7:1 FAR, and the floor area of any residential balconies and terraces to be excluded for purposes of calculating the buildable floor area; a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption within 12 establishments; a Conditional Use Permit for a unified development to allow FAR averaging and residential density transfer between the East and the West Sites; and Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or guest rooms or generates more than 1,000 average daily trips.

During preparation of the response to comments on the Draft EIR for inclusion in the Final EIR, the Applicant revised the requested entitlements for a Zone Change and Height District Change with associated Measure JJJ incentives and concessions, and Conditional Use Permit for a unified development to allow FAR averaging and residential density transfer across the Project Site, to a Density Bonus Compliance Review pursuant to the State's Density Bonus Law and the City's Density Bonus Ordinance. The update to the entitlement requests does not change any Original Project features as compared to the original entitlement request – the Original Project would maintain the same floor area, density, building height, and mix of uses.

On September 3, 2020, the City released the Hollywood Center Project Final EIR. On September 14, 2020, the City issued a letter of determination approving the Vesting Tentative Tract Map for Alternative 8.

Relevant Cases**Subject Property:**

CPC-2008-3440-ZC-CUB-CU-ZV-DA-HD: On July 24, 2013, the City Council approved: 1) a Vesting Zone Change from C4 to C2; 2) a Height District Change from 2D to 2, removing the "D" Limitation to permit a FAR of 6:1 in lieu of the 4.5:1 currently permitted; 3) a Vesting Conditional Use to permit a hotel use within 500 feet of a R Zone; 3) a Master Conditional Use Permit to permit the sale and dispensing of a full-line of alcohol for on and off-site consumption and live entertainment; a Conditional Use Permit to permit floor area averaging in a unified development; and 4) a Zone Variance to permit outdoor eating areas above the ground floor, less than the required parking for the sports club/fitness facility, and Reduced On-Site Parking for Transportation Alternatives, for a different project at the same Project Site, known as the Hollywood Millennium Project. The City Council's adoption and approval of Ordinance No. 182,636 and certification of ENV-2011-675-EIR was challenged; and in April 2015, the Los Angeles Superior Court issued a ruling invalidating the project approvals. In July 2019, the Second District Court of Appeal affirmed the trial court's ruling. As the EIR was invalidated, the City invalidated the related entitlements as a result.

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

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

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

Ordinance No. 165,659: Effective May 6, 1990, this Ordinance restricts the FAR of a portion of the Site to a FAR of 2:1, with a provision that a project located on these lots can exceed the 2:1 FAR as long as the Community Redevelopment Agency (CRA) Board finds that the project is consistent with the redevelopment plan, that the developer entered into an Owner Participation Agreement (OPA) with the CRA Board, and the project is approved by the City Planning Commission, or City Council on appeal.

Surrounding Properties (500-foot radius):

CPC-2020-3728-ZC-HD-MCUP-CU-SPR – On June 17, 2020, a case was filed for a Vesting Zone and Height District Change from C4-2D-SN and [Q]C4-2D-SN to (Q)C4-2-SN; Vesting Conditional Use Permit to permit FAR averaging in a Unified Development; Master Conditional Use Permit to allow for the sale of a full line of alcoholic beverages in conjunction with two potential restaurants; Redevelopment Plan Compliance Review with the Hollywood Redevelopment Plan; Project Permit Compliance Review for the Hollywood Signage Supplemental Use District (HSSUD); Specific Plan Exception from the HSSUD to permit an open panel rooftop sign; in conjunction with the development of the Hollywood and Cahuenga Project, which includes 210,769 square feet of office uses and 6,500 square feet of ground floor commercial space, within a 14-story building with a maximum height of 213 feet. Upon

completion, the Project would result in a net increase of 195,856 square feet of floor area, including the existing Security Pacific Bank Building to remain, for a total of 284,850 square feet, located at 1708–1726 Cahuenga Boulevard and 6381–6385 Hollywood Boulevard. This application is currently in process and no determinations have been issued.

CPC-2016-2845-VZC-HD-MCUP-ZAA-SPR: On August 4, 2016, an application was filed for a Vesting Zone Change and Height District Change from C4-2D-SN to (T)(Q)C4-2D-SN to allow for an FAR of 6:1, in lieu of 3:1 FAR, and reduced parking; a Zoning Administrator's Adjustment for reduced side and rear yards; a Master Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for a hotel living room, coffee bar and in-room service; and Site Plan Review, in conjunction with a new 14-story hotel containing 240 guest rooms with a maximum floor area of 73,440 square feet, known as the citizenM Hotel Project, located at 1718 North Vine Street. The application is currently in process and no determinations have been issued.

CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR - On December 17, 2014, a case was filed for a Zone Change and Height District Change from C4-2D-SN to (T)(Q)C2-2D-SN, from R4-2D to (T)(Q)C2-2D, and from [Q]R3-1XL to (T)(Q)R3-2D; Density Bonus Compliance Review for a Housing Development Project totaling 271 dwelling units and reserving eight percent (or 17 units) of the base permitted density for Very Low Income (VLI) households, with an On-Menu Incentive to permit a 10 percent increase in allowable floor area for 316,948 square feet of floor area, in lieu of the maximum 288,171 square feet otherwise permitted; a Master Conditional Use Permit to allow for the sale and dispensing of alcohol for on-site consumption at three establishments; a Conditional Use Permit to allow for live entertainment and dancing; and Site Plan Review, in conjunction with the construction of, under Modified Alternative 2, a mixed-use development of up to 269 residential units (17 of which would be set aside for VLI households) and approximately 7,760 square feet of commercial/restaurant uses, within a new 30-story tower (Building 1). The residence at 1771 Vista Del Mar Avenue would remain as a single-family use and the residence at 1765 Vista Del Mar Avenue, which currently contains three residential units, will be restored, and converted back to a single-family use. The Project is an Environmental Leadership Development Project (ELDP), known as the 6220 Yucca Project, and is located at 1756-1760 North Argyle Avenue, 6210-6224 West Yucca Street, and 1765-1779 North Vista Del Mar Avenue. On September 24, 2020, the City Planning Commission approved the 6220 Yucca Project; and final approval is pending City Council decision.

ZA-2017-5013-MCUP – On April 11, 2018, the Zoning Administrator approved a Master Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with five (5) proposed restaurants; to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with four (4) proposed restaurants; and, to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed market within a new mixed-use building, located at 6200 West Hollywood Boulevard.

ZA-2016-2412-CUB – On January 10, 2017, the Zoning Administrator approved a Conditional Use Permit to allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption for the entire premises of an existing theater located at 6233 West Hollywood Boulevard.

ZA-2013-4027-MCUP – On July 31, 2014, the Zoning Administrator approved a Master Conditional Use Permit authorizing the sale and dispensing of a full line of alcoholic beverages for on-site consumption in five proposed restaurants; for the sale of beer and wine for on-site consumption in two proposed restaurants; and the off-site sale of a full line of alcoholic beverages at a market or drug store, located at 6201 Hollywood Boulevard.

ZA-2012-2355-MCUP-CUX – On July 10, 2013, the Zoning Administrator approved a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in four venues within a commercial building; the sale and dispensing of beer and wine for on-site consumption in two venues within a commercial building; and to permit public dancing in conjunction with the basement lounge and bar only, located at 1680 North Vine Street, and 6280-6290 West Hollywood Boulevard.

CPC-2007-1178-ZC-HD-SPR-ZAA-VCU – On May 8, 2012, Ordinance 182,122 became effective, approving a Zone and Height District Change from C4-2D-SN to (T)(Q)C4-2-SN, to modify the "D" Limitation to allow a 6:1 FAR, in lieu of the otherwise permitted 2:1 FAR, for the construction of a new 15-story, 87-unit residential condominium building, located at 1800 North Argyle Avenue.

CPC-2006-7068-ZC-HD-ZAA-SPR – On July 25, 2008, Ordinance 180,082 became effective, approving a Zone and Height District from C4-2D-SN to (Q)C4-ZSN, and to modify the "D" Limitation to allow a 4.5:1 FAR in lieu of the other permitted 3:1 FAR, for the construction of a new 16-story (189-foot tall), mixed-use building containing 95 dwelling units, located at 6230 West Yucca Street.

PROJECT DETAILS

Alternative 8 Development Program



Alternative 8 Site Plan

As described in the Draft EIR and Final EIR, Alternative 8 is comprised of three new buildings. The West Site would be developed with two residential structures. These include the West Building, along Vine Street; the West Senior Building, at the southeast corner of Yucca Street and Ivar Avenue; and the East Office Building. The Capitol Records Complex, which includes the Capitol Records Building and ancillary studio recording uses; and the Gogerty Building would remain in place.

The architecture of Alternative 8 is distinct from, but compatible with, the modernist architectural character of the Capitol Records Building and the greater Hollywood neighborhood. The proposed buildings have been located and configured to preserve important views of the Capitol Records Building and to promote compatibility between new construction and the historic Capitol Records

Complex. The West Building and East Office Building have been articulated and designed to consider and be consistent with the architectural features of the Capitol Records Building. The West Building and East Office Building, together with the Capitol Records Building, are asymmetrically centered on Vine Street, highlighting the Capitol Records Building's prominence. The façades of the West and East Buildings, oriented toward the Capitol Records Building and the Hollywood Hills, have been designed to curve softly to respond to the form of the Capitol Records Building while maximizing the width of view corridors into and through the Project Site. These curved exterior walls of the West Building and East Office Building also include balconies intended to evoke the signature sunshades of the Capitol Records Building. The remaining façades, oriented south toward Hollywood, adopt the rectilinear language of the City's grid and more traditional buildings.

Alternative 8 Project Summary			
Component	West Site	East Site	Total
Lot Area ^a	79,632 sf	120,739 sf	200,371 sf (4.60 acres)
Market-Rate Units	770 du	0	770 du
Affordable Units	133 du	0	133 du
Office Floor	0	385,943 sf	865,943 sf
Retail and/or Restaurant	12,068 sf	14,806 sf	26,874 sf
Total New Floor Area	886,351sf	400,749 sf	1,287,100 sf
Total Floor Area to Remain	0	114,303 sf	114,303 sf
Total Floor Area Combined	886,351	515,052	1,401,403
Floor Area Ratio (FAR)^a	-	-	7:1
Maximum Building Height^b	48 stories, 595 ft	17 stories, 367 ft	595 feet
Public Open Space	10,215 sf	21,500 sf	33,105 sf
Parking	1,134	1,103	2,237
NOTES: ^a Post-dedication square footage is calculated with the inclusion of the 1,303-square-foot East Site Alley Merger and the 4,873-square-foot sidewalk merger (along Yucca Street and both sides of Vine Street) area. ^b The maximum building height includes the bulkhead on the West Building and East Building (a non-occupiable additional level, housing only mechanical equipment), as well as all architectural elements (i.e., screen element, elevator shafts, mechanical bulkheads, parapets).			

West Site

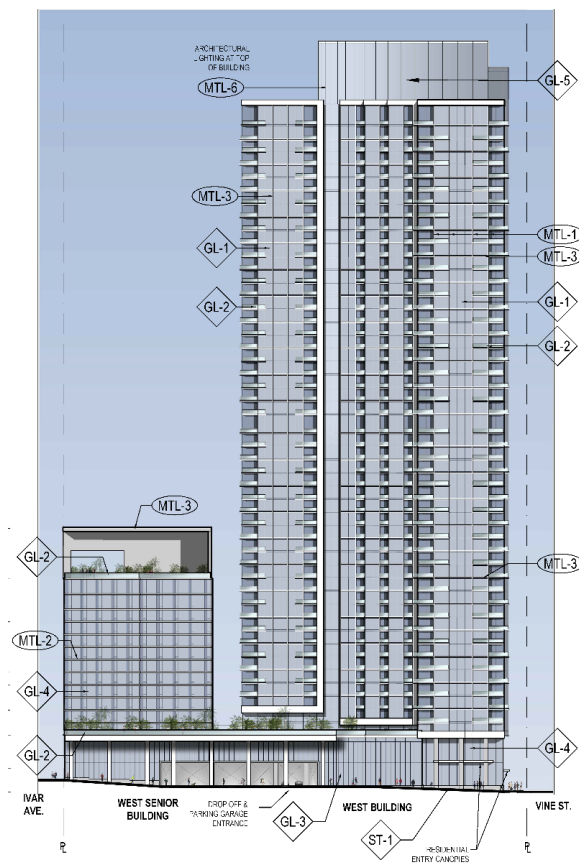
The West Site is 79,632 square feet in size and would be developed with the 48-story West Building, with a maximum height of 595 feet, and the 13-story West Senior Building, with a maximum height of 209 feet. The West Site would provide up to 10,215 square feet of publicly accessible, ground floor open space, which includes the West Site Plaza (West Plaza), and would contain outdoor seating areas and a paseo where visitors can view the Capitol Records Building. The West Site's parking garage would be comprised of five subterranean levels beneath the West Building and West Senior Building, and one level of enclosed at-grade parking adjacent to the West Building, and contain up to 1,134 vehicle parking spaces, including 366 long-term bicycle parking spaces. Parking, loading and drop-off areas would be accessed via a driveway along Ivar Avenue.

West Building

The West Building is comprised of 7,916 square feet of ground floor commercial uses adjacent to the main residential lobby and entrance, located on the ground floor along Vine Street, with a secondary residential entrance from the at-grade parking level. Levels 2 through 48 contain 770 market-rate housing units comprised of 131 studio units, 366 one-bedroom units, 181 two-bedroom units, and 92 three-bedroom units.

Indoor residential amenities are provided on the Mezzanine Level and Level 2 of the West Building deck with a pool and bar on Level 2, and the publicly accessible West Site Paseo.

The West Building would contain a non-occupiable floor housing only mechanical equipment above Level 48, resulting in a total building height of 595 feet above grade.



West Senior Building and West Building – South Elevation, Looking Toward Yucca Street

West Senior Building

The West Senior Building is comprised of 4,152 square feet of ground floor commercial uses along Ivar Avenue and Yucca Street. As the Project Site slopes down from northwest corner of the West Site to the northeast corner of the East Site with a grade change of approximately 21 feet, the senior residential lobby and entrance located on the ground floor along Yucca Street, but is considered at the Mezzanine Level on Ivar Avenue. Levels 2-12 contain 133 senior affordable housing units, set aside for Very Low-Income households, comprised of all one-bedroom units. The 1,914-square-foot ground floor lobby would front Yucca Street, and contain two elevators accessible from the subterranean garage, and a mail room. Indoor residential amenities would include two multipurpose rooms on Levels 2 and 13. Outdoor residential amenities would include an open terrace on Level 2 and rooftop terrace on Level 13. The West Senior Building would

contain a non-occupiable floor housing only mechanical equipment above Level 13, resulting in a total building height of 209 feet above grade.

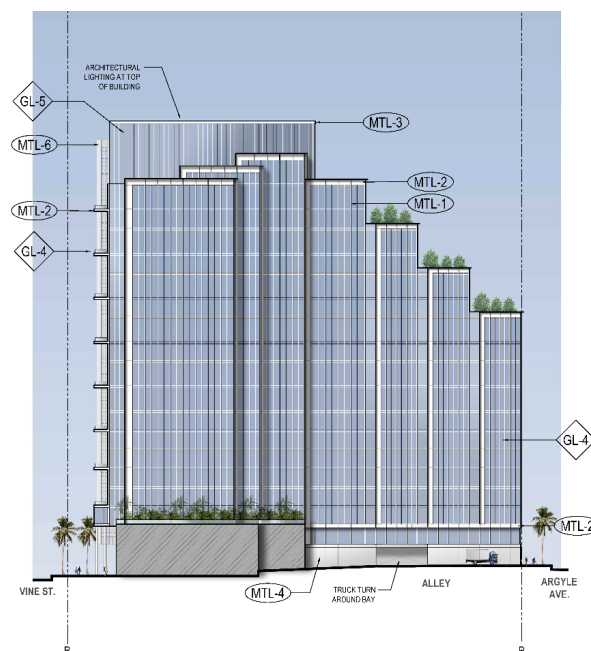
East Site

The East Site is 120,739 square feet in size and would be developed with the 17-story East Office Building, with a maximum height of 367 feet; and maintain the existing Capitol Records Complex (comprised of the Capitol Records Building and Gogerty Complex). The East Site would provide up to 21,180 square feet of publicly accessible, ground floor open space, which includes the East Site Plaza (East Plaza), which would contain outdoor seating areas and a paseo where visitors can view the Capitol Records Building, in addition to areas designated for live performances and art installations.

The East Site's parking garage would be comprised of a seven-level subterranean levels beneath the East Office Building, and contain up to 1,103 vehicle parking spaces, including 84 long-term bicycle parking spaces. Parking would be accessed directly from Argyle Avenue, while loading areas would be accessed from an alley on Argyle Avenue on Level 1. A passenger drop-off area would also be provided on Level B1. The existing Yucca Street driveway, located between Vine Street and Argyle Avenue, would remain, and provide dedicated access to the Capitol Records Complex.

East Office Building

The East Office Building is comprised of 385,943 square feet of office uses on Levels 1 through 17 (inclusive of lobbies and amenities); except for non-occupiable floors housing mechanical equipment on Levels 9 and above Level 17, resulting in a total building height of 367 feet above grade; and 14,806 square feet of ground floor commercial uses with entrances fronting the paseo, along Vine Street and Argyle Street. The East Building would contain a 7,860 square-foot office lobby/lounge with access from the subterranean parking garages and two entrances from the public paseo. East Office Building amenities would include an indoor Office Club and outdoor garden on the Mezzanine Level, and outdoor terraces on Levels 2, 12, 14 and 16.



East Office Building – South Elevation, Looking Toward Yucca Street

Capitol Records Complex

As previously mentioned, the East Site is currently developed with the Capitol Records Complex, which includes the 13-story Capitol Records Building and ancillary studio recording uses; and the two-story Gogerty Building, all of which total 114,303 square feet of existing floor area. As described in Section IV.C, *Cultural Resources*, of the Draft EIR, both buildings within the Capitol Records Complex are considered historical resources under the California Environmental Quality Act (CEQA) and would not be directly altered by Alternative 8. There is an existing surface parking lot that serves the Capitol Records Complex and public parking on the East Site. The Capitol Records Complex would be preserved, and portions of its supporting parking area, along with some existing surface parking adjacent to the Capitol Records Complex, would be reconfigured and relocated to a five-level subterranean garage with one additional level of enclosed at-grade parking proposed on the East Site.² The remaining surface parking on the Project Site would be removed in order to develop the Alternative 8's proposed mix of land uses.



Aerial View Looking Southwest

Building Height, Floor Area and Density

The Hollywood Community Plan designates the Project Site for Regional Center Commercial land uses corresponding to the C4-2D-SN. The C4 Zone allows for a wide variety of commercial land uses and permits any land use permitted in the R4 Zone, including multiple residential uses. Height District 2 allows a 6:1 FAR, with no height limit in conjunction with the C4 Zone. However, the Project Site is subject to “D” Limitations, pursuant to Ordinance No. 165,659, which restricts the corner lot on the southeast corner of Yucca Street and Ivar Street, with APN 5546-004-032, to a 2:1 FAR, and the remainder of the Project Site to a 3:1 FAR.

Pursuant to LAMC Section 12.22 A.18, any lot in the C4 Zone, provided that such a lot is located within an area designated as Regional Center Commercial within the adopted Community Plan, is permitted to develop at the R5 density, or one dwelling unit for every 200 square feet of lot area. In conjunction with the proposed mergers associated with the Vesting Tentative Tract Map No.

² A portion of the parking lot adjacent to the Capitol Records Complex is proposed to be reconfigured and converted into open space under Alternative 8. However, the portion to be reconfigured is under lease to Capitol Records and subject to Capitol Records' consent during the term of the Capitol Records Lease.

82152, the lot area of the Project Site is 200,371 square feet, which permits a maximum density of 1,002 dwelling units³. Alternative 8 proposes a total of 903 dwelling units, including 770 market-rate units and 133 affordable senior units.

The West Site would be developed with two residential structures. The West Building, along Vine Street, would be 48 stories and reach a height of 545 feet at the top of the 48th story and 595 feet at the top of the bulkhead. The West Senior Building, at the southeast corner of Yucca Street and Ivar Avenue, would be 13 stories and reach a height of 209 feet at the top of the 13th story and 209 feet at the top of the bulkhead. The East Site would be developed with the East Office Building containing 385,943 square feet of office uses. The building would be 17 stories and reach a height of 317 feet at the top of the 17th story and 367 feet at the top of the bulkhead.

Alternative 8 includes 1,287,100 square feet of new development and the existing, approximately 114,303-square-foot Capitol Records Complex (consisting of the 92,664-square-foot Capitol Records Building and the 21,639-square-foot Gogerty Building), for a total floor area of 1,401,403 square feet, or a maximum FAR of 7:1.

Open Space and Landscaping

Based on the number of units and the mix of unit types proposed, 101,725 square feet of open space is required for the West Site, and Alternative 8 would provide a total of 101,725 square feet of open space (which meets the minimum dimensional requirements per LAMC Section 12.21.G) on the West Site, as shown in the tables below.

<i>Open Space Required</i>			
<i>Unit Type⁴</i>	<i>LAMC Requirement</i>	<i>No. Units</i>	<i>Total</i>
<i>West Residential Building</i>			
<i>< 3 Habitable Rooms</i>	<i>100 sf / unit</i>	<i>497 units</i>	<i>49,700 sf</i>
<i>= 3 Habitable Rooms</i>	<i>125 sf / unit</i>	<i>181 units</i>	<i>22,625 sf</i>
<i>> 3 Habitable Rooms</i>	<i>175 sf / unit</i>	<i>92 unit</i>	<i>16,100 sf</i>
<i>Total Open Space Required</i>			<i>88,425 sf</i>
<i>Maximum Indoor or Covered OS Permitted (25%)</i>			<i>22,106 sf</i>
<i>West Senior Building</i>			
<i>< 3 Habitable Rooms</i>	<i>100 sf / unit</i>	<i>133 units</i>	<i>13,300 sf</i>
<i>Total Open Space Required</i>			<i>13,300 sf</i>
<i>Maximum Indoor or Covered OS Permitted (25%)</i>			<i>3,325 sf</i>
<i>Total Open Space Required</i>			<i>101,725 sf</i>

Open space on the West Site would include 11,925 square feet of publicly accessible open space within the West Site paseo; 79,725 square feet of common open space, and 22,000 square feet of private open space in the form of private balconies.

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

⁴ Kitchens are not considered habitable rooms for the purposes of open space calculations.

Common open space exclusive to residential tenants of the West Building would include coworking spaces, a screening room, lounge / library / game room, kids room, wellness spa, and a fitness center with locker rooms, multipurpose rooms, and a prep kitchen. Outdoor residential amenities would include a sunken garden at the Mezzanine Level, an amenity deck with a pool and bar on Level 2, and the publicly accessible West Site Paseo. Common open space exclusive to the residential tenants of the West Senior Building would include amenity terraces and multipurpose rooms for group activities, such as fitness, games, and entertainment; and senior support services office for social workers to provide assistance to the senior residents. Outdoor residential amenities would include an open terrace on Level 2 and rooftop terrace on Level 13.

Open Space Provided			
Location		Use	Total ⁵
Common Open Space			
West Site			
Outdoor	Public Paseo	11,925 sf	11,925 sf
	Publicly Accessible Total		11,925 sf
West Building			
Outdoor	Mezzanine Level	Sunken Garden	2,000 sf
	Level 2	Amenity Deck	31,000 sf
	Total		33,000 sf
Indoor	Mezzanine Level	Amenity	14,500 sf
	Level 2	Amenity	7,000 sf
	Total		21,500 sf
	West Building Total		54,500 sf
West Senior Building			
Outdoor	Level 2	Terrace	1,350 sf
	Level 13	Roof Terrace	7,250 sf
	Total		8,600 sf
Indoor	Level 2	Multipurpose Room	1,200 sf
	Level 13	Multipurpose Room	3,500 sf
	Total		4,700 sf
	West Senior Building Total		13,300
Total Common Open Space			79,725 sf

⁵ These include square footages of areas which meet the minimum dimensional requirements for common open space pursuant to LAMC Section 12.21 G. The actual square footage of these spaces may be larger.

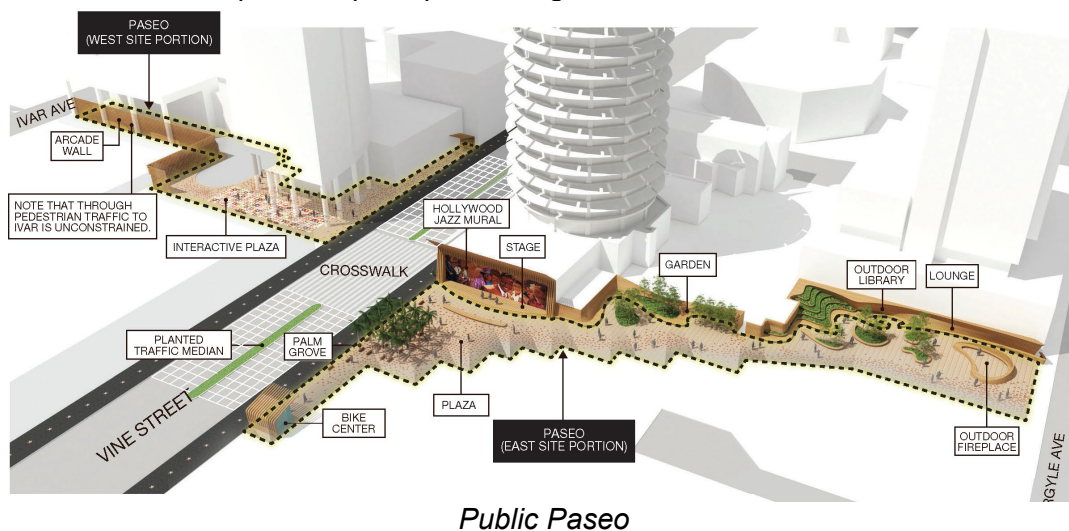
<i>Private Open Space</i>			
<i>West Building</i>	<i>Levels 2-48</i>	<i>Private Balconies</i>	<i>22,000 sf</i>
<i>Total Private Open Space</i>			<i>22,000 sf</i>
<i>Total Usable Open Space</i>			<i>101,725 sf</i>

As the East Site does not propose any residential uses, no open space is required pursuant to LAMC Section 12.21 G. Nevertheless, the East Site proposes 21,180 square feet of publicly accessible open space, in addition to an office lobby lounge on the ground floor, and indoor amenity lounge and outdoor garden on the Mezzanine Level, and outdoor terraces on Levels 2, 12, 14 and 16 of the East Office Building.

Pursuant to a lease between the Applicant and Capitol Records that can be extended until 2026, Capitol Records must consent to certain proposed improvements that may impact their use of the property. Specifically, Capitol Records must grant its consent to portions of the proposed open space areas on the East Site. Depending upon negotiations on use of the space, the East Site's publicly accessible open space area may be reduced by up to 5,995 square feet and redesigned to accommodate Capitol Records and/or to comply with the lease. In the event that Capitol Records does not consent to the proposed open space area, the ground floor restaurant/retail space in the mezzanine floor along Argyle Avenue would be reduced by 800 square feet (from 8,788 square feet to 7,988 square feet) and the Commercial Office Lobbies would be reduced by approximately 480 square feet, in order to maintain a minimum of 15-foot pedestrian circulation width through the paseo in the East Site near the Capitol Records lot. As usable open space is not a requirement for non-residential uses, this would not impact the Alternative 8's compliance with LAMC 12.21.G.

Public Open Space

Alternative 8 would include approximately 33,105 square feet of publicly accessible open space at the ground level, which includes a paseo through the West and East Sites, referred to as the West Plaza and East Plaza, respectively, connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue, and the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame. The paseo would function as a public open space amenity at the terminus of the Hollywood Walk of Fame Project, and provide cultural and social amenities such as paseo linkages, plazas, and activated street fronts in conjunction with public art program in conjunction with landscape and open space design.



The West Plaza and East Plaza would include shopping, outdoor seating (including where visitors can view the Capitol Records Building), landscaping, open-air dining, spaces for public performances, art installations, and special events. Both the West and East Plazas include ground floor restaurant and/or retail uses that would activate the respective street frontages along Vine Street and Argyle Avenue.

The West Plaza would be comprised of an interactive plaza. In addition, the portion of the paseo connecting to Ivar Street beyond the interactive plaza includes a shared walkway with vehicular access to the drop-off area, adjacent to the arcade wall. Alternative 8 proposes a landscaped median along Vine Street, where there is an existing mid-block crosswalk. In addition, a new signalized crossing across Argyle Avenue would be provided to facilitate pedestrian connectivity to align with existing mid-block crosswalks on Vine Street and Ivar Avenue.



Interactive Plaza – Looking West Towards Ivar

The East Plaza would be comprised of three distinct areas including an outdoor gathering space with seating, fireplace, and library, referred to as the “Lounge”; a performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing “Hollywood Jazz 1942–1972” mural and outdoor seating to view performances or gather when the stage is inactive, as well as a landscaped palm tree grove and a bike center, referred to as the “East Plaza”; and a landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy area, seating alcoves, and a water feature to serve as a transition between the Lounge and East Plaza areas referred to as the “Garden”.



View from Vine Street of the Hollywood Jazz 1942-1972 Mural

Performances and Events in Paseo/Plazas

The performance area and events would be situated on the East Plaza, with a maximum event attendance capacity of 350 people. There could be up to two performances daily, including one during the mid-day period and one during the afternoon, not to exceed 10 performances per week, including weekends. The performances would not allow use of an amplified sound system but could include ambient music speakers with prerecorded, low-level, background music. The performances would primarily consist of acoustic musical performances, plays or other theatrical performances, and outdoor fitness classes. Each performance would be up to approximately one to two hours in duration and shall end by dusk. When special events occur within these spaces, set-up may begin as early as 10:30 A.M., events would start no earlier than 11:00 A.M., and events would end at dusk. Janitorial services would be performed regularly each day to ensure proper maintenance of the plaza for the enjoyment of residents and visitors. These operational parameters have been included as Conditions of Approval.

Landscaping

Pursuant to LAMC Section 12.21 G(a)(3), a minimum of 25 percent of the common open space area, or 19,931 square feet, shall be planted with ground cover, shrubs, or trees. Alternative 8 would provide 19,932 square feet of landscaped area throughout the Project Site, comprised of drought-tolerant native plants, shrubs, perennials, and groundcover. Specifically, outdoor amenity spaces, such as the large sunken garden on the Mezzanine Level, and the Level 2 amenity deck for the West Building; and the Level 2 outdoor terrace and rooftop terrace for the Senior Building, would include planting areas and/or canopy trees. Additional landscaping would be provided along the street edges.

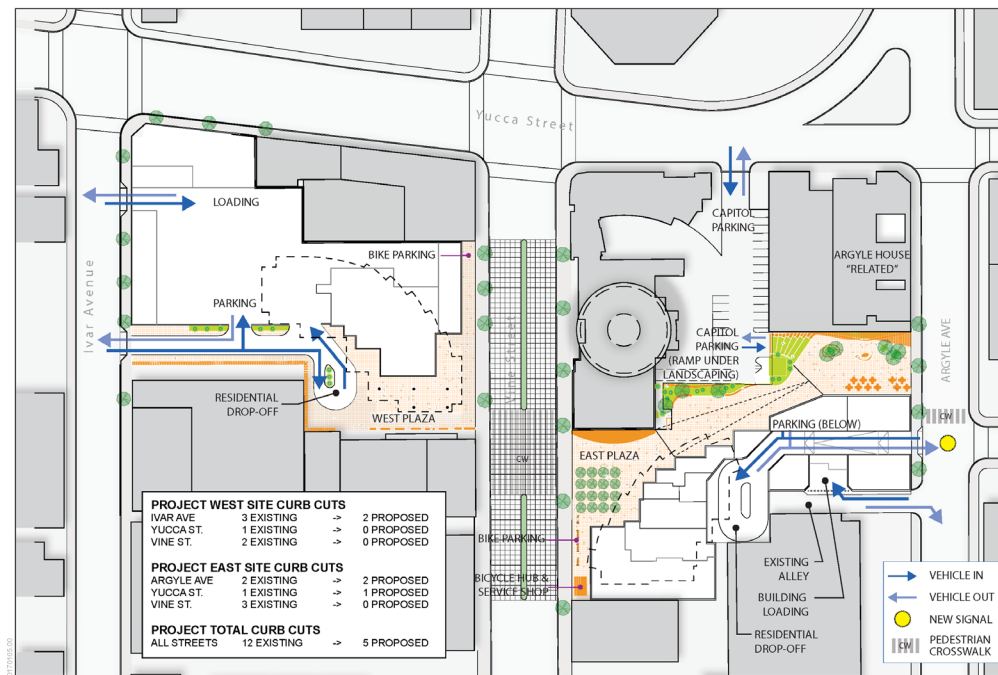
In addition, at least one 24-inch box tree for every four dwelling units shall be provided onsite and may include street trees in the parkway. Alternative 8 proposes a total of 903 residential units within the West Building and West Senior Building and is therefore required to provide a total of 81 trees within the West Site. The Project Site currently contains 48 non-protected trees, and 16 street trees. All existing trees on the Project Site, as well as eight street trees each on the West and East Sites, that are immediately adjacent to the Project Site boundaries, would be removed. Alternative 8 proposes to plant 258 trees. Of these, 242 trees are on the West Site, comprised of 226 on-site trees located on the amenity terraces and along the paseo and, to comply with the City's requirement of replacing street trees on a 2:1 basis, an additional 16 street trees adjacent to the West Site right-of-way located along the Yucca, Vine, and Ivar frontages. On the East Site, an additional 16 street trees would be provided adjacent to the East Site right-of-way along the Vine and Argyle frontages, as part of the street tree replacement requirement. On the East Site, an additional 16 street trees would be provided adjacent to the East Site right-of-way along the Vine and Argyle frontages, as part of the street tree replacement requirement; and, although not required, additional trees and landscaping will also be provided on East Site paseo and terraces of the East Office Building.

Parking and Vehicular Access

Under Alternative 8, a five-level subterranean parking with one level of enclosed at-grade parking would be provided on the West Site, and a seven-level subterranean parking garage would be provided on the East Site, for a total of 2,237 parking spaces. All vehicular access would be provided by driveways located on Ivar Avenue, Yucca Street, and Argyle Avenue, allowing Vine Street and the Hollywood Walk of Fame to completely avoid curb cuts.

There are currently 12 existing curb cuts, six (6) each on the West and East Sites. Alternative 8 would change the locations of and reduce the number of curb cuts to two (2) curb cuts on the West Site and three (3) curb cuts on the East Site. Existing curb cuts that would be removed

would reduce vehicle conflicts and interference with pedestrian activity along the Hollywood Walk of Fame. Alternative 8 would avoid new curb cuts along the Hollywood Walk of Fame and would remove seven (7) of the existing curb cuts along Vine Street. In total, Alternative 8 would have two (2) curb cuts on the West Site and three curb cuts on the East Site along Ivar Avenue, Argyle Avenue, and Yucca Street.



Project Site Vehicular Access

West Site Vehicular Access and Parking

Based on the proposed unit mix and square footage of commercial uses, Alternative 8 would be required to provide 695 residential parking spaces pursuant to AB 744, and 24 commercial parking spaces pursuant to LAMC 12.21 A.4(x)(3). It should be noted that, under the LAMC, Alternative 8 would be required to provide a minimum of 1,425 residential parking spaces, and 24 commercial parking spaces, for a total of 1,449 parking spaces. Alternative 8 proposes to provide 1,054 residential parking spaces (1,043 spaces would be allocated for the West Building, 67 spaces for the West Senior Building) and 80 commercial parking spaces, for total of 1,134 spaces, resulting in an excess of 475 spaces. A total of 1,119 spaces would be located within a five-level subterranean parking garage, and 15 spaces located within an enclosed at-grade parking area on Level 1, with 692 of those spaces provided using 346 mechanical double stackers arranged in tandem on Levels B3 and B4 for use by valet only, and remaining spaces on Levels 1, and B1 to B3 being self-park. Of the 1,134 total spaces, 114 parking spaces would be electric vehicle (EV)-ready parking spaces.

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

East Site Vehicular Access and Parking

Based on the proposed unit mix and square footage of commercial uses, Alternative 8 would be required to provide 802 commercial parking spaces, pursuant to LAMC 12.21 A.4(x)(3), in addition to 97 replacement parking spaces for the Capitol Records Complex, for a total of 899 commercial parking spaces. Alternative 8 would provide 1,103 commercial parking spaces, for an excess of 201 parking spaces, all of which would be provided within a seven-level subterranean parking garage. A total of 793 spaces would be allocated for the East Office Building, 30 spaces for the ground floor commercial uses, 97 spaces as part of the Capitol Records Building parking replacement. Of the 1,103 self-park spaces, 111 parking spaces would be EV-ready parking spaces.

Access to the East Site would be provided via two driveways (including the alley) along Argyle Avenue. The existing Yucca Street driveway, located between Vine Street and Argyle Avenue, would continue to provide dedicated access to the Capitol Records Building existing surface parking lot via a two-way, stop-controlled, full-access driveway. There would be no vehicular access on Vine Street, which bifurcates the West Site and East Site. Access to the trash receptacles, the loading dock, and BOH would be accessed from the southern driveway located within the existing alley off Argyle Avenue. Access to all subterranean levels (Levels B1-B7) of the parking garage would be provided from the northern Argyle Avenue driveway, located directly opposite of Carlos Avenue and north of the existing alley. This four-way intersection at Argyle and Carlos Avenues would be signalized and provide a pedestrian crossing across Argyle Avenue. A passenger drop-off zone would be provided on Level B1. A valet assisted pickup/drop-off zone would be provided on each level of the East Site subterranean garage.

Bicycle Parking

Alternative 8 would provide 538 bicycle parking spaces, consistent with the LAMC 12.21 A.16 (Ordinance No. 185,480, effective May 9, 2018), including 366 long-term residential and 90 long-term commercial bicycle spaces within the subterranean parking levels, and 36 short-term residential bicycle spaces and 52 short-term commercial bicycle spaces at the ground level within the exterior plaza areas of both the West and East Sites. Bicycle maintenance and shower areas would also be provided within the garage for each of the West and East Sites. Note that the numbers reflected below do not include bike parking for existing on-site uses.

Pedestrian Access

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

Pedestrian access on the West Site would be provided from Vine Street for the main residential lobby of the West Building; from Yucca Street for the ground level lobby of the West Senior Building; and from Vine Street, Yucca Street, and Ivar Avenue for the restaurant and/or retail uses on the West Site. Pedestrian access on the East Site would be provided from Vine Street and Argyle Avenue for the lobby of the East Office Building; and from Argyle Avenue, Vine Street from the landscaped paseo for the restaurant and/or retail uses on the East Site.

Alternative 8's pedestrian paseo and a proposed signalized crossing across Argyle Avenue are intended to facilitate pedestrian connectivity and align with existing mid-block crosswalks on Vine Street and Ivar Avenue. Alternative 8's pedestrian features would be integrated into the adjacent pedestrian network to maintain connections with multimodal facilities.

As noted above, Alternative 8 has been designed to have no driveways along Vine Street. By removing these driveways from Vine Street, Alternative 8 would help restore continuity to the Walk of Fame, while reducing pedestrian/vehicular conflicts that currently exist along the Vine Street frontages of the West Site and East Site.

Environmental Leadership Development Project

The Hollywood Center Project has been certified by Governor Brown as an eligible project under the Jobs and Economic Improvement through Environmental Leadership Act of 2011 (Assembly Bill [AB] 900). AB 900, which is codified in PRC Sections 21178 through 21189.3, was intended to encourage California's economic recovery by providing a streamlined process for judicial review of compliance with CEQA for development projects that qualify as an ELDP. On August 16, 2018, Governor Brown certified that the Hollywood Center Project meets the criteria set forth in the statute, including the applicable updated requirements in AB 246.

In order to be certified as an ELDP, the Governor determined that the Hollywood Center Project would result in a minimum investment of \$100 million, would create high-wage jobs, and would not result in net additional greenhouse gas (GHG) emissions, as determined by the California Air Resources Board. Further, a mixed-use project, such as the Hollywood Center Project, must meet additional requirements. Specifically, it must be located on an infill site, be designed to achieve Leadership in Energy & Environmental Design (LEED) Gold certification, be consistent with the relevant regional sustainable communities strategy, and exceed by at least 15 percent the transportation efficiency for comparable projects. The Governor's certification determined that the Hollywood Center Project complies with all of these applicable requirements.

Specifically, the proposed residential buildings on the West Site would incorporate LEED Gold Certification, and the proposed office building would combine LEED Platinum (the highest level of LEED Certification) and WELL Gold Certification. LEED Platinum requires more points of compliance with options offered under the LEED Certification program and, therefore, is held to a higher conservation standard than under LEED Gold. The WELL Gold Certification program for Alternative 8 focuses on features that contribute to the health and well-being of occupants and visitors. The combination of the LEED Platinum and WELL Gold Certifications would create a building with exceptional sustainability benefits.

Citywide Design Guidelines

The Citywide Design Guidelines, adopted by the City Planning Commission on June 9, 2011, and last updated and adopted on October 24, 2019, establish a baseline for urban design expectations and present overarching design themes and best practices for residential, commercial, and industrial projects. Commission policy states that approved projects should either substantially comply with the Guidelines or through alternative methods to achieve the same objectives, and that the Guidelines may be used as a basis to condition an approved project. The design guidelines focus on three main design approaches: Pedestrian-First Design, 360 Degree Design, and Climate-Adaptive Design. These design guidelines focus on several areas of opportunity for attaining high quality design in mixed-use projects, including enhancing the quality of the pedestrian experience along the border of the project and public space; nurturing an overall active street presence; establishing appropriate height and massing within the context of the neighborhood; maintaining visual and spatial relationships with adjacent buildings; and optimizing high quality infill development that strengthens the visual and functional quality of the commercial environment.

Pedestrian-First Design

Alternative 8 would achieve Pedestrian-First Design goals by creating an active pedestrian experience along Argyle Avenue to the east, Yucca Street to the north, and Ivar Avenue to the west, and Vine Street, which bisects the West and East Sites. The Project Site is comprised of the West Building and West Senior Building on the West Site, and the East Office Building and the Capitol Records Complex on the East Site, with a public paseo that travels through both Sites, connecting Ivar Avenue to Vine Street, and Vine Street to Argyle Avenue, allowing for uninterrupted movement from one end of the Project Site to the other. As previously mentioned, the West Plaza and East Plaza would include ground floor retail and residential lobbies designed with floor-to-ceiling glass storefronts that engage pedestrians at the street level with active uses, outdoor seating (including where visitors can view the Capitol Records Building), landscaping, open-air dining, spaces for public performances, art installations, and special events.

The public plaza on the East Site, is lined with ground floor restaurant and/or retail spaces, orients pedestrians through the interstitial space created by the terraced East Office Building and the existing Capitol Records Building. Each frontage provides direct access to the Project Site and is lined with ground floor commercial uses and residential lobbies that are designed with floor-to-ceiling glass storefronts that engage pedestrians at the street level with active uses. Additional pedestrian amenities include public improvements such as the installation of bicycle parking, building lighting around the Project Site, and planting of street trees and landscaping. Alternative 8 also proposes a landscaped median along Vine Street, where there is an existing mid-block crosswalk. In addition, a new signalized crossing across Argyle Avenue would be provided to facilitate pedestrian connectivity to align with existing mid-block crosswalks on Vine Street and Ivar Avenue.

Alternative 8 focuses density in the center of the development along Vine Street, where historically taller buildings in Hollywood have been located; and locates the West Senior Building on the periphery of the Project Site to help make a smooth massing transition into the surrounding community. In order to preserve the strong pedestrian nature of Vine Street, which would include the paseo and other pedestrian connectivity features, all vehicular access to the Project Site would be provided by driveways located on Ivar Avenue, Yucca Street, and Argyle Avenue. Access to the West Site would be provided via a new driveway on Ivar Avenue. Neighborhood features, such as the Hollywood Walk of Fame, have also helped define the proposed vehicular access strategy. Alternative 8 would avoid new curb cuts along the Hollywood Walk of Fame and would remove seven of the existing curb cuts along Vine Street. In total, Alternative 8 would have two curb cuts on the West Site and three curb cuts on the East Site – along Ivar Avenue, Argyle Avenue, and Yucca Street.



East Office Building Lobby and Visual Connection to the Paseo - East Plaza

360-Degree Design

In order to facilitate a 360 Degree Design, Alternative 8 utilizes a variety of architectural styles, building materials, and building forms as it embraces and responds to the existing site features, namely the Capitol Records building and development along Hollywood Boulevard.

The Capitol Records building serves as both an iconic and physical centerpiece of Alternative 8. The curved facades of the West Building and East Office Building create a view corridor and of the Capitol Records Building, and incorporate white horizontal facade elements, paying homage to the white circular sunshades of the Capitol Records Building. Likewise, the fenestration and glazing on the West Building and East Office Building are universally applied to all sides of the building, allowing for 360-degree design visible from surrounding neighborhood, most notably the Hollywood Hills.

The West Senior Building maintains a consistent street frontage along Yucca Street and incorporates terracing and open space as an elevated amenity, similar to the West Building. The West Senior Building is also designed to be responsive to the surrounding urban context and, at 13 stories, would pick up on the typical mid-rise height seen throughout the greater Hollywood area. The West Senior Building would front on Yucca Street and feature metal panel façades characteristic of modern urban architecture. This arrangement creates a building that is oriented outward with circulation that encourages residents to engage with their surrounding community, in addition to making use of the Alternative 8's publicly accessible open spaces. The active ground floor and mezzanine level restaurant/retail uses would enhance the Project Site's connections to surrounding sidewalks, streets, and land uses.



Alternative 8 - Aerial View Looking Southeast

Climate-Adaptive Design

As part of the Environmental Leadership Development Project (ELDP) certification requirements, Alternative 8 would be conditioned to develop energy-efficient buildings, which reduces energy consumption by 22 percent below LEED baseline, reduces outdoor water use 30 percent below code required baseline and indoor water use 35 percent below code required baseline,

transportation efficiencies with result in a 15 percent reduction in VMT, a minimum of 105 kilowatts of solar energy generation on site, and the purchase of carbon credits with offset operation and construction. Under Alternative 8, the proposed residential buildings on the West Site would incorporate LEED Gold Certification, and the proposed office building would combine LEED Platinum (the highest level of LEED Certification) and WELL Gold Certification. Therefore, the Project would achieve Climate-Adaptive Design by complying with the most current regulations regarding sustainable building design, solar installation, water-wise landscape, and electric vehicle (EV) parking requirements.

Overall, the design, scale, massing, and style of the buildings is appropriate in the context of the existing Capitol Records Building and complex and the center of the Hollywood Community's commercial core which consists of mid- to high-rise transit oriented development adjacent to Metro B Line stations.

Entitlement Analysis

Density Bonus Compliance Review

Alternative 8 includes a request for a Density Bonus Compliance Review, in exchange for setting aside 133 restricted senior affordable housing units. In conjunction with the mergers approved with the Vesting Tentative Tract Map No. 82152, the lot area of the Project Site is 200,371 square feet, which permits a maximum of 1,002 dwelling units⁶ pursuant to LAMC Section 12.22 A.18. Alternative 8 proposes a total of 903 dwelling units, including 770 market-rate units and 133 affordable senior units. Provided that Alternative 8 is not proposing more than the base permitted density and is not requesting any density bonus units, the number of units from which the percentage of set aside is taken shall be from the proposed number of units, or 903 units. The Applicant proposes a project totaling 903 dwelling units, of which 133 dwelling units would be set aside for Very Low-Income Households for a period of 55 years.

To qualify for a 35 percent density bonus under the State Density Bonus Law and the City's Density Bonus Ordinance, 100 units (11 percent of total units) are required to be set aside for Very Low-Income households. By setting aside 133 of 903 proposed units, or 14.7 percent of the total units as restricted affordable units for Very Low-Income Households, the Applicant also qualifies for two (2) Density Bonus Incentives.

The Applicant has elected to proceed with a residential parking option pursuant to Assembly Bill (AB) 744, which, under Government Code Section 65915, states that for mixed-income residential projects within 0.5 miles of a major transit stop to which the project has unobstructed access, the City may not impose a parking requirement in excess of 0.5 spaces per bedroom. The Project Site is located 600 feet south of the Metro B Line Hollywood/Vine Station. Alternative 8 propose a total of 131 studio, 499 one-bedroom, 181 two-bedroom units and 92 three-bedroom units. Therefore, Alternative 8 would be required to provide a total of 949 parking spaces.

Housing Replacement

Pursuant to Government Code Section 65915(c)(3), applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the

⁶ Pursuant to AB 2501, base density calculations that result in a fractional unit shall be rounded up to the next whole number for projects utilizing LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus).

application of the project. As there are no existing residential units onsite, no replacement units are required.

On-Menu Incentive

Pursuant to LAMC Section 12.22 A.25(e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which Alternative 8 does:

- a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.*

Alternative 8 includes three new buildings, comprised of the West Building, which abuts Vine Street to the east, and West Senior Building, which abuts Ivar Avenue to the west, and Yucca Street to the north, on the West Site; and the East Office Building, which abuts Vine Street to the west, and Argyle Avenue to the east, on the East Site. The façade of any portion of Alternative 8 which abuts these streets would be articulated with a change of material or a break in plane, so that the façade is not a flat surface. The massing composition of the West and East Sites include low-rise bases articulated to be legibly different from the buildings above to respect the pedestrian scale. The bases and all buildings above feature articulated façades, made with a combination of materials and architectural detailing. For example, an interlay of glass, metal, and stone features would be incorporated into the façade, including laminated glass and insulated glass, painted metal mullions or fins, insulated metal slab covers and composite wall panels, decorative metal fins, decorative painted metal screens, and stone panels. Moreover, the façades of the West and East Buildings facing the Capitol Records Building and the Hollywood Hills (along the Vine Street frontage) curve softly to maximize the width of view corridors into and through the Site. These curved exterior walls feature serrated balconies which echo the signature sunshades of Capitol Records and reference the geometry of the hills. These balconies would include a glass railing system with tempered laminated glass. The remaining facades would be rectilinear, consistent with of the City grid and more traditional buildings.

- b. *All buildings must be oriented to the street by providing entrances, windows architectural features and/or balconies on the front and along any street facing elevation.*

Alternative 8 includes three new buildings, comprised of the West Building, which abuts Vine Street to the east, and West Senior Building, which abuts Ivar Avenue to the west, and Yucca Street to the north, on the West Site; and the East Office Building, which abuts Vine Street to the west, and Argyle Avenue to the east, on the East Site. All buildings are oriented to the street and would provide entrances, windows, architectural features, such as large expansive glass windows and interwoven decorative design features to create a connection between the interior and exterior of the buildings, and/or balconies along the front and any street-facing elevations. As described above, the buildings feature articulated façades, using a combination of materials and architectural detailing, with the façades of the West and East Buildings facing the Capitol Records Building and the Hollywood Hills (along the Vine Street frontage) curving softly to maximize the width of view corridors into and through the Site, with serrated balconies which echo the signature sunshades of Capitol Records and reference the geometry of the hills. In addition, all residential entries would front onto public streets for easy wayfinding and be designed with floor-to-ceiling glass storefronts to create a visual relationship with the street and passing pedestrians. Finally, Alternative 8 provides a publicly accessible paseo, which would be activated by ground floor commercial uses and amenities, allowing pedestrians to walk through the Project Site from on the public sidewalk.

- c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).*

The Project Site is currently developed with the historic Capitol Records Complex. While there is an existing a City Historic-Cultural Monument on the Project Site, the proposed development will not alter this structure in any way. Furthermore, the Project Site is not located within a designated Historic Preservation Overlay Zone.

- d. *The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.*

The Project Site is not located on a substandard street in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

As a result of proposing to set aside a minimum of 133 out of 903 proposed residential units (approximately 14.7 percent) for Very Low-Income Households, the Applicant is eligible for two (2) Density Bonus Incentives. The Applicant is requesting one On-Menu Incentive for a 35 percent increase in the maximum allowable FAR from 2:1 to 2.7:1 (for portions of the Project Site located at the corner lot on the southeast corner of Yucca Street and Ivar Avenue and associated with APN 5546-004-032); and from 3:1 to 4.05:1 FAR (for the balance of the Project Site).

Off-Menu Incentives – Waiver of Development Standards

In addition to the one On-Menu Incentive, the Applicant has requested one Off-Menu Incentive and two Waiver of Development Standards that are not listed on the Menu of Incentives. These requests are processed through the City's "off-menu" process, and the Applicant states that the Waivers are required in order to accommodate the proposed development of 903 residential units, with 133 restricted affordable units for Very Low Income households. Government Code Section 65915 (e)(2) states that that a proposal for the waiver or reduction of development standards shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled. Therefore, the following Off-Menu Incentives and Waivers require approval by the City Planning Commission:

- a. An Off-Menu Incentive to allow FAR and density averaging for a Housing Development Project located on non-contiguous lots.
- b. A Waiver of Development Standards to permit a 7:1 FAR across the Project Site.
- c. A Waiver of Development Standards to allow the floor area of any residential balconies and terraces to be excluded for purposes of calculating the total floor area.

Conditional Use – Major Development Project

Alternative 8 includes a request for a Conditional Use Permit for a project that results in the construction of more 100,000 square feet of non-residential uses in the C4 Zone. Alternative 8 proposes up to 412,817 square feet of non-residential uses, comprised of 385,943 square feet of office uses, and 26,874 square feet of commercial uses.

Conditional Use – Alcoholic Beverages

Alternative 8 includes a requests for Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption within 12 establishments, including restaurant uses and/or retail uses located on the ground floor of the development. The sale of alcoholic beverages would be in line with the expected services and products provided from restaurants and retail stores. Alternative 8's commercial uses would primarily front Ivar Avenue, Yucca Street, Vine Street and Argyle Avenue, adjacent to other commercial uses, in addition to the public paseo which runs through the Project Site. The proposed alcohol consumption within the proposed commercial spaces would support the growing number of residents and visitors to Hollywood and would complement other existing mixed-use developments in the areas that also serve alcohol. The proposed sales and services would continue to add to the diversification of commercial activities being conducted in the area and would not adversely affect the surrounding neighborhood.

Site Plan Review

In addition, Alternative is subject to Site Plan Review approval as it is a development project which results in a net increase of 903 dwelling units and up to 412,817 square feet of non-residential uses.

Development Agreement

The Applicant has also requested a Development Agreement between the City and MCAF Vine LLC, MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle LLC, and 1720 North Vine LLC to extend the entitlements for a term of 20 years in exchange for the provision of public benefits having a monetary value of \$9,875,000, and to memorialize certain public benefits including pertaining to affordable housing, homelessness and streetscape improvements. See Staff Recommendation Report for Case No. CPC-2018-2115-DA for more information.

Environmental Impact Report

The City of Los Angeles released the Final Environmental Impact Report (EIR), ENV-2018-2116-EIR (SCH No. 2018051002), on September 3, 2020, detailing the relevant environmental impacts resulting from the project. The Certified EIR includes the Draft EIR for the Hollywood Center Project published on April 16, 2020, and the Final EIR published on September 3, 2020.

The EIR identified Cultural Resources (Historical Resources – Indirect Impact on Pantages Theatre, Avalon Hollywood, Art Deco Building); and Noise (On-Site Construction Noise; Off-Site Construction Noise; On-Site Vibration Impacts for Structural Damage on AMDA Vine Building, Argyle House, Pantages Theatre, Avalon Hollywood, Art Deco Building; On-Site Vibration Impacts during Construction for Human Annoyance) as areas where impacts would result in significant and unavoidable impacts.

The EIR was certified by the Deputy Advisory Agency (DAA) on September 14, 2020, in conjunction with the approval of Case No. VTT-82152. The decision of the DAA was subsequently appealed and is pending decision by the City Planning Commission immediately prior to the subject case.

Urban Design Studio: Professional Volunteer Meeting

The Original Project was reviewed by the Department of City Planning's Urban Design Studio - Professional Volunteer Program (PVP) on February 18, 2020 and Alternative 8 was reviewed on

August 4, 2020. The following issues, concerns, and recommendations, which apply to Alternative 8, were discussed:

Pedestrian-First Design

- Prioritize pedestrian flow and experience on the West Site, particularly as one travels from Vine Street to Ivar Avenue. As designed, it appears to be incidental to the connections provided on the East Site. Pedestrian connection between Vine Street and Ivar Avenue is too narrow, and it is unclear how it would be utilized.
- Consolidate the West Site drop-off zone by removing the roundabout to allow for improved pedestrian circulation.
- Provide more prominent building entrances/lobbies for Senior Buildings.
- Consider traffic calming measures to enhance connectivity and pedestrian safety, including ways for Seniors to safely access the common open space internally without having to cross driveways.
- Seniors need access to a safe drop-off area for senior transportation services (door-to-door shuttles, etc.). Currently there is only parking in front of the lobby of the Senior building and the drop-off areas on Ivar Avenue are not easily accessible for them.
- Consider a multi-modal, street-to-project interface approach that allows for designated scooter parking and short-term bike parking in convenient locations.
- Separate the pedestrians from the driveway and provide a different type of path that is not shared with cars.
- Consider adding skylight openings at the pool deck to allow for natural light to the pedestrian connection. An opening over the round-about can allow for several trees growing up at that space and interconnectivity between the two levels.
- There is a lack of shade and landscaping. Consider softening the open space areas. You could create an “agora” area where people can seat, eat, and enjoy.

360 Degree Design

- Demonstrate how the ground-floor commercial uses will promote street activity on Vine Street. Put a greater design emphasis to the public realm to ensure the success of the commercial sites to the north of the Site.
- Reconsider the massing and scale of the Senior housing, particularly as they relate to the larger towers.
- Consider general transportation needs/constraints of future Senior residents (i.e. providing a pick-up/drop-off area close to the main entrances).
- Extend the programming to the street edges to attract visitors.
- Consider bringing the food truck plaza closer to the office building instead of locating it behind the residential building.

Climate-Adaptive Design

- Provide more attention to shade-producing trees and landscaping for the West Site.
- Put a greater emphasis on landscape elements and shade opportunities as it pertains to the ground floor public spaces.
- Select native trees with large canopies and landscape features that, upon maturity, will provide the intended scale and size.
- Reconsider the plant palette, as some of the proposed native shrubs are difficult to maintain.
- Consider changing from King palms to native Californian fan palms to coincide with other native plantings as well as drought-tolerant landscaping.
- Consider capture and re-use for landscape irrigation and incorporating any design features into landscape plans.

In addition to the PVP meeting, additional consultation was provided by the Urban Design Studio on July 29, 2020, where the following issues were discussed:

- Re-orient the West Senior Building residential lobby towards the corner of Ivar Avenue and Yucca Street to optimize safety. Currently it is located adjacent to the service access driveway.
- Relocate the East Site short-term bicycle parking fronting the alley to the East Site paseo area to allow visible, safe, and efficient access from the street and sidewalks.

Project Design Changes

Based on feedback from the Professional Volunteer Program (PVP) and the Urban Design Studio, the Applicant did not make any revisions to the Alternative 8 design, and provided the following justification for not addressing the recommendations:

- With regards to prioritizing pedestrian flow:
 - The West Site provides flexible spaces and opportunities for quiet, passive enjoyment, both of which complement the more active uses within the East Site. The hardscape areas allow for food trucks or other “pop-up” programming opportunities. The West Plaza is also conceived of as a meeting point, helping to create a “destination” at one terminus of the Hollywood Walk of Fame.
 - The West Site would feel spacious both in plan and vertically, as its public spaces would be planted, and as they are south facing, would get ample sunlight.
 - Alternative 8 eliminates curb cuts along Vine Street to enhance the pedestrian realm along the Hollywood Walk of Fame. As such, all required vehicular access to the West Site must be provided off Ivar Avenue, which limits the feasibility of widening the pedestrian connection.
 - Several design features to ensure the pedestrian connection is airy, spacious, attractive, and safe include a green wall along the southern side of the walkway with integrated seating and lighting to beautify the pedestrian connection space and screen views into neighboring sites. Openings above this green wall would let in natural light and provide views to the sky. The driveway adjacent to the pedestrian connection would be separated with pedestrian-friendly protective measures (such as bollards or a roll-curb) and would be paved using a traffic-slowing driving surface, to protect pedestrians while providing generous view-lines for safety and wayfinding.
- Regarding removing the roundabout: The roundabout helps to improve site operations by providing a dedicated location for ride-sharing pickup and drop off. If the drop-off zone were removed, ride-share services and taxis would have to stop on Vine Street to begin or end a trip, which would negatively impact traffic flow and ultimately create a less safe pedestrian experience. For this reason, it is best to prioritize the Vine Street experience and maintain the drop off zone within the Project.
- Regarding traffic calming measures:
 - Alternative 8 would integrate traffic calming measures along Vine Street, such as a planted median. The Project would also provide enhancements to the existing crosswalk along Vine Street, as well as creating a new signalized crossing on Argyle Avenue, to help enhance the pedestrian experience.
 - Alternative 8 shall incorporate numerous standard safety features, such as an alarm to indicate when vehicles are entering or leaving, signage for both drivers and pedestrians, speed limits, and/ or internal signaling. Additionally, Alternative 8 would have full-time security staff who would be able to ensure compliance with speed limits, signage, and traffic signaling. The building staff can also specifically coordinate truck movements to ensure that they are low-speed, safe, and efficient.

- Regarding a multi-modal interface: Short-term bike parking would be provided at several locations along the Project Site's street frontages, located such that visitors should be able to easily find a location to secure their bike (or scooter).
- Regarding promoting ground floor activity: Ground floor commercial uses and/or restaurant spaces would enhance street activity by adding outdoor seating with food/drink service. The Project's commercial space to the north of the Site is meant to synergize with the existing retail spaces along Yucca Street. All ground floor commercial uses would increase foot traffic and by providing "eyes on the street," which would lead to an active, safer, and more successful public realm.
- Regarding the existing design and configuration of the Senior Building:
 - The Senior Building uses architectural gestures to break down the massing into smaller interlocking volumes (reinforced through the variation in façade design. These architectural gestures incorporate the change of uses at the ground floor, integrating the entry canopies and larger glass planes to guide one's attention towards entries
 - The massing and scale of the Senior Building anchors the development into the scale of the surrounding context, and would be approximately 150 feet tall, which is the historic datum of development within the Hollywood neighborhood. The Senior Buildings have been designed to have their own architectural identity and to mediate between the surrounding urban forms and the larger buildings.
 - The Senior Buildings would offer resident parking in the basement, with elevators connecting to the senior affordable building lobbies. There are several public transit options in proximity to the Project (both bus and rail).
 - In the Alternative 8 design, residents of and visitors to the Senior Affordable Building are able to utilize the dedicated drop-off area on the B1 parking level as a safe area for senior transportation, away from the busy street level.
 - The Senior Building offers resident parking in the basement, with elevators connecting to the senior affordable building lobbies. The Senior Building has dedicated amenity spaces, including multi-purpose rooms, space to provide senior-specific supportive services, and various outdoor spaces. All senior amenities have been designed in collaboration with Menorah Housing, an experienced operator of Senior Housing in Los Angeles, to meet the social, health, and general wellness needs of a senior population.
 - The service driveway adjacent to the West Senior Building lobby must provide access down from its entry elevation to the loading dock. The West Senior Building lobby would be constrained based on the elevation of the surrounding grade, with the corner of Yucca and Ivar being several feet higher than Ivar.
 - Moving the West Senior Building elevator core would negatively impact those layouts, and changing the lobby design (by connecting it to the corner of Ivar Avenue and Yucca Street) without moving the core would make the lobby less efficient, and would bisect the commercial spaces, making them smaller, irregularly shaped and less leasable. Additionally, the service entrance would be equipped with standard safety features, such as an alarm to indicate when trucks are entering or leaving. The Project would also have full-time security staff who would be able to coordinate truck movements to ensure that they are low-speed, safe, and efficient.
- Regarding proposed landscaping and shade opportunities:
 - The current landscape design is illustrative, primarily meant to demonstrate compliance with LADCP regulations relative to unit density.
 - All planting is native and drought-tolerant and will be reviewed during design development to ensure it is attractive and maintainable.
 - Shade is provided by overhangs and from neighboring buildings.

ISSUES

Public Testimony

A joint public hearing was held by the Deputy Advisory Agency and a Hearing Officer on behalf of the City Planning Commission on Wednesday, August 26, 2020 at 9:30 a.m. in via teleconference (see Public Hearing and Communications, Page P-1). The Notice of Public Hearing was posted at the Project Site on August 14, 2020. Public testimony focused on the following primary topics:

Support for the Project as it would:

- Provide critical housing, including market-rate and affordable units
- Provide housing and jobs near mass transit.
- Improve the site and is designed sensitive to Hollywood's historic context
- Provide a vibrant and pedestrian-oriented environment
- Help the economy through job creation and taxes

Opposition against the Project due to:

- Concerns about safety and proximity to active earthquake faults
- Out-of-scale and incompatibility with the neighborhood and land use plans
- Construction emissions, noise, and traffic and impacts on historic resources
- Traffic and congestion impacts, including on streets and freeways
- Its inability to be accommodated by existing infrastructure
- Insufficient public review and input

Hollywood Earthquake Fault

Concerns have been raised regarding the Project Site's location within an Alquist-Priolo Earthquake Fault Zone for the Hollywood Fault. Specifically, commenters have expressed concerns about whether the fault studies cited in the Draft EIR adequately investigated the possibility of "active fault traces" existing under the Project Site, and disagreement with the Draft EIR and fault studies' conclusion that there are no active fault traces beneath the Project Site. Faults are considered to be "active" under the Alquist-Priolo Act if they have moved one or more times in the last 11,700 years. Additionally, several commenters referenced a report published in May 2020, by the United States Geological Survey-California Geological Survey (USGS-CGS), which the commenters argue conflicts with the Draft EIR's conclusion relating to active fault traces.

However, the City has reviewed the USGS-CGS 2020 report and determined that it does not constitute new geologic data warranting further investigation of the Project Site prior to consideration of project approval for several reasons, including that the data set for the USGS-CGS 2020 report comes with a disclaimer regarding its accuracy. The report utilized a guided-wave study, which measures seismic energy at specific points and models the movement of that energy through the surface of the earth in a limited surrounding area. The accuracy of these types of studies in dense urban environments is often impacted by background noise, and, because they do not expose the soil or have methods for dating soil deposits, rarely provide any information on the recency of faulting activity. The results of these studies can be misleading without the context of surface topography, or without more specific and detailed information that can be provided from fault trenching or transect studies (which were performed by the 2015 and 2019 Fault Investigations prepared by Group Delta Consultants, Inc. for the Project, reviewed and approved by the Los Angeles Department of Building and Safety [LADBS]), particularly when the geophysics data is intended for near surface interpretations.

Further, the USGS-CGS 2020 report cites two draft reports prepared for projects not adjacent to the Project Site, rather than relying on the two approved reports specific to the Project Site. The on-site approved reports, filed with CGS by the City and provided in the Draft EIR, demonstrate that based on extensive trenching and borings, there are no Holocene-active faults at the Project Site. Further, the draft data cited in the USGS-CGS reports do not use local data, such as the detailed mapping data maintained by LADBS that is based on trenching and boring that has been undertaken at the Project Site and surrounding properties. In addition, the USGS-CGS 2020 report itself states that its results do not indicate the recency of fault movement. While there is substantial evidence to demonstrate that the Project Site is not located on an active earthquake fault, nonetheless, in response to the USGS-CGS report, and an inter-departmental memo from LADBS in response to the USGS-CGS report which recommended that the developer excavate another exploratory trench to demonstrate, or rule out, the presence of an active fault in the southerly part of the Project Site, a Condition of Approval has been incorporated to require that trenching be conducted prior to any ground disturbance activities on the Project Site, such as Project related excavation and grading for Alternative 8.

Compatibility Issues

Several concerns were also raised regarding Alternative 8's height, size and scale with respect to the surrounding area. The Hollywood Community Plan as well as the current zoning do not limit the height. Moreover, under the Framework Element and the Hollywood Community Plan, the Regional Center Commercial land use designation is intended to accommodate land use intensity as well as high residential density, recognizing the need to promote a mix of uses that generate jobs and housing, while simultaneously addressing the needs of visitors who come to Hollywood for businesses, conventions, trade shows, entertainment, and tourism. The Project Site is surrounded by residential, commercial, and mixed-use buildings that vary in building style and scale. Adjacent residential and mixed-use residential development, would include an 18-story, mixed-use residential building (Argyle House) located immediately north of the East Site; a 16-story hotel (Kimpton Everly Hotel) northeast of the East Site; and a seven-story, mixed-use residential building (Easttown) to the south of the East Site. Lower-scale (two- to three-story) residential buildings are located further east of the Project Site, and the 12-story Equitable Building to the south of the East Site, which includes live/work lofts. The nearest residential development to the West Site is located just south and includes an 11-story senior residential building (former Knickerbocker Hotel Building). In addition, proposed developments such as the 28-story Palladium Residences, to the south; the 30-story, 6220 Yucca Project immediately east of the East Site; and the 20-story Hollywood Gower Project to the southeast, all less than 0.5 miles from the Project Site, are indicative of the development pattern of taller buildings in the surrounding area.

Alternative 8 is sited and designed to focus greater intensity development adjacent to Vine Street, with the 48-story West Building and 17-story East Office Building located toward the center of the development. The 13-story West Senior Building would be located at the corner of Ivar Avenue and Yucca Street and would provide a transition between the West Building and the lower-scale (one- to two-story) buildings located to the north across Yucca Street and west across Ivar Avenue. While the West and East Buildings would have a greater height and intensity than existing development in the area, Alternative 8 is consistent with the higher density, mixed-use redevelopment trend in the Hollywood regional center and would boost residential densities near transit infrastructure, and would significantly increase both market-rate and affordable housing opportunities in the Hollywood Community Plan area, consistent targeted growth policies applicable to Regional Centers and TPAs. Further, while setbacks are not required along public streets, the West Building is set back 15 feet from the westerly side of Vine Street, and the East Office Building is setback a minimum of 18 feet from the easterly side of Vine Street, with both

buildings curving away from Vine Street in order to create an open view corridor to the Capitol Records Building.

Traffic, Congestion and Emergency Access

Several concerns were raised regarding the analysis in the Draft EIR related to exacerbating existing traffic conditions on neighborhood streets, freeway ramps and access to existing properties, in addition to impairing emergency access and health due to increased population and traffic resulting from the Project, particularly for those in the surrounding hillside neighborhoods. Pursuant to Senate Bill (SB) 743 and the recent changes to CEQA Guidelines Section 15064.3, vehicle miles traveled (VMT) is now the metric for evaluating traffic impacts as part of its CEQA Transportation Thresholds as a criterion to determine transportation impacts. The Traffic Assessment for the Original Project and Alternative 8 was prepared in accordance with Transportation Assessment Guidelines prepared by the Los Angeles Department of Transportation, CEQA Guidelines Appendix G and consistent with the City CEQA Transportation Thresholds (adopted July 30, 2019), which uses vehicle miles traveled (VMT) as the metric for evaluating traffic impact. Based on this analysis, the Draft EIR determined that neither the Original Project nor Alternative 8 would exceed applicable thresholds. In addition, LADOT determined that neither the Original Project nor Alternative 8 would have significant transportation impacts including on the Hollywood Freeway and freeway off-ramps nor would it have any traffic safety impacts. While traditional circulation analysis related to intersection LOS and residential segment analysis was conducted for non-CEQA purposes to comply with LADOT TAG requirements, congestion is no longer used as a criterion for determining a significant impact on the environment pursuant to CEQA. With regards to emergency access and fire and police protection, the Draft EIR concluded impacts would be less than significant. Construction and operation of Alternative 8 would not impair emergency access, and although Alternative 8 would add traffic to the street system, it would not impede ingress or egress access for surrounding properties. Alternative 8 would also increase demand for fire and police protection; however, it would not necessitate the construction of new fire and police facilities, the construction of which would significantly impact the environment. Moreover, there are existing regulations in place that allow the LAFD to maintain and/or reduce response times. In addition, pursuant to the California Supreme Court ruling of *City of Hayward v. Board of Trustees of California State University*, it is the City's obligation, rather than the obligation of a private developer, to provide adequate public services including fire and police protection.

Impacts on Historic Resources

Several concerns were raised regarding the analysis and/or mitigation measures proposed for nearby historic resources, specifically regarding the impacts on scenic views, the Pantages Theatre, and the recording studios for the Capitol Records Building. Specifically, commenters expressed the concern that the Project would block views of the Hollywood Hills across the Project Site from taller residential buildings in the area. PRC Section 21099(d)(1) states that aesthetics impacts of projects within a TPA are not considered significant impacts on the environment; however, the Draft EIR discussed the subject of views, scenic resources, regulations that govern scenic quality, and light and glare for informational purposes, and provided visual simulations of the future development were provided to give the community a sense of the scale and appearance of the Original Project and Alternative 8. In addition, the analysis of historical resources included changes in views of historical resources as a result of the development of the Original Project and Alternative 8. Alternative 8 would retain views of the Capitol Records Building from most existing sites including from Hollywood Boulevard/Vine Street, from Yucca Street, from the eastbound Hollywood Freeway and from Hillside areas including the Mulholland Drive/Jerome C. Daniel Hollywood Bowl overlook and would create new up-close views of the Capitol Records Building within the Project Site.

Impacts on historic resources were analyzed in the Draft EIR and supported by a Historical Resources Technical Report prepared by Historic Resources Group (HRG Report) dated March 2020, included as Appendix F-1 of the Draft EIR. With the implementation of mitigation measures, Alternative 8 impacts to historical resources would be reduced to a less-than-significant level with the exception of potential temporary construction vibration and settlement effects on certain off-site historical resources (specifically the Pantages Theatre, Avalon Hollywood, and 6316-24 Yucca Street/Art Deco Building storefront). While the mitigation provided would avoid significant impacts to the on-site Capitol Records Building and Gogerty Building and would provide similar protections to off-site historic buildings subject to potential structural damage from vibration and settlement, Mitigation Measure CUL-MM-2, presented in Section IV.C, *Cultural Resources*, of the Draft EIR; and Mitigation Measure NOI-MM-4, presented in Section IV.I, *Noise*, of the Draft EIR, would require the consent of other property owners who may not agree to participate in the mitigation measures; therefore, the Draft EIR conservatively concluded that structural vibration and settlement impacts on certain historical resources adjacent to the Project Site would remain significant and unavoidable. However, this finding of significant and unavoidable impact is not based on the effectiveness of the mitigation measure; it is based solely on the uncertainty of obtaining the consent of the property owners to implement the mitigation measure on their properties. Further, as detailed in Chapter 3, *Revisions, Corrections and Clarifications*, of the Final EIR, modifications were made to existing Noise Mitigation Measures (NOI-MM1 through NOI-MM3) as they relate to the Pantages Theatre, including refining details pertaining to setback distances and boundary noise curtains and equipment noise shielding requirements, and adding limitations related construction hours so as not to interfere with the theatre operations.

Regarding the on-site recording studios and reverberation chambers located on the Project Site, the Capitol Records Building is owned and operated by the Applicant, and any interference with on-going activities within the building, or scheduling to avoid such, would be coordinated directly between the Applicant and Capitol Records through tenant-landlord agreements. It should be noted, however, that potential impacts associated with structural damage to the historic Capitol Records Building due to construction vibration and settlement were addressed, and would be reduced to a less-than-significant level by the implementation of Mitigation Measures CUL-MM-2 and NOI-MM-4.

Insufficient Time for Public Review and Input

Finally, several comments were received regarding the time to review and comment on Draft EIR, and that the public hearing should have been postponed until the Final EIR was released. As demonstrated in the record, the City has met all legal public hearing and noticing requirements for the Project, including the observation of all noticing and public review periods under CEQA. Specifically, with regards to public review of the Draft EIR, CEQA Guidelines Section 15105(a) specifies that the public review period for a draft EIR should not be less than 30 days nor longer than 60 days except in unusual circumstances. When a Draft EIR is submitted to the State Clearinghouse for review by State agencies, the public review period shall not be less than 45 days, unless a shorter period, not less than 30 days, is approved by the State Clearinghouse. The City, as the Lead Agency, filed a Notice of Availability (NOA) with Office of Planning and Research, and copies of the Draft EIR were provided for distribution by the State Clearinghouse commencing the public review period on April 16, 2020 and ending on June 1, 2020, for a period of 47 days. The City also prepared and mailed the NOA requesting comments on the Draft EIR to responsible agencies, those individuals who had previously requested notice, and to all organizations and individuals identified by the Applicant as being concerned about the Project. Therefore, the City met or exceeded CEQA's requirements with regard to the distribution of documents for public review of documents in order to ensure that all interested agencies, organizations, and individuals were informed of and had the opportunity to comment on the Draft EIR for the Project.

With regards to the public hearing, in accordance with LAMC Section 12.24 D, a written notice shall be mailed no less than 24 days prior to the date of the hearing to the applicant, owner and occupants within 500 feet of the Project Site; and in accordance with LAMC Section 17.06 A.1, no less than 10 days prior to the Tentative Map being considered by the Advisory Agency. Further, a notice of public hearing shall be posted in a conspicuous place on the property involved at least 10 days prior to the date of the public hearing. Such notification was provided in writing and mailed on or before July 31, 2020, and posted on the site on August 14, 2020, in compliance with LAMC requirements.

On August 26, 2020, a duly noticed public hearing for the Project, including Alternative 8, was held by the Deputy Advisory Agency/Hearing Officer on behalf of the CPC. At this hearing, the City took in public comments on Project and Alternative 8's requested entitlements on behalf of the CPC, and the Advisory Agency took comments on the Project and Alternative 8's proposed Vesting Tentative Tract Map (VTTM) and the EIR. The Advisory Agency took the VTTM under advisement and did not take any action on the VTTM.

On September 3, 2020, the City released a Final EIR for the Project, including all alternatives. In accordance with Section 15088 of the CEQA Guidelines, the City, as the Lead Agency, reviewed all comments received during the review period for the Draft EIR and responded to each comment Chapter 2, *Responses to Comments*, of the Final EIR. On September 3, 2020, responses were sent to all public agencies that made comments on the Draft EIR at least 10 days prior to certification of the EIR. Notices regarding availability of the Final EIR were also sent to property owners and occupants within a 500-foot radius of the Project Site, as well as anyone who commented on the Draft EIR, and interested parties. On September 14, 2020 (11 days after release of the Final EIR on September 3, 2020), the City mailed the letter of determination for VTTM-82152 and ENV-2018-2116-EIR, approving the VTTM for Alternative 8 and certifying the EIR for the Project. While many contended that the City violated CEQA by conducting a public hearing for the Project without completion and publication of the Final EIR, CEQA does not require a Final EIR to be published prior to conducting a public hearing. Accordingly, the City complied with the applicable Draft and Final EIR publication and public hearing requirements.

Recirculation of the Draft EIR

As a result of concerns pertaining to the CGS letter and publication of the Final EIR described above, and the consideration of Alternative 8, several comments were received regarding the requirement to recirculate the Draft EIR. However, the City finds that none of the public comments on the Draft EIR, subsequent public comments or other evidence in the record, including any refinements to Alternative 8 in response to input from the community and the Council Office, includes or constitutes substantial evidence significant new information, as defined in CEQA Guidelines, Section 15088.5, that requires recirculation of the Draft or Final EIR prior to its certification and that there is no substantial evidence elsewhere in the record of proceedings that would require substantial revision of the Draft or Final EIR prior to its certification, and that the Draft EIR nor the Final EIR does not need to be recirculated prior to certification.

CONCLUSION

Alternative 8 would present an opportunity to provide a multi-building, high-rise, mixed-use development within the Hollywood area, which provides 903 residential units, including 133 senior affordable units; over 400,000 square feet of new office and commercial uses; a public pedestrian paseo with outdoor amenities and public art, and various streetscape improvements to the immediate area. Alternative 8 would enhance the built environment through the unified development of the site and include essential and beneficial uses through the balance of residential and commercial components, within the transit-rich area of Hollywood. Alternative 8 would benefit the community by providing more housing options for the increasing population of

Hollywood workers and provide employment opportunities for the area residents, which support the City's goals for housing and economic development. Alternative 8 includes the Applicant's commitments, as part of the ELDP certification process, to incorporate energy efficient and sustainability features that would help the City and State reach its goal in reducing carbon and greenhouse gas emissions. The mixed-use development would be compatible with State and local incentive programs for affordable housing, and the Project Site's Regional Center designation from the General Plan Framework, Regional Center Commercial land use designation of the Community Plan, and the policies of the General Plan.

Requests for the Development Agreement, Density Bonus Compliance Review, Conditional Use for Major Development Project, Master Conditional Use Permit for alcohol sales, and Site Plan Review would all help facilitate a beneficial density and mix of uses and allow for a cohesive site design, creating active and safe pedestrian environments, and offering a variety of public benefits, amenities, and open space features. Alternative 8's location, uses, height, and other features would be compatible with the surrounding neighborhood, and would not adversely affect public health, welfare, and safety.

In consideration of both support and concerns of Alternative 8, and within the context of the pattern of development within the designated Hollywood Regional Center, the Department of City Planning staff recommends that the City Planning Commission Alternative 8 and the requested entitlements, as conditioned. The resulting mixed-use project would support planning policies for development within the community, including policies for affordable housing and job creation, resulting in a balance of residential jobs-producing office and commercial components near transit, which would enhance the built environment within Hollywood's transit-rich regional center of commerce, tourism, and entertainment, while providing substantive community benefits.

CONDITIONS OF APPROVAL

Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.22 A.25, 12.24 U.14, 12.24 W.1, 16.05 and State Government Code Section 65915 (State Density Bonus Program) and Government Code Sections 65864 through 65869.5 (Development Agreement), the following conditions are hereby imposed upon the use of the subject property:

Density Bonus Conditions

1. **Site Development.** Except as modified herein, Alternative 8 shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A" and dated June 2020 (hereafter referred to as "Exhibit A"), and attached to the subject case file. No change to the plans (except as conditioned) will be made without prior review by the Department of City Planning, Major Projects, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
2. **Residential Density.** Alternative 8 shall be limited to a maximum density of 903 residential units.
3. **Affordable Units.** A minimum of 14.7 percent (133 units) of the total dwelling units proposed, shall be reserved as affordable units for Very Low Income Households, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2). Affordable units required as replacement units, per Government Code 65915, shall be an equivalent size or type, or both, as those units being replaced.
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (9a-d).
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 14.7 percent (133 units) of the total dwelling units proposed, available to Very Low Income households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA.
6. **Floor Area Ratio (FAR).**
 - a. Alternative 8 FAR shall be limited to a maximum FAR of 7:1, or 1,401,403 square feet square feet of floor area, including the 114,303-square-foot Capitol Records Complex.
 - b. The floor area of any residential balconies and terraces may be excluded for purposes of calculating the total floor area.
7. **Averaging of FAR and Density.** Alternative 8 FAR and density may be averaged across the Project Site, which is comprised of 10 lots which are non-contiguous.
8. **Automobile Parking for Residential Uses.** Based upon the number and/or type of dwelling units proposed, a minimum of 634 automobile parking spaces shall be provided for the residential uses of the project, pursuant to AB 744.

9. **Unbundled Parking.** Residential parking shall be unbundled from the cost of the rental units, with the exception of parking for Restricted Affordable Units.
10. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.

Conditional Use Permit for Major Development Project and Site Plan Review Conditions

13. Approved herein is a Major Development Project comprised a total of 412,817 square feet of non-residential floor area comprised of:
 - a. West Site
 - i. Up to 12,086 square feet of commercial floor.
 - b. East Site:
 - i. Up to 385,674 square feet of office floor area; and
 - ii. Up to 14,806 square feet of commercial floor area.
14. **Height.** Alternative 8 shall be limited to the maximum building heights, as follows:
 - a. The West Building shall be limited to a maximum building height of 595 feet.
 - b. The West Senior Building shall be limited to a maximum height of 209 feet.
 - c. The East Office Building shall be limited to a maximum height of 367 feet.
15. **Vehicular Parking.**
 - a. Any above grade parking structure shall be designed to be utilized and easily repurposed to other uses, including gallery or event spaces.
 - b. Entrances, elevators, and stairs for parking structures shall be easily accessible and highlighted architecturally.
 - c. The height of the parking level shall have sufficient clearance to be adaptable to non-parking uses. Once converted, the building shall permit a minimum floor to ceiling height of nine feet for commercial uses and eight feet for residential uses.
 - d. Parking structures or that portion of a building or structure that is used for parking at grade or above grade shall be designed to minimize vehicle headlight and parking structure interior lighting impacts ("spillover") on adjacent streets and properties.
16. **Electric Vehicle Parking.** The project shall include at least 30 percent of total parking spaces provided for all types of parking facilities as capable of supporting future Electric Vehicle Supply Equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design

shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Ten (10) percent of the total parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the 30 percent or 10 percent results in a fractional space, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

17. **Pick-Up/Drop-Off.** A dual-purpose area with 15 queuing spaces shall be provided within the Level B2 of the West Site for valet and ride-hailing services (such as Uber, Lyft, taxis, etc.) drop-off and pick-up.
18. **Publicly Accessible Paseo.** Alternative 8 shall provide approximately 33,105 square feet of publicly accessible open space at the ground level via a paseo through the East and West Sites, connecting Argyle Avenue to Ivar Avenue, and comprised of the West Plaza and the East Plaza, and shall be designed and landscaped in substantial conformance with Exhibit A, dated June 2020.
 - a. The West Plaza shall be comprised of a minimum of 10,215 square feet of publicly accessible open space and shall contain outdoor seating where visitors can view the Capitol Records Building.
 - b. The East Plaza shall be comprised of a minimum of 22,890 square feet of publicly accessible open space, within three distinct areas, and at a minimum should include the following features: a performance area with seating, preservation of the existing "Hollywood Jazz 1942–1972" mural, outdoor seating, bicycle parking, a water feature, and landscaping.
 - c. Public access to the paseo shall be unrestricted during business hours.
19. **Performances and Events in Paseo/East Plaza**
 - a. The performance area and events in the East Plaza shall be limited to a maximum event attendance capacity of 350 people.
 - b. There shall be no more than a maximum of two performances daily, including one during the mid-day period and one during the afternoon, not to exceed 10 performances per week, including weekends.
 - c. The performances shall not use an amplified sound system but may include ambient music speakers with prerecorded, low-level, background music.
 - d. Each performance shall be limited to a maximum of two hours in duration and shall end by dusk. When special events occur within these spaces, set-up may begin as early as 10:30 A.M., events shall start no earlier than 11:00 A.M., and events shall end by dusk.
 - e. Janitorial services shall be performed regularly each day to ensure proper maintenance of the plaza for the enjoyment of residents and visitors.
20. **Capitol Records Lot Scenario.** In the event that Capitol Records does not consent to the proposed open space area on the East Site, the following revisions to the approved Exhibit A may be made:

- a. The East Site's open space area may be reduced by up to 5,995 square feet and redesigned to accommodate Capitol Records and/or to comply with the lease between the Applicant and Capitol Records. It should be noted that open space on the East Site is not required per LAMC Section 12.21 G.
 - b. The ground floor restaurant/retail space in the mezzanine floor along Argyle Avenue may be reduced by 800 square feet (from 8,788 square feet to 7,988 square feet).
 - c. The Commercial Office Lobbies would be reduced by approximately 480 square feet, in order to maintain a minimum of 15-foot pedestrian circulation width through the paseo in the East Site near the Capitol Records lot.
21. **Landscaping.** Prior to the issuance of a building permit, a landscape and irrigation plan shall be submitted to the Department of City Planning for approval. The landscape plan shall be in substantial conformance with the landscape plan stamped Exhibit A. Minor deviations from the requirements provided below may be permitted by the Department of City Planning to permit the existing landscaping conditions provided that the plantings are well established and in good condition.
22. **Trees.** The Applicant shall provide a minimum of 81 trees on-site and/or in the parkway, to the satisfaction of Urban Forestry.
 - a. **Tree Wells.**
 1. The minimum depth of tree wells shall be as follows:
 - (a) Minimum depth for trees shall be 42 inches.
 - (b) Minimum depth for shrubs shall be 30 inches.
 - (c) Minimum depth for herbaceous plantings and ground cover shall be 18 inches.
 - (d) Minimum depth for an extensive green roof shall be three inches.
 2. The minimum amount of soil volume for tree wells shall be based on the size of the tree at maturity as follows:
 - (a) 220 cubic feet for a tree 15 - 19 feet tall at maturity.
 - (b) 400 cubic feet for a tree 20 - 24 feet tall at maturity.
 - (c) 620 cubic feet for a medium tree or 25 - 29 feet tall at maturity.
 - (d) 900 cubic feet for a large tree or 30 - 34 feet tall at maturity.
 - b. Any trees that are required pursuant to LAMC Section 12.21 G and are planted on any podium or deck shall be planted in a minimum three-foot planter.
 - c. New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works.
23. **Stormwater/Irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.
24. **Landscaped Median.** As shown on Exhibit A, a landscaped median shall be provided along Vine Street, subject to approval by the Bureau of Engineering.

25. **Signalized Crossing.** A new signalized crossing across Argyle Avenue shall be provided and aligned with existing mid-block crosswalks on Vine Street and Ivar Avenue, subject to the approval of Bureau of Engineering and the Department of Transportation.
26. **Signage.** No signage has been approved as part of this action.
 - a. Any future signage shall be in compliance with the Hollywood Signage Supplemental Use District (HSSUD).
 - b. There shall be no off-site commercial signage on construction fencing during construction.
27. **Building Lighting.**
 - a. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
 - b. Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel.
 - c. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures.
 - d. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
28. **Glare.** The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
29. **Reflectivity.** Glass used in building façades shall be non-reflective or treated with a non-reflective coating in order to minimize glare from reflected sunlight.
30. **Construction Generators.** The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. On-site power generators shall either be plug-in electric or solar powered.
31. **Mechanical Equipment.** All mechanical equipment shall be fully screened from view of any abutting properties and the public right-of-way.
32. **Trash/Storage.** All trash collecting and storage areas shall be located on-site and not visible from the public right-of-way.
 - a. Trash receptacles shall be enclosed and/or covered at all times.
 - b. Trash/recycling containers shall be locked when not in use.
33. **Public Benefits.** Prior to the issuance of a building permit or the recordation of the final map, the Department of City Planning shall confirm that the public benefits, as identified in the Development Agreement from Case No. CPC-2018-2115-DA, have been entered into

the contract, and that any requirements necessary prior to the issuance of a building permit have been satisfied.

Master Conditional Use Permit for Alcohol Conditions

34. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
35. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit A dated June 2020, except as may be revised as a result of this action.
36. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
37. Authorized herein is the sales and service of a full line of alcoholic beverages for:
 - a. On-site consumption, in conjunction with a maximum of 10 restaurant establishments and associated outdoor dining areas.
 - b. On- and/or off-site consumption, in conjunction with a maximum of two (2) restaurant and/or retail establishments.
38. **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.
39. After hour use shall be prohibited, 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.
40. 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.
41. 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.
42. The Applicant shall be responsible for maintaining the premises and adjoining sidewalk free of debris or litter.
43. 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.

44. **Additional 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 Department of City Planning to impose additional corrective conditions, if, it is determined by the Department of City Planning that such conditions are proven necessary for the protection of person in the neighborhood or occupants of adjacent property.
45. **Security.** 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.
46. 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.
47. **Master Plan Approval (MPA) Requirement.** Each individual venue shall be subject to a Master Plan Approval (MPA) determination pursuant to LAMC Section 12.24 M, or as otherwise provided for in the LAMC for on-site alcohol sales in conjunction with the operation of restaurants and bars, in order to implement and utilize the Master Conditional Use authorization granted. The purpose of the Master Plan Approval determination is to review each proposed venue in greater detail and to tailor site-specific conditions of approval for each of the premises subject to analysis of the venue's individual mode and character of operations including but not limited to hours of operation, seating capacity, size, security, live entertainment, the length of a term grant and/or any requirement for a subsequent MPA application to evaluate compliance and effectiveness of the conditions of approval. These conditions may include additional conditions not included in the Master Conditional Use Conditions of Approval. A Plan Approval without a hearing may be granted by the Chief Zoning Administrator if the operator agrees to the Conditional Use Permit Conditions.
48. **Lease Agreements.** All establishments applying for an Alcoholic Beverage Control license shall be given a copy of these conditions prior to executing a lease and these conditions shall be incorporated into the lease. Furthermore, all vendors of alcoholic beverages shall be made aware that violations of these conditions may result in revocation of the privileges of serving alcoholic beverages on the premises.
49. **Building Plans.** A copy of this grant and all Conditions and/or any subsequent appeal of this grant and 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.
50. **Ownership/Operator Change.** 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 new 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 has been provided to the prospective owner/operator, including the conditions required herewith, shall be submitted to the BEST (Beverage and Entertainment Streamlined Program) 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 BEST (Beverage and Entertainment Streamlined Program) within 30 days of the beginning day of his/her new operation of the establishment along with the dimensioned floor plan, seating arrangement and number of seats of the new operation.

51. **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 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations, and Section 19.04 - Miscellaneous ZA Sign Offs shall be paid to the City.
- b. 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.
 - c. 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 Zoning Administrator.
52. **Covenant and Agreement.** Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the BESt (Beverage and Entertainment Streamlined Program) for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or BESt (Beverage and Entertainment Streamlined Program) for inclusion in the case file.

Environmental Conditions

53. **Implementation.** The Mitigation Monitoring Program (MMP), attached as "Exhibit B" and part of the case file, shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each Project Design Features (PDF) and Mitigation Measure (MM) and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.
54. **Construction Monitor.** During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

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

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

56. Exploratory Trench. Prior to the issuance of any permit which authorizes excavation on the Project Site, the project engineering geologist (a California licensed Certified Engineering Geologist or Professional Geologist who is experienced with fault investigations, at the discretion of the Grading Division of the Los Angeles Department of Building and Safety (LADBS)) shall directly observe, by exploratory trench overlapping the transect investigation performed on the southern portion of the East Site, continuous strata of late Pleistocene age to rule out “active fault traces” (as defined by California Code Regulations, title 14, division 2, chapter 8, section 3601, subdivision (a)) on the Project Site. The trench shall be constructed such that it crosses the projected CGS ‘probable fault’ in the southwest portion of the East Site and shadow the specific transect CPT data point in question.

LADBS’ reviewing geologist, California Geological Survey (CGS) geologists, and other paleoseismic experts shall be invited to observe the trench after the trench has been secured; shored or benched; cleaned, and a string line or grid reference system is in place. Once the field exploration and geologic analysis are completed, the project engineering geologist shall prepare a Surface Fault Rupture Hazard Investigation Report to the satisfaction of LADBS and submit the Report to the City.

If the investigation performed by the project engineering geologist, as documented in the Surface Fault Rupture Hazard Investigation Report, concludes that there are no active fault traces traversing the southern portion of the East Site, no Project-related construction activity may proceed until LADBS provides written approval of the Surface Fault Rupture Hazard Investigation Report to the Applicant and the Department of City Planning.

If the investigation performed by the project engineering geologist, as documented in the Surface Fault Rupture Hazard Investigation Report, concludes that there are active fault traces traversing the southern portion of the East Site, construction of the Project, as proposed, shall not proceed. In compliance with CGS’ and LADBS’ guidance, the Surface Fault Rupture Hazard Investigation Report shall include recommendations for building

setbacks from any identified active fault trace(s), subject to LADBS review and approval. No ground disturbance or other construction activity shall take place on the Project Site until all of the following has been completed to the satisfaction of the Director of Planning:

- a. Applicant shall meet with the Department of City Planning and LADBS to determine what modifications need to be made to the Project to address the existence of the active fault traces on the Project Site, including any building setbacks recommended in the Surface Fault Rupture Hazard Investigation Report approved by LADBS.
- b. Applicant shall submit revised plans to the City that include the project modifications needed to address the existence of the active fault traces on the Project Site.
- c. The Department of City Planning and LADBS shall determine what, if any, additional environmental review, pursuant to the California Environmental Quality Act (CEQA), is necessary to analyze the Project modifications, and complete the additional environmental review.
- d. The City shall review the appropriate environmental clearance and proposed entitlements for the Project, as modified. Following this review, the City may, but is not required to, approve the modified Project and related clearances and entitlements. However, such approval is required before any ground disturbance or other construction activity may occur on the Project Site.

57. Tribal Cultural Resource Inadvertent Discovery. In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity), all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

- a. Upon a discovery of a potential tribal cultural resource, the Applicant shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning.
- b. If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- c. The Applicant shall implement the tribe's recommendations if a qualified archaeologist and a culturally affiliated tribal monitor, both retained by the City and paid for by the Applicant, reasonably conclude that the tribe's recommendations are reasonable and feasible.
- d. The Applicant shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any affected tribes that have been reviewed and determined by the qualified archaeologist and by a culturally affiliated

- tribal monitor to be reasonable and feasible. The Applicant shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
- e. If the Applicant does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or by a culturally affiliated tribal monitor, the Applicant may request mediation by a mediator agreed to by the Applicant and the City who has the requisite professional qualifications and experience to mediate such a dispute. The Applicant shall pay any costs associated with the mediation.
 - f. The Applicant may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and by a culturally affiliated tribal monitor and determined to be reasonable and appropriate.
 - g. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.

Administrative Conditions

- 58. **Approval, Verification and Submittals.** Copies of any approvals guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
- 59. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
- 60. **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 Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
- 61. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
- 62. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
- 63. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
- 64. **Project Plan Modifications.** Any corrections and/or modifications to the project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a

change in Site Plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision-making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.

65. Indemnification and Reimbursement of Litigation Costs. The Applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

66. 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.

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

respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

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.

- 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 cocktail lounge shall be maintained on the premises separate from the dining area.
- 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 the sale of food.
- The quarterly gross sales of food shall not exceed the quarterly gross sales of alcohol. The business operator shall maintain records which reflect these numbers and make them available to the Police Department upon request.
- 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.
- Alcohol may only be served to patrons who are seated at a table or seated at the bar and only in conjunction with a food order. Patrons shall not be served while standing or while waiting to be seated.
- The single unit sales of malt liquors and/or malt-based products shall be prohibited.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premises.

FINDINGS

ENTITLEMENT FINDINGS

1. Density Bonus/Affordable Housing Incentives Program Findings

Following is a delineation of the findings and the application of the relevant facts as related to the request for one (1) On-Menu Incentive and one (1) Off-Menu Incentive to allow for the preservation of the Capitol Records Complex, and the development of up to 903 residential units, comprised of 770 market-rate units and 133 senior affordable units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, for a total new floor area of 1,287,100 square feet. Pursuant to Section 12.22 A.25(g) of the LAMC and Government Code Section 65915, the Commission shall approve a Density Bonus and requested Incentive(s) unless the Commission finds that:

- a. **The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.**

On-Menu Incentive

The record does not contain substantial evidence that would allow the Commission to make a finding that the requested On-Menu Incentive does not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate-Income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

As required by LAMC Section 12.22 A.25(e)(2), Alternative 8 meets the eligibility criterion that is required for projects requesting on-menu incentives in that Alternative 8: i) provides facade articulation through the use of varying materials and architectural differentiation between the ground floor and upper stories of the building; ii) provides street orientation by including active street frontages with pedestrian features; iii) does not involve a contributing structure in a designated Historic Preservation Overlay Zone, or a structure listed on the National Register of Historic Places; and iv) is not located on a substandard street in a Hillside Area or Very High Fire Hazard Severity Zone, as recorded in the City's Zoning Information and Map Access System.

The list of On-Menu Incentives in LAMC 12.22 A.25 were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of a project. As such, the Department will always arrive at the conclusion that the Density Bonus On-Menu Incentives will result in identifiable and actual cost reductions that provide for affordable housing costs as the incentives, by their nature, increase the scale of the project.

Pursuant to LAMC Section 12.22 A.18, any lot in the C4 Zone, provided that such lot is located within an area designated as Regional Center Commercial within the adopted Community Plan, is permitted to develop at the R5 density, or one dwelling unit for every 200 square feet of lot area. In conjunction with the proposed mergers associated with the Vesting Tentative Tract Map No. 82152, the lot area of the Project Site is 200,371 square

feet, which permits a maximum density of 1,002 dwelling units⁷. In exchange, the Project is eligible for a 35 percent Density Bonus, or an additional 351 units; however, Alternative 8 proposes a total of 903 dwelling units, including 770 market-rate units and 133 affordable senior units. In addition, Alternative 8 would provide up to 385,943 square feet of office uses and up to 26,874 square feet of commercial (i.e., restaurant and retail) uses distributed between the West and East Sites. While only a set aside of 10 percent of the base permitted density for Very Low Income households is required to be eligible qualify for two (2) On-Menu or Off-Menu Incentives, Alternative 8 proposes to set aside approximately 14.7 percent of the proposed units for Very Low Income Households.

The Project Site is zoned C4-2D-SN which allows a 6:1 FAR, with no height limit. However, the Project Site is subject to "D" Limitations, pursuant to Ordinance No. 165,659, which restricts lots with Assessor's Parcel Numbers (APN) 5546-004-006, 5546-004-020, 5546-004-021, 5546-004-029, 5546-030-028, 5546-030-031 through 5546-030-034 to a 3:1 FAR; and the corner lot on the southeast corner of Yucca Street and Ivar Avenue, with APN 5546-004-032, to a 2:1 FAR. Pursuant to LAMC Section 12.22 A.25(f)(4)(ii), a proposed housing development project qualifies for an increase in the overall Floor Area Ratio (FAR) by 35 percent only if the parcel is in a commercial zone in Height District 1 (including 1VL, 1L and 1XL), and fronts on a Major Highway as identified in the City's General Plan; the Housing Development Project includes the number of Restricted Affordable Units sufficient to qualify for a 35 percent Density Bonus; and 50 percent or more of the commercially zoned parcel is located in or within 1,500 feet of a Transit Stop/Major Employment Center. The Project Site is located within the C4-2D-SN Zone, bound by Ivar Avenue to the west, Yucca Street to the north; Hollywood Boulevard to the south, Argyle Avenue to east; and bisected by Vine Street. Hollywood Boulevard is designated as Avenue I, formerly a Major Highway Class II, and Vine Street is designated as Avenue II, formerly a Major Highway Class II; and is within 600 feet of the Metro Red (B) Line Hollywood/Vine Station. Therefore, Alternative 8 qualifies for the 35 percent FAR increase, as shown below.

Floor Area Ratio Permitted By-Right			
West Site	Existing Lot Area	Floor Area Permitted By-Right	
APN 5546-004-032	875 sf	2:1	1,750 sf
Balance of West Site	78,757 sf	3:1	236,271
Total West Site	79,632 sf	-	238,021 sf
Total East Site	120,739 sf	3:1	362,217 sf
Total Project Site			600,238 sf

The requested On-Menu Incentive to permit a 35 percent increase in the maximum allowable FAR from 2:1 to 2.7:1 (for portions of the Project Site located at the corner lot on the southeast corner of Yucca Street and Ivar Avenue and associated with APN 5546-004-032); and from 3:1 to 4.05:1 FAR (for the balance of the Project Site) is expressed in the Menu of Incentives per LAMC 12.22 A.25(f) and, as such, permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs.

⁷ Pursuant to AB 2501, base density calculations that result in a fractional unit shall be rounded up to the next whole number for projects utilizing LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus).

Floor Area Ratio Requested			
West Site	Existing Lot Area	35 Percent FAR Increase	
APN 5546-004-032	875 sf	2.7:1	2,362 sf
Balance of West Site	78,757 sf	4.05:1	318,966 sf
Total West Site	79,632 sf	-	321,328 sf
Total East Site	120,739 sf	4.05:1	488,993 sf
Total Project Site			810,321 sf

The increase in permitted floor area of Alternative 8 would allow a larger building envelope so that the proposed residential units are of sufficient size, configuration, and quality, and will result in building design and construction efficiencies that facilitate affordable housing costs. Compliance with the requirements of the Height District and “D” Limitations on FAR would require the removal of a significant amount of floor area that could otherwise be dedicated to the number, configuration and livability of affordable housing units; and would similarly reduce the building footprint within which Alternative 8 could be built, the arrangement of amenities provided for the residential units proposed, and configuration of amenities that will be accessible to all of the residents within the affordable housing development. The increase in overall space that is dedicated to residential uses facilitates the creation of more residential floor area and overall space that can be devoted to affordable and market-rate units, and creates additional market-rate space whose rents will subsidize the affordable unit rents.

In addition, the additional FAR would make the cost of on-site senior affordable housing, as well as the substantial cost of excavation and below-grade construction economically feasible. The irregular geometry of the Project Site decreases the efficiency of parking layouts by requiring an outsized amount of space for vehicle circulation relative to the number of vehicle parking spaces provided. The best solution to overcome this is to maximize the size of each parking level by using the full West Site footprint for parking. However, taking this approach with an above-grade parking structure would be contrary to the City’s design goals and negate any possibility of providing meaningful on-site public space, in particular, the publicly accessible pedestrian paseo which travels through the Project Site. Thus, by permitting the 35 percent increase in FAR, Alternative 8 would be able to spread the cost of the construction of the subterranean parking across the added floor area, thereby reducing the per square foot cost of development that would be used for the affordable units.

Alternative 8 includes more affordable housing than required for the two incentives and by locating the majority of parking below grade to maximize parking efficiency and create room for public spaces at grade. The additional FAR also allows additional floor area to be specifically set aside for the West Senior Building, which is conceived of as senior-specific community, where services and amenities are tailored to senior-specific needs. Therefore, there is substantial evidence that the 35 percent increase in the maximum FAR provides actual and identifiable cost reductions to provide for the affordable housing costs of the Alternative 8, this Incentive supports the Applicant’s decision to set aside 133 dwelling units for Very Low Income households for 55 years.

Off-Menu Incentive

Pursuant to LAMC Section 12.22 A.25(f)(8), a Housing Development Project that is located on two or more contiguous parcels may average the floor area, density, open space, and parking over the project site. However, the Project Site spans portions of two

City blocks, comprised of 10 parcels totaling 4.46 acres in size, generally bounded by Yucca Street on the north, Ivar Avenue on the west, Argyle Avenue on the east, and adjacent development and Hollywood Boulevard on the south, and bifurcated by Vine Street. The portion of the Project Site located between Ivar Avenue and Vine Street is identified as the “West Site”, and the portion located between Vine Street and Argyle Avenue is identified as the “East Site”. Therefore, pursuant to LAMC Section 12.22 A.25(g)(3), the Applicant has requested an Off-Menu Incentive to allow FAR and density averaging for a Housing Development Project located on non-contiguous lots.

While both the West and East Sites share the same zoning, the East Site is larger than the West Site. The development program allocates all of the residential units on the West Site, and non-residential uses to the East Site. As described above, the Project Site is permitted a maximum density of 1,002 dwelling units⁸. Alternative 8 proposes a total of 903 dwelling units, including 770 market-rate units and 133 affordable senior units. In addition, Alternative 8 would provide up to 385,943 square feet of office uses and up to 26,874 square feet of commercial (i.e., restaurant and retail) uses distributed between the West and East Sites.

Averaged Density & Floor Area			
	West Site	East Site	Total
Lot Area	79,632 sf	120,739 sf	200,371
Density	1/200		
Density Permitted	398.2	603.7	1,002
Density Proposed	903	0	903
Floor Area Permitted	321,328 sf	488,993 sf	810,321 sf
Floor Area Proposed	405,160.5	405,160.5 sf	810,321 sf

The FAR and density averaging would permit the total allowable development requirements for the West and East Sites to be allocated across the entire Project Site, thereby allowing for efficiency in construction and design, and expansion of the West Senior Building, such that the restricted affordable units can be constructed and the overall space dedicated to residential units, and access to related amenities is increased. The West Site would utilize approximately 101,000 square feet of floor area from the East Site and would permit an additional 505 units on the West Site. Being able to incorporate all permitted units and floor area averaged across the West and East Sites has the added benefit of moving building mass further away from the historic Capitol Records Building, to maintain more sight lines through the Project Site.

The requested Off-Menu Incentive would also allow Alternative 8 to provide a well-balanced development program with the appropriate allocation of residential (market-rate and affordable) and ground floor commercial uses, as well as office space and open space and recreational amenities across the Project Site. Specifically, the allocation of uses and amenities guided by design and market principles, as opposed to the lot configuration and differing standards of separate development lots, results in a well-designed and attractive development that enhances the market-rate rents, which would subsidize the operational costs of the affordable units. In addition, the requested incentives would allow the Project

⁸ Pursuant to AB 2501, base density calculations that result in a fractional unit shall be rounded up to the next whole number for projects utilizing LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus).

to provide an a 13-story, 133-unit senior affordable housing building, and a 48-story, 770-unit residential tower, both with ground floor commercial uses, on the West Site; and a 17-story office building, and the preservation of the Capitol Records Complex on the East Site; with a publicly accessible paseo connecting the West and East Sites with active ground floor uses and programming. The West Senior Building would include a variety of open space and recreational amenities, including a multi-purpose room that could be used for group activities such as fitness, games, and entertainment and a senior social services office that could be used by social workers to provide a wide array of assistance to the senior residents, as well as rooftop amenity spaces. Moreover, as Alternative 8 would retain historical resources, including the Capitol Records and Gogerty Buildings, which have a combined floor area of 114,303 square feet, on the Project Site, the amount of construction of new building envelope on the East Site is limited.

Therefore, there is substantial evidence that the averaging of FAR and density across the non-contiguous lots which comprise Project Site provides actual or identifiable cost reductions to provide for the affordable housing costs of Alternative, and this Incentive supports the Applicant's decision to set aside 133 dwelling units for Very Low Income households for 55 years.

- b. The Incentive will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). As required by Section 12.22 A.25(e)(2), the findings to deny an incentive under Density Bonus Law are not equivalent to the findings for determining the existence of a significant unavoidable impact under CEQA. There is no substantial evidence that the incentive for the Project will have a specific adverse impact on the physical environment, or on public health and safety, or on any property listed in the California Register of Historical Resources Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

- c. The incentives are contrary to state or federal law.**

There is no evidence in the record that the proposed incentives are contrary to State or Federal law.

2. Density Bonus Off-Menu Waiver of Development Standards Findings

Following is a delineation of the findings and the application of the relevant facts as related to the recommendation for two (2) Off-Menu Waivers to allow for preservation of the Capitol Records Complex, and the development of up to 903 residential units, comprised of 770 market-rate units and 133 senior affordable units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, for a total new floor area of 1,287,100 square feet. Pursuant to Government Code Section 65915 and LAMC Section 12.22 A.25(c) state that the Commission shall approve a Density Bonus and requested Waivers of Development unless the Commission finds that:

a. The waivers or reductions of development standards are contrary to state or federal law.

There is no evidence in the record that the proposed Waivers are contrary to State or Federal law. A project that provides 11 percent of base units, or in this case total units, for Very Low Income Households qualifies for two (2) Incentives, and pursuant to Government Code Section 65915(e)(1), and Applicant may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]”. Moreover, Government Code Section 65915(e)(2) states that that a proposal for the waiver or reduction of development standards shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled. The Applicant requests two (2) Off-Menu Waiver of Development Standards to permit a 7:1 FAR across the Project Site; and to permit the floor area of any residential balconies and terraces to be excluded for purposes of calculating the buildable floor area.

Under the existing allowable FAR, as restricted by the “D” Limitations pursuant to Ordinance No. 165,659, Alternative 8 would be limited to a maximum of 600,238 square feet of floor area; and in conjunction with the On-Menu Incentive for a 35 percent FAR increase, would be limited to a maximum of 810,321 square feet. Under the Hollywood Redevelopment Plan, Alternative 8 would be limited to a maximum of 6:1 FAR, or 1,202,226 square feet. Combined, the aforementioned Incentives and Waivers would permit a maximum of 1,401,617 square feet, to permit Alternative 8’s 1,401,403 square feet of total floor area, which includes the 1,287,100 square feet of new floor area plus the existing 114,303 square-foot Capitol Records Complex which is to remain.

Without the requested Waivers of Development Standards, the existing development standards would preclude development of the proposed density bonus units and project amenities in the following regard.

Balcony Floor Area

Pursuant to a Zoning Administrator’s Interpretation under Case No. ZA-2007-3430-ZAI, it was determined that a covered or uncovered balcony shall not create floor area as defined in LAMC Section 12.03, or be included in the computation of the building’s floor area ratio, so long as it: (1) is not recessed but projects beyond the perimeter of the building; (2) remains unenclosed except for the guard rails required by the Building Code; and (3) qualifies as private open space pursuant to LAMC Section 12.21 G.2(b)(2). The balcony design results in a number of balconies which are partially recessed and would, therefore, count as building floor area, for a total of 28,106 square feet. This request is similar in manner to the On-Menu Incentive pursuant to LAMC Section 12.22 A.25(f)(7), which allows the lot area for the purposes of calculating the maximum density permitted to be modified.

As proposed, Alternative 8 provides the exact amount of LAMC-required open space for residential uses, or 101,725 square feet. By conserving the floor area from proposed balconies for which the floor area would be exempted by the requested Waiver, Alternative 8 would be able to provide sufficient amenities associated with both the affordable and market-rate residential uses, while dedicating the additional FAR for interior spaces to support unit sizes that can tolerate the existing market, as discussed below.

Floor Area Increase

In conjunction with the On- and Off-Menu Incentives, Alternative 8 would be permitted an averaged FAR of 4.04:1 across the Project Site. In conjunction with the Waiver of Development Standard to exceed the underlying FAR limitation important by the On- and Off-Menu Incentives, and the 6:1 FAR limitation imposed by the Hollywood Redevelopment Plan, Alternative 8 requests a maximum of 7:1 FAR, or 1,402,597 square feet. As proposed, Alternative 8 proposes 1,401,403 square feet of floor area, which include 1,287,100 square feet of new floor area, and 114,3030 square feet of existing floor area from the Capitol Records Complex to remain.

Permitted FAR Averaged in conjunction with On- and Off-Menu Incentives		
	Maximum Floor Area Permitted	
Existing Lot Area	-	200,371 sf
By-Right FAR	2:1 / 3:1	600,238 sf
35 Percent FAR Increase	2.7:1 / 4.05:1	810,321 sf
Hollywood Redevelopment Plan	6:1	1,202,226 sf

Requested FAR in conjunction Waivers of Development Standards			
	Existing Lot Area	Floor Area Requested	
Total Project Site	200,371	7:1	1,402,597 sf
Floor Area Proposed			
West Site	West Building	779,988	886,351 sf
	West Senior Building	106,363	
East Site	East Office Building	400,749	400,749 sf
Total New Floor Area			1,287,100 sf
East Site (Existing to Remain)	Capitol Records Building	92,662 sf	114,303 sf
	Gogerty Building	21,639 sf	
Total Project Site		6.994	1,401,403 sf

The averaged FAR limitations of 4.04:1 FAR permitted by the On- and Off-Menu Incentives, coupled with the Hollywood Redevelopment Plan would have the effect of physically precluding construction of a development providing 903 residential units, of which 133 units, or approximately 14.7 percent of the proposed units will be set aside for Very Low Income households, as compliance with the underlying FAR limitations would require the removal of a significant amount of floor area that could otherwise be dedicated to the number, configuration and livability of affordable housing units and the arrangement of amenities provided for the residential units proposed, including a multi-purpose room that could be used for group activities such as fitness, games, and entertainment and a senior social services office that could be used by social workers to provide a wide array of assistance to the senior residents, as well as rooftop amenity spaces. Furthermore, without the requested Waivers, there would be a significant reduction in the Alternative 8's overall ability to provide the proposed range of market-rate and affordable residential units, and in the marketable commercial area that will be providing a commercial resource for on-site residents, visitors and community members in the neighborhood. In addition,

based on a survey of recently approved "Exhibit A"s for mixed-use developments in the surrounding Hollywood area, which include the Palladium Project located at 6201 - 6229 W Sunset Boulevard, 1510 -1520 N Argyle Avenue, 6210 W. Selma Avenue, 1531 -1541 N El Centro Avenue; the 6220 Yucca Tower located at 1756-1760 North Argyle Avenue; 6210-6224 West Yucca Street; and 1765-1779 North Vista Del Mar Avenue; and the SunWest Project located at 5509-5529 W Sunset Boulevard; 1505-1535 N Western Avenue; and 5518 W Harold Way, average units sizes are as follows: for a studio unit, approximately 590 square feet; for a one-bedroom unit, approximately 775 square feet; for a two-bedroom, approximately 1,200 square feet; and for a three-bedroom, approximately 1,900 square feet. As shown on Sheet G-008 of Exhibit A1, the average unit size proposed under Alternative 8 includes, for a studio unit, approximately 600 square feet; for a one-bedroom units, approximately 750 square feet; for a two-bedroom, approximately 940 square feet; and for a three-bedroom, approximately 1,044 square feet. As such, without the additional increase above the averaged 4.04:1 averaged FAR permitted by the On- and Off-Menu Incentives, Alternative 8 would be severely limited in terms unit size, which would physically preclude Alternative 8 from having marketable units that can tolerate the demand established by other comparable developments in the area. Furthermore, without the additional FAR above what is granted through the On- and Off-Menu Incentives, based on the average unit size of 795 square feet, and the existing development program, Alternative 8 would only have enough floor area to support approximately 408 units, in comparison to the 903 units, of which 133 would be set aside for senior affordable housing, resulting in an overall loss of 496 residential units.

Granting the requested Waivers would allow Alternative 8 to have comparable, marketable unit sizes, provide sufficient usable open space in compliance with the LAMC, and be able to maximize the total floor area dedicated to provide a well-balanced development program across the Project Site with the appropriate balance of residential (market-rate and affordable) and commercial uses, on-site parking, as well as open space and recreational amenities within and across the Project Site, with a total floor area of 1,401,403 square feet, which includes the existing 114,303-square-foot Capitol Complex to remain.

Therefore, the development standards from which the developer is requesting Waivers would have the effect of physically precluding the construction of a development meeting the affordable set-aside criteria, and would prevent the developer from building the proposed 903 residential units and expanding Alternative 8's building envelope so that the units being constructed are of sufficient size, configuration, and quality.

- b. The Waiver will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The findings to deny an incentive under Density Bonus Law are not equivalent to the findings for determining the existence of a significant unavoidable impact under CEQA. There is no substantial evidence that the incentive for the Project will have a specific adverse impact on the

physical environment, or on public health and safety, or on any property listed in the California Register of Historical Resources Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

3. Conditional Use Findings (Major Development Project and Alcohol)

Following is a delineation of the findings and the application of the relevant facts as related to the request for a Conditional Use Permit to allow Major Development Project which results in the construction of more than 100,000 square feet of non-residential uses in the C4 Zone; and for a Master Conditional Use Permit to allow the sales and service of a full-line of alcoholic beverages for on- and off-site consumption in conjunction with up to 12 establishments.

a. 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 Site is comprised of a 4.46-acre Site, generally bounded by Yucca Street on the north, Ivar Avenue on the west, Argyle Avenue on the east, and adjacent development and Hollywood Boulevard on the south, and bifurcated by Vine Street. The portion of the Project Site located between Ivar Avenue and Vine Street is identified as the “West Site”, and the portion located between Vine Street and Argyle Avenue is identified as the “East Site”. The Project Site is currently developed with a single-story building and surface parking on the West Site; and the Capitol Records Building and Gogerty Building occupied by Capitol Records (the Capitol Records Complex), and surface parking on the East Site. Alternative 8 involves the preservation of the Capitol Records Complex, and the development of up to 903 residential units, comprised of 770 market-rate units and 133 senior affordable units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, for a total new floor area of 1,287,100 square feet. By redeveloping an existing single-story building used for storage and surface parking lots with new residential, office and commercial uses, Alternative 8 would provide contribute toward and facilitate the City’s long-term fiscal and economic viability by creating a total of approximately 412,817 square feet of non-residential floor area. Furthermore, the Project Site’s proximity of the Hollywood/Vine Metro B Line Station allows Alternative 8 to function as a node connecting residents to the regional rail transportation network while providing high-quality space for a growing employment base and a destination for local residents and visitors.

In addition to the Conditional Use Permit for a Major Development Project, the Applicant is also requesting a Master Conditional Use Permit to allow the sale and dispensing of a full-line alcoholic beverages within up to 12 establishments with outdoor dining, for on- and off-site consumption. The surrounding area is characterized by commercial, tourist and entertainment-related commercial uses, offices, hotels, and low- to high-density residential developments. Approval of the Master Conditional Use Permit would allow up to 12 tenant spaces to be occupied with restaurant, or retail uses, that can serve and/or sell alcohol and a place to shop, eat, drink. Additionally, the request will complement the new mixed-use development and foster a more compact, walkable urban environment where residents in the neighborhood will have easy, car-free access to venues serving and/or selling alcoholic beverages. However, to further minimize any potential impacts related to the sale of a full line of alcohol for off-site consumption, Alternative 8 shall be limited to a maximum of 10 establishments with outdoor dining, which include the sales and service of a full line of alcoholic beverages for one-site consumption for restaurant uses only; and a maximum of two (2) establishments which include the sales of a full-line

of alcoholic beverages for on- and/or off-site consumption, which may be for restaurant or retail uses.

As such, as conditioned, Alternative 8 would perform a function and provide a service that is essential and beneficial to the community, City, and the region as a whole.

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

The Project Site is comprised of a 4.46-acre Site, generally bounded by Yucca Street on the north, Ivar Avenue on the west, Argyle Avenue on the east, and adjacent development and Hollywood Boulevard on the south, and bifurcated by Vine Street. The portion of the Project Site located between Ivar Avenue and Vine Street is identified as the "West Site", and the portion located between Vine Street and Argyle Avenue is identified as the "East Site". The Project Site is currently developed with a single-story building and surface parking on the West Site; and the Capitol Records Building and Gogerty Building occupied by Capitol Records (the Capitol Records Complex), and surface parking on the East Site. Alternative 8 involves the preservation of the Capitol Records Complex, and the development of up to 903 residential units, comprised of 770 market-rate units and 133 senior affordable units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, for a total new floor area of 1,287,100 square feet. The West Site would be developed with two residential structures. The West Building, along Vine Street, would be 48 stories and reach a height of 545 feet at the top of the 48th story and 595 feet at the top of the bulkhead. The West Senior Building, at the southeast corner of Yucca Street and Ivar Avenue, would be 13 stories and reach a height of 209 feet at the top of the 13th story and 209 feet at the top of the bulkhead. The East Site would be developed with the East Office Building, would be 17 stories and reach a height of 317 feet at the top of the 17th story and 367 feet at the top of the bulkhead.

The Project Site is surrounded by residential, commercial, mixed-use, and industrial buildings that vary in building style and scale. Adjacent residential and mixed-use residential development would include an 18-story, mixed-use residential building (Argyle House) located immediately north of the East Site; a 16-story hotel (Kimpton Evelyn Hotel) northeast of the East Site, and a seven-story, mixed-use residential building (Eastown) to the south of the East Site. Lower-scale (two- to three-story) residential buildings are located to the east of the Project Site, but is proposed for development with a 30-story mixed use tower (6220 Yucca Project), and the existing 12-story Equitable Building to the south of the East Site, which includes live/work lofts. The nearest residential development to the West Site is located just south and includes an 11-story senior residential building (former Knickerbocker Hotel Building). In addition, proposed developments such as the 28-story Palladium Residences, to the south; the 30-story, 6220 Yucca Project immediately east of the East Site; and the 20-story Hollywood Gower Project to the southeast, all less than 0.5 miles from the Project Site, are indicative of the development pattern of taller buildings in the surrounding area.

Alternative 8 is sited and designed to focus greater intensity development adjacent to Vine Street, with the 48-story West Building and 17-story East Office Building located toward the center of the development. The 13-story West Senior Building would be located at the corner of Ivar Avenue and Yucca Street and would provide a transition between the West Building and the lower-scale (one- to two-story) buildings located to the north across Yucca Street and west across Ivar Avenue. While the West and East Buildings would have a greater height and intensity than existing development in the area, Alternative 8 is consistent with the higher density, mixed-use redevelopment trend in the Hollywood

regional center, would boost residential densities and jobs near transit infrastructure, and would significantly increase both market-rate and affordable housing opportunities in the Hollywood Community Plan area, consistent with targeted growth policies applicable to Regional Centers and TPAs.

In addition, Alternative 8 would enhance the urban character of the area, with an emphasis on activating Vine Street for pedestrians and cyclists, and create a stronger connection to the Hollywood Walk of Fame and Capital Records Complex through the provision of publicly accessible, open space areas and ground floor restaurant and/or retail uses that would activate the street frontages along Vine Street and Argyle Avenue, inviting visitors to utilize and patronize the proposed mix of uses and improving the pedestrian experience. The Project Site's proximity to the Hollywood/Vine Metro B Line Station allows Alternative 8 to function as a node connecting residents, employees and tourists to the regional rail transportation network while providing commercial space for a growing employment base and a destination for local resident, tourists and visitors to find neighborhood-serving amenities.

Furthermore, the Master Conditional Use Permit provides an umbrella entitlement with general conditions that apply to up to 12 ground floor commercial spaces serving Alternative 8. These conditions include, but are not limited to, security measures such as a camera surveillance system and appropriate lighting in the evening hours, hours of operation, prohibition of after-hours use, except routine clean-up, and of dancing and adult entertainment. In addition, all music, sound, or noise which is under the control of the Project Applicant shall be in compliance with the Citywide Noise Ordinance. Further, loitering is prohibited on and around the premises, the Project Applicant will be required to maintain the premises and sidewalk in good condition. These conditions would be supplemented by more specific conditions designed to address the characteristics of each individual establishment a Plan Approval which will be required, prior to the effectuation of the approval for each respective tenancy identified above, where more specific physical and operational restrictions. Under these Plan Approvals, the Zoning Administrator and LAPD would have the opportunity to comment and recommend any conditions, including the maximum number of indoor seats, as determined by the Department of Building and Safety. In addition, Alternative 8 would implement Project Design Feature POL-PDF-2, which includes a security program to ensure the safety of Alternative 8 residents, employees, and visitors. Buildings would include controlled access to housing units and common open space areas, and unrestricted access during business hours for commercial uses, and publicly accessible open space areas. Facility operations would include staff training and building access; security would include 24-hour video surveillance and full-time security personnel; and duties of the security personnel would include, but would not be limited to, assisting residents and visitors with site access, monitoring entrances and exits of buildings, managing and monitoring fire/life/safety systems, and patrolling at regular intervals on the Project Site. Alternative 8 design would also include lighting of entryways, publicly accessible areas, and common building and open space areas associated with the housing units for security purposes. To further minimize any potential impacts related to the sale of a full line of alcohol for off-site consumption, Alternative 8 shall be limited to a maximum of 10 establishments with outdoor dining, which include the sales and service of a full line of alcoholic beverages for one-site consumption for restaurant uses only; and a maximum of two (2) establishments which include the sales of a full-line of alcoholic beverages for on- and/or off-site consumption, which may be for restaurant or retail uses.

Therefore, as conditioned, Alternative 8's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade

adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

c. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable Community Plan, and any applicable Specific Plan.

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Mobility (Transportation), Noise, Safety, and Housing. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

Alternative 8 would be in compliance with the following Elements of the General Plan: Framework Element, Housing Element, Mobility Element, Wellness Element, the Land Use Element – Hollywood Community Plan, and the Hollywood Redevelopment Plan.

Framework Element

The Citywide General Plan Framework Element is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The Element establishes categories of land use that are broadly described by ranges of intensity/density, heights, and lists of typical uses. The definitions reflect a range of land use possibilities found in the City's already diverse urban, suburban, and rural land use patterns. The Citywide General Plan Framework text defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space and conservation, economic development, transportation, and infrastructure and public services. Alternative 8 would be in conformance with following goals of the Framework as described below.

Chapter 3: Land Use

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors,

Objective 3.2: To provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

Objective 3.10: Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and

are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.

Policy 3.10.3: *Promote the development of high-activity areas in appropriate locations that are designed to induce pedestrian activity in accordance with the Pedestrian-Oriented District Policies 3.16.1 through 3.16.3, and provide adequate transitions with adjacent residential uses at the edges of the centers.*

Policy 3.10.5: *Support the development of small parks incorporating pedestrian-oriented plazas, benches, other streetscape amenities and, where appropriate, landscaped play areas.*

Objective 3.15: *Focus mixed commercial/residential uses, neighborhood-oriented retail, employment opportunities, and civic and quasi-public uses around urban transit stations, while protecting and preserving surrounding low-density neighborhoods from the encroachment of incompatible land-uses.*

Policy 3.15.3: *Increase the density generally within on quarter mile of transit stations, determining appropriate locations based on consideration of the surrounding land use characteristics to improve their viability as new transit routes and stations funded.*

Objective 3.16: *Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity.*

Policy 3.16.2: *Locate parking in pedestrian districts to the rear, above, or below the street-fronting uses.*

Policy 3.16.3: *Require that the ground floor of parking structures located along primary street frontages in pedestrian-oriented districts be designed to promote pedestrian activity and, where appropriate, incorporate retail uses.*

Objective 4.1: *Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population to the year 2010.*

Objective 4.2: *Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.*

The Framework Element establishes land use categories whose locations are depicted on the Long-Range Land Use Diagram. These categories are broadly described by ranges of intensity, density, height, and use. The General Plan Framework Element identifies the Project Site and surrounding area as a Regional Center. The Framework Element describes Regional Centers as focal points for regional commerce, identity, and activity with higher density developments whose form is differentiated from the lower-density neighborhoods of the City. Regional Centers fall under the range of 1.5:1 to 6:1 FAR and are characterized by buildings ranging from six-to 20-story buildings or higher. Their densities and functions support the development of a comprehensive and interconnected network of public transit and services.

Alternative 8 involves the preservation of the Capitol Records Complex, and the development of up to 903 residential units, comprised of 770 market-rate units and 133

senior affordable units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, for a total new floor area of 1,287,100 square feet. Contingent upon the approval of the Density Bonus Compliance Review, in conjunction with request On- and Off-Menu incentives and Waiver of Development Standards, Alternative 8 would be permitted a maximum 7:1 FAR in exchange for setting aside at least 11 percent for Very Low Income households. The Project Site is located in a TPA that is well-served by a network of regional transportation facilities, including public transit stops operated by Metro and LADOT located in proximity to the Project Site. The nearest Metro Station is the Hollywood/Vine B Line Station located approximately 600 feet south of the Project Site. Bus transit access is provided along a number of Metro and LADOT bus routes with multiple stops located within one block of the Project Site, including Metro Rapid Line 780, Metro Local Lines 180/181, 207, 210, 212/312, 217, and 222, and LADOT Downtown Area Short Hop (DASH) Hollywood, DASH Beachwood Canyon, and DASH Hollywood/Wilshire.

The surrounding area is characterized by commercial, tourist and entertainment-related commercial uses, offices, hotels, and low- to high-density residential developments. Alternative 8 would provide a mix of uses, including residential, office, and commercial, including restaurant and/or retail uses that compatible with adjacent land uses. By providing Alternative 8 residents access to employment centers and jobs, local and regional destinations, and other neighborhood-serving uses and, conversely, additional high density residential, office, commercial, open space, and entertainment opportunities for surrounding neighborhoods and visitors to the area, Alternative 8 would create a more concentrated, transit-oriented center, thus allowing for a reduction of vehicle trips and improving air quality. Alternative 8 would also encourage all modes of travel through the Project Site's proximity to public transit options and Alternative 8's provision of on-site bicycle parking spaces, including long-term residential and long-term commercial bicycle spaces within subterranean parking levels, and short-term spaces at the ground level within the exterior plaza areas of both the West and East Sites. Bicycle maintenance and shower areas would also be provided within the subterranean parking levels for the West and East Sites.

Alternative 8's architecture is a contemporary adaptation of the modernist architectural character of the Capitol Records Building and would be compatible with the regional center uses and sensitive to the existing historic context. The West and East Buildings mimic the articulation of the Capitol Records building but, at 48 and 17 stories, extend the skyline upward. The façades of the West and East Buildings facing the Capitol Records Building and the Hollywood Hills curve softly to complement the Capital Records Building and to maximize the width of view corridors into and through the Project Site. The curved exterior walls include serrated balconies intended to echo the signature sunshades of the Capitol Records Building and reference the natural contours of the Hollywood Hills. The remaining façades are more traditional rectangular buildings. Under the proposed design, the ground level open space, paseo, and plazas also allow for public amenities and deeper setbacks and views around the buildings. The separation between the West Building and the existing Capitol Records Building would be a minimum of 120 feet (measured from the outer edge of the sunshades), and the distance between the East Office Building and the existing Capitol Records Building would be a minimum of 70 feet (measured from the outer edge of the sunshades). The setback of the East Office Building from Vine Street would be approximately 40 feet at the ground level, to allow views of the Capitol Records Building looking north from Vine Street.

Alternative 8 also offers substantial public and private open space to enhance recreation and open space opportunities to create a healthful living environment. Specifically, Alternative 8 would provide 101,725 square feet of usable open space, including 79,725

square feet of common open space which includes a sunken garden outdoor amenity decks and terraces, coworking spaces, a screening room, lounge / library / game room, kids room, wellness spa, and a fitness center with locker rooms and, specific to the West Senior Building, multipurpose rooms with senior support services office for social workers to provide assistance to the senior residents, and 22,000 square feet of private open space in the form of private balconies. Alternative 8 would also include approximately 33,105 square feet of publicly accessible open space at the ground level via a paseo through the West and East Sites, connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue, and the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame. The paseo would provide cultural and social amenities such as public art program in conjunction with shopping, outdoor seating (including where visitors can view the Capitol Records Building), landscaping, ground floor retail and/or restaurant uses open-air dining that would activate the respective street frontages along Vine Street and Argyle Avenue, in addition to public performances, art installations, and special events. The paseo on the East Site (East Plaza) would be comprised of three distinct areas including an outdoor gathering space with seating, fireplace, and library, referred to as the "Lounge"; a performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing "Hollywood Jazz 1942–1972" mural and outdoor seating to view performances or gather when the stage is inactive, as well as a landscaped palm tree grove and a bike center, referred to as the "East Plaza"; and a landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy area, seating alcoves, and a water feature to serve as a transition between the Lounge and East Plaza areas referred to as the "Garden".

Alternative 8 would increase the amount of pedestrian activity and safety by concentrating residential and ground floor, neighborhood-serving retail and/or restaurant uses that would provide alcohol sales along existing commercial corridors within proximity to public transit, and by including streetscape amenities such as street trees, short-term bicycle parking, and public benches in an area that is currently dominated by limited shade and rest areas for pedestrians. The nearby entertainment venues, such as restaurants, bars, music venues and theaters, would facilitate pedestrian activity in the evenings and on weekends, creating a more livable city. The diversity of uses provided by Alternative 8 would bring housing, investment, and additional open space opportunities to the Hollywood area, in support of the City's goals and needs. To further enhance pedestrian activity, Alternative 8 provides all of its parking within a five-level subterranean parking with one level of enclosed, at-grade parking containing, on the West Site, and a seven-level subterranean parking garage on the East Site. The at-grade parking level would abut the public paseo on the West Site and would be screened by ground floor restaurant and/or retail and the West Senior Building lobby uses along Ivar Avenue and Yucca Street. All vehicular access would be provided by driveways located on Ivar Avenue, Yucca Street, and Argyle Avenue, allowing Vine Street and the Hollywood Walk of Fame to completely avoid curb cuts.

Finally, Alternative 8 would concentrate residential and commercial development near existing commercial corridors, increasing opportunities for employees to live near their jobs and residents to live near amenities in a high quality transit area, thus increasing the amount of pedestrian activity and safety by introducing more permanent eyes on the street. Alternative 8 would implement Project Design Feature POL-PDF-2, which includes a security program to ensure the safety of Alternative 8 residents, employees, and visitors. Buildings would include controlled access to housing units and common open space areas, and unrestricted access during business hours for restaurant and/or retail uses, and publicly accessible open space areas. Facility operations would include staff training and building access; security would include 24-hour video surveillance and full-time security personnel; and duties of the security personnel would include, but would not be

limited to, assisting residents and visitors with site access, monitoring entrances and exits of buildings, managing and monitoring fire/life/safety systems, and patrolling at regular intervals on the Project Site. Alternative 8 design would also include lighting of entryways, publicly accessible areas, and common building and open space areas associated with the housing units for security purposes. Further, as part of the Master Conditional Use Permit entitlement, conditions would include but are not limited to, security measures such as a camera surveillance system and appropriate lighting in the evening hours, and prohibition of after-hours use, except routine clean-up, and of dancing and adult entertainment.

Alternative 8 allows for the orderly arrangement of buildings on the site, flexibility in ownership and operation of the proposed commercial establishments, and allows for density, height, and floor area arrangement which meets the goals of the General Plan by providing mixed-use, mixed-income project, which provides new housing units, commercial space, and publicly accessible open space, in addition to preserving the Capitol Records Complex. Thus, Alternative 8 would be consistent with the Land Use Chapter of the Framework Element.

Chapter 5: Urban Form and Neighborhood Design

Objective 5.2: *Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.*

Policy 5.2.1: *Designate centers and districts in locations where activity is already concentrated and/or where good transit service is or will be provided.*

Objective 5.5: *Enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.*

Objective 5.8: *Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.*

Policy 5.8.2: *The primary commercial streets within pedestrian-oriented districts and centers should have the following characteristics:*

- a. *Sidewalks: 15-17 feet wide (see illustrative street cross-sections).*
- b. *Mid-block medians (between intersections): landscaped where feasible.*
- c. *Shade trees, pruned above business signs, to provide a continuous canopy along the sidewalk and/or palm trees to provide visibility from a distance.*
- d. *Pedestrian amenities (e.g., benches, pedestrian-scale lighting, special paving, window boxes and planters).*

Objective 5.9: *Encourage proper design and effective use of the built environment to help increase personal safety at all times of the day.*

Policy 5.9.1: *Facilitate observation and natural surveillance through improved development standards which provide for common areas, adequate lighting, clear definition of outdoor spaces, attractive fencing, use of landscaping as a natural barrier, secure storage areas, good visual connections between residential, commercial, or public environments and grouping activity functions as child care or recreation areas.*

Policy 5.9.2: Encourage mixed-use development which provides for activity and natural surveillance after commercial business hours through the development of ground floor retail uses and sidewalk cafes.

As previously mentioned, Alternative 8 involves the preservation of the Capitol Records Complex, and the development of up to 903 residential units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, on a Project Site that is well-served by a network of regional transportation facilities, including the Hollywood/Vine Metro B Line located approximately 600 feet south of the Project Site.

Alternative 8 would support residents of the Project Site and surrounding area, tourists, and visitors by providing a diverse mix of land uses including commercial, recreational, and entertainment services within an accessible, walkable, and active environment. In addition, the preservation of the Capitol Records Complex, including the Gogerty and Capitol Records Buildings as historical resources, would serve as cultural attractions for tourists. Alternative 8 would contribute to the ongoing redevelopment of a Regional Center and TPA by providing for mixed-use growth consistent with recent development and within a high activity area that connects to the Hollywood Walk of Fame and Capitol Records Complex.

Pedestrian access would be provided via sidewalks along the perimeter of the Project Site, as well as along a landscaped, publicly accessible paseo that runs through the Project Site connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue. The paseo is designed to promote gathering spaces and strengthen connections across the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame; and would include outdoor seating (including where visitors can view the Capitol Records Building), landscaping, ground floor retail and/or restaurant uses with open-air dining that would activate the respective street frontages along Vine Street and Argyle Avenue, in addition to public performances, art installations, and special events. Specifically, the paseo on the East Site (East Plaza) would be comprised of three distinct areas including an outdoor gathering space with seating, fireplace, and library, referred to as the "Lounge"; a performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing "Hollywood Jazz 1942–1972" mural and outdoor seating to view performances or gather when the stage is inactive, as well as a landscaped palm tree grove and a bike center, referred to as the "East Plaza"; and a landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy area, seating alcoves, and a water feature to serve as a transition between the Lounge and East Plaza areas referred to as the "Garden".

Alternative 8 also proposes a number of improvements that would enhance the public realm, including promoting walkability through the removal of existing surface parking lots, minimizing the number of curb cuts in order to reduce vehicle conflicts and interference with pedestrian activity along the Hollywood Walk of Fame, and maintaining sidewalk widths of 10-15 feet and, in conjunction with the Vesting Tentative Tract Map No. 82152, dedicating five-foot-wide sidewalk easements over requested sidewalk merger areas. In addition, Alternative 8 would provide a signalized crossing across Argyle Avenue that is intended to facilitate pedestrian connectivity and align with the existing mid-block crosswalks on Vine Street and Ivar Ave. Additionally, Alternative 8 up to 19,932 square feet of landscaped area throughout the Project Site, comprised of drought-tolerant native plants, shrubs, perennials, and groundcover, and the planting 258 trees, comprised of 226 on-site trees located on the amenity terraces and along the paseo on the West Site, and 16 street trees located along the Yucca, Argyle, Vine, and Ivar frontages. An additional 16 trees would also be provided adjacent to the East Site right-of-way, along the Vine Street and Argyle Avenue frontages, as well as trees and landscaping on the East Site paseo

and terraces. Additionally, Alternative 8 to provide 90 short-term spaces at the ground level within the exterior plaza areas of both the West and East Sites. Finally, Alternative 8 proposes a planted traffic median along Vine Street.

As a mixed-use development, residents and patrons would provide natural on-site surveillance and eyes on the street, at all times of the day. The ground floor commercial uses and residential lobbies would be designed with glass storefronts to facilitate a visual connection between the pedestrians, commercial uses, and the public environment, while office and residential uses above would have views of the streets and surrounding neighborhoods. Prospective residents and patrons are also expected to walk to nearby restaurants, bar and entertainment venues on both weeknights and weekends, which would further increase the area's safety as more pedestrians show their presence and walk throughout the neighborhood.

In addition, Alternative 8 would implement Project Design Feature POL-PDF-2, which includes a security program to ensure the safety of Alternative 8 residents, employees, and visitors. Buildings would include controlled access to housing units and common open space areas, and unrestricted access during business hours for restaurant and/or retail uses, and publicly accessible open space areas. Facility operations would include staff training and building access; security would include 24-hour video surveillance and full-time security personnel; and duties of the security personnel would include, but would not be limited to, assisting residents and visitors with site access, monitoring entrances and exits of buildings, managing and monitoring fire/life/safety systems, and patrolling at regular intervals on the Project Site. Alternative 8 design would also include lighting of entryways, publicly accessible areas, and common building and open space areas associated with the housing units for security purposes. Further, as part of the Master Conditional Use Permit entitlement, conditions would include but are not limited to, security measures such as a camera surveillance system and appropriate lighting in the evening hours, and prohibition of after-hours use, except routine clean-up, and of dancing and adult entertainment.

Thus, Alternative 8 would be consistent with the Urban Form and Neighborhood Design Chapter of the Framework Element.

Chapter 6: Open Space and Conservation

Objective 6.4: *Ensure that the City's open spaces contribute positively to the stability and identity of the communities and neighborhoods in which they are located or through which they pass.*

Policy 6.4.8: *Maximize the use of existing public open space resources at the neighborhood scale and seek new opportunities for private development to enhance the open space resources of the neighborhoods.*

- b.*** *Encourage the development of public plazas, forested streets, farmers markets, residential commons, rooftop spaces, and other spaces that function like open space in urbanized areas of the City with deficiencies of natural open space, especially in targeted growth areas.*
- c.*** *Encourage the improvement of open space, both on public and private property, as opportunities arise.*

As described above, Alternative 8 would an approximately 33,105-square-foot, landscaped, publicly accessible paseo that runs through the Project Site connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue, where there is a current lack of

public space in the immediate vicinity, which is primarily comprised of commercial and residential buildings, surface parking lots, and parking structures. The paseo is designed to promote gathering spaces and strengthen connections across the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame; and would include outdoor seating (including where visitors can view the Capitol Records Building), landscaping, ground floor retail and restaurant uses with open-air dining that would activate the respective street frontages along Vine Street and Argyle Avenue, in addition to public performances, art installations, and special events. Specifically, the paseo on the East Site (East Plaza) would be comprised of three distinct areas including an outdoor gathering space with seating, fireplace, and library, referred to as the “Lounge”; a performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing “Hollywood Jazz 1942–1972” mural and outdoor seating to view performances or gather when the stage is inactive, as well as a landscaped palm tree grove and a bike center, referred to as the “East Plaza”; and a landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy area, seating alcoves, and a water feature to serve as a transition between the Lounge and East Plaza areas referred to as the “Garden”. The new public space on-site would enhance the neighborhood’s open space resources and aesthetics while providing gathering space for residents, employees, and visitors to socialize and provide connectivity to the neighborhood.

Therefore, Alternative 8 would be consistent with the Open Space and Conservation Chapter of the Framework Element.

Chapter 7: Economic Development

Objective 7.2: *Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*

Policy 7.2.2: *Concentrate commercial development entitlements in areas best able to support them, including community and regional centers, transit stations, and mixed-use corridors. This concentration prevents commercial development from encroaching on existing residential neighborhoods.*

Policy 7.2.3: *Encourage new commercial development in proximity to rail and bus transit corridors and stations.*

Objective 7.9: *Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City’s work force to both live and work in the City.*

Alternative 8 proposes up to 412,817 square feet of non-residential uses, comprised of up to 385,943 square feet of office uses and up to 26,874 square feet of ground floor commercial uses, on a Project Site that is located approximately 600 feet north of the Hollywood/Vine Metro B Line Station. In addition, Alternative 8 would offer a range of residential unit types and sizes, with a mix of studio, one-, two- and three-bedroom units through the provision of up to 933 residential units. By providing a balance of land uses which include residential, office and commercial within an existing Regional Center mixed-use, commercial district, and concentrating growth in proximity to transit, Alternative 8 would contribute to the economic development of the community and the City by providing jobs within a development that would allow residents to live and work on-site or live and work nearby.

Therefore, Alternative 8 is consistent with the Economic Development Chapter of the Framework Element.

Citywide Design Guidelines

The Citywide Design Guidelines, adopted by the City Planning Commission on June 9, 2011, and last updated and adopted on October 24, 2019, establish a baseline for urban design expectations and present overarching design themes and best practices for residential, commercial, and industrial projects. Commission policy states that approved projects should either substantially comply with the Guidelines or through alternative methods to achieve the same objectives, and that the Guidelines may be used as a basis to condition an approved project. The design guidelines focus on three main design approaches: Pedestrian-First Design, 360 Degree Design, and Climate-Adaptive Design. These design guidelines focus on several areas of opportunity for attaining high quality design in mixed-use projects, including enhancing the quality of the pedestrian experience along the border of the project and public space; nurturing an overall active street presence; establishing appropriate height and massing within the context of the neighborhood; maintaining visual and spatial relationships with adjacent buildings; and optimizing high quality infill development that strengthens the visual and functional quality of the commercial environment.

Alternative 8 would achieve Pedestrian-First Design goals by creating an active pedestrian experience along Argyle Avenue to the east, Yucca Street to the north, and Ivar Avenue to the west, and Vine Street, which bisects the West and East Sites. The Project Site is comprised of the West Building and West Senior Building on the West Site, and the East Office Building and the Capitol Records Complex on the East Site, with a public paseo that travels through both Sites, connecting Ivar Avenue to Vine Street, and Vine Street to Argyle Avenue, allowing for uninterrupted movement from one end of the Project Site to the other. As previously mentioned, the West Plaza and East Plaza would include ground floor retail and residential lobbies designed with floor-to-ceiling glass storefronts that engage pedestrians at the street level with active uses, outdoor seating (including where visitors can view the Capitol Records Building), landscaping, open-air dining, spaces for public performances, art installations, and special events.

The public plaza on the East Site, is lined with ground floor restaurant and/or retail spaces, orients pedestrians through the interstitial space created by the terraced East Office Building and the existing Capitol Records Building. Each frontage provides direct access to the Project Site and is lined with ground floor commercial uses and residential lobbies that are designed with floor-to-ceiling glass storefronts that engage pedestrians at the street level with active uses. Additional pedestrian amenities include public improvements such as the installation of bicycle parking, building lighting around the Project Site, and planting of street trees and landscaping. Alternative 8 also proposes a landscaped median along Vine Street, where there is an existing mid-block crosswalk. In addition, a new signalized crossing across Argyle Avenue would be provided to facilitate pedestrian connectivity to align with existing mid-block crosswalks on Vine Street and Ivar Avenue.

Alternative 8 focuses density in the center of the development along Vine Street, where historically taller buildings in Hollywood have been located; and locates the West Senior Building on the periphery of the Project Site to help make a smooth massing transition into the surrounding community. In order to preserve the strong pedestrian nature of Vine Street, which would include the paseo and other pedestrian connectivity features, all vehicular access to the Project Site would be provided by driveways located on Ivar Avenue, Yucca Street, and Argyle Avenue. Access to the West Site would be provided via

a new driveway on Ivar Avenue. Neighborhood features, such as the Hollywood Walk of Fame, have also helped define the proposed vehicular access strategy. Alternative 8 would avoid new curb cuts along the Hollywood Walk of Fame and would remove seven of the existing curb cuts along Vine Street. In total, Alternative 8 would have two curb cuts on the West Site and three curb cuts on the East Site – along Ivar Avenue, Argyle Avenue, and Yucca Street.

In order to facilitate a 360 Degree Design, Alternative 8 utilizes a variety of architectural styles, building materials, and building forms as it embraces and responds to the existing site features, namely the Capitol Records building and development along Hollywood Boulevard. The Capitol Records Building serves as both an iconic and physical centerpiece of Alternative 8. The curved facades of the West Building and East Office Building create a view corridor and of the Capitol Records Building, and incorporate white horizontal facade elements, paying homage to the white circular sunshades of the Capitol Records Building. Likewise, the fenestration and glazing on the West Building and East Office Building are universally applied to all sides of the building, allowing for 360-degree design visible from surrounding neighborhood, most notably the Hollywood Hills.

The West Senior Building maintains a consistent street frontage along Yucca Street and incorporates terracing and open space as an elevated amenity, similar to the West Building. The West Senior Building is also designed to be responsive to the surrounding urban context and, at 13 stories, would pick up on the typical mid-rise height seen throughout the greater Hollywood area. The West Senior Building would front on Yucca Street and feature metal panel façades characteristic of modern urban architecture. This arrangement creates a building that is oriented outward with circulation that encourages residents to engage with their surrounding community, in addition to making use of the Alternative 8's publicly accessible open spaces. The active ground floor and mezzanine level restaurant/retail uses would enhance the Project Site's connections to surrounding sidewalks, streets, and land uses.

Regarding Climate Adaptive Design, as part of the Environmental Leadership Development Project (ELDP) certification requirements, Alternative 8 would be conditioned to develop energy-efficient buildings, which reduces energy consumption by 22 percent below LEED baseline, reduces outdoor water use 30 percent below code required baseline and indoor water use 35 percent below code required baseline, transportation efficiencies with result in a 15 percent reduction in VMT, a minimum of 105 kilowatts of solar energy generation on site, and the purchase of carbon credits with offset operation and construction. Under Alternative 8, the proposed residential buildings on the West Site would incorporate LEED Gold Certification, and the proposed office building would combine LEED Platinum (the highest level of LEED Certification) and WELL Gold Certification. Therefore, the Project would achieve Climate-Adaptive Design by complying with the most current regulations regarding sustainable building design, solar installation, water-wise landscape, and electric vehicle (EV) parking requirements.

Overall, the design, scale, massing, and style of the buildings is appropriate in the context of the existing Capitol Records Building and complex and the center of the Hollywood Community's commercial core which consists of mid- to high-rise transit oriented development adjacent to Metro B Line stations.

Housing Element

The City's Housing Element for 2013-2021 was adopted by City Council on December 3, 2013. Alternative 8 would be in conformance with following goals of the Housing Element as described below.

Goal 1: Housing Production and Preservation

Objective 1.1: *Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.*

Policy 1.1.2: *Expand affordable rental housing for all income groups that need assistance.*

Policy 1.2.2: *Encourage and incentivize the preservation of affordable housing, including non-subsidized affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing.*

Policy 1.4.1: *Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.*

Goal 2: Safe, Livable, and Sustainable Neighborhoods

Objective 2.1: *Promote safety and health within neighborhoods.*

Objective 2.2: *Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.*

Policy 2.2.2: *Provide incentives and flexibility to generate new multi-family housing near transit and centers, in accordance with the General Plan Framework Element, as reflected in Map ES.1.*

Policy 2.2.3: *Promote and facilitate a jobs/housing balance at a citywide level.*

Objective 2.4: *Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.*

Objective 2.5: *Promote a more equitable distribution of affordable housing opportunities throughout the City.*

Policy 2.5.2: *Foster the development of new affordable housing units citywide and within each Community Plan area.*

The Housing Element encourages more housing units to accommodate the City's projected growth and also envisions a variety of unit types and sizes and amenities that can satisfy the needs and demand of people of all income levels, races, and ages. The Housing Element indicates that not only are more housing units needed to accommodate the City's growth, but that these units need to be a broader array of typologies to meet evolving household types and sizes.

As previously mentioned, Alternative 8 involves the preservation of the Capitol Records Complex, and the development of up to 903 residential units, including 133 affordable housing units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, on a Project Site that is well-served by a network of regional transportation facilities, including the Hollywood/Vine Metro B Line located approximately 600 feet south of the Project Site.

Alternative 8 would offer a range of residential unit types and sizes, including both market-rate and senior affordable units, with a mix of studio, one-, two- and three-bedroom units. To ensure the livability of these housing units, especially in such an urban location, Alternative 8 would provide 101,725 square feet of usable open space, including 79,725 square feet of common open space which includes a sunken garden outdoor amenity decks and terraces, coworking spaces, a screening room, lounge / library / game room, kids room, wellness spa, and a fitness center with locker rooms and, specific to the West Senior Building, multipurpose rooms with senior support services office for social workers to provide assistance to the senior residents, and 22,000 square feet of private open space in the form of private balconies, in addition to a publicly accessible paseo, and ground floor commercial spaces with outdoor dining areas and the associated sales and service of a full line of alcoholic beverages for on-site and off-site consumption.

The sustainability of the neighborhood and facilitation of a jobs/housing balance would be promoted by the provision of mixed-income housing units, office and commercial uses that would provide jobs, amenities, and neighborhood-serving uses such as retail and restaurant. Transit use would be encouraged through the Project Site's proximity to public transit options and through the provision of bicycle parking spaces, including long-term residential and long-term commercial bicycle spaces within subterranean parking levels, and short-term spaces at the ground level within the exterior plaza areas of both the West and East Sites.

Alternative 8 would increase safety in the area by providing more natural surveillance and eyes on the street. The ground floor commercial uses would further activate the streets while both the commercial and office uses, and the residential units would have views of the streets and surrounding neighborhoods. In addition, prospective residents and patrons are expected to walk to neighboring restaurants, bar and entertainment venues on both weeknights and weekends, which would further increase the area's safety as more pedestrians show their presence and walk throughout the neighborhood. In addition, Alternative 8 would implement Project Design Feature POL-PDF-2, which includes a security program to ensure the safety of Alternative 8 residents, employees, and visitors. Buildings would include controlled access to housing units and common open space areas, and unrestricted access during business hours for restaurant and/or retail uses, and publicly accessible open space areas. Facility operations would include staff training and building access; security would include 24-hour video surveillance and full-time security personnel; and duties of the security personnel would include, but would not be limited to, assisting residents and visitors with site access, monitoring entrances and exits of buildings, managing and monitoring fire/life/safety systems, and patrolling at regular intervals on the Project Site. Alternative 8 design would also include lighting of entryways, publicly accessible areas, and common building and open space areas associated with the housing units for security purposes. Further, as part of the Master Conditional Use Permit entitlement, conditions would include but are not limited to, security measures such as a camera surveillance system and appropriate lighting in the evening hours, and prohibition of after-hours use, except routine clean-up, and of dancing and adult entertainment.

The Project Site is surrounded by residential, commercial, mixed-use, and industrial buildings that vary in building style and scale. Alternative 8 would be consistent with the on-going mixed-use redevelopment in the area and targeted growth policies applicable to Regional Centers and TPAs and would be sited and designed to enhance the character of the Regional Center mixed-use, commercial district. Existing buildings surrounding the Project Site range from one to 18 stories. Adjacent residential and mixed-use residential development would include an 18-story, mixed-use residential building (Argyle House) located immediately north of the East Site; a 16-story hotel (Kimpton Evelyn Hotel)

northeast of the East Site, and a seven-story, mixed-use residential building (Easttown) to the south of the East Site. Lower-scale (two- to three-story) residential buildings are located to the east of the Project Site, but is proposed for development with a 30-story mixed use tower (6220 Yucca Project), and the existing 12-story Equitable Building to the south of the East Site, which includes live/work lofts. The nearest residential development to the West Site is located just south and includes an 11-story senior residential building (former Knickerbocker Hotel Building). In addition, proposed developments such as the 28-story Palladium Residences, to the south; the 30-story, 6220 Yucca Project immediately east of the East Site; and the 20-story Hollywood Gower Project to the southeast, all less than 0.5 miles from the Project Site, are indicative of the development pattern of taller buildings in the surrounding area.

Alternative 8 would provide quality design and a scale and character that respects the unique surrounding neighborhood and development patterns. Specifically, Alternative 8's architecture is a contemporary adaptation of the modernist architectural character of the Capitol Records Building. The West and East Buildings mimic the articulation of the Capitol Records building but, at 48 and 17 stories, extend the skyline upward. The façades of the West and East Buildings facing the Capitol Records Building and the Hollywood Hills curve softly to complement the Capital Records Building and to maximize the width of view corridors into and through the Project Site. The curved exterior walls include serrated balconies intended to echo the signature sunshades of the Capitol Records Building and reference the natural contours of the Hollywood Hills. The remaining façades are more traditional rectangular buildings. Under the proposed design, the ground level open space, paseo, and plazas also allow for public amenities and deeper setbacks and views around the buildings. The separation between the West Building and the existing Capitol Records Building would be a minimum of 120 feet (measured from the outer edge of the sunshades), and the distance between the East Office Building and the existing Capitol Records Building would be a minimum of 70 feet (measured from the outer edge of the sunshades). The setback of the East Office Building from Vine Street would be approximately 40 feet at the ground level, to allow views of the Capitol Records Building looking north from Vine Street.

Alternative 8 is sited and designed to focus greater intensity development adjacent to Vine Street, with the 36-story West Building and 17-story East Office Building located toward the center of the development. The 13-story West Senior Building would be located at the corner of Ivar Avenue and Yucca Street and would provide a transition between the West Building and the lower-scale (one- to two-story) buildings located to the north across Yucca Street and west across Ivar Avenue. While the West and East Buildings would have a substantially greater height and intensity than existing development in the area, Alternative 8 is consistent with the higher density, mixed-use redevelopment trend in the Hollywood regional center, would boost residential densities and jobs near transit infrastructure, and would significantly increase both market-rate and affordable housing opportunities in the Hollywood Community Plan area, consistent with targeted growth policies applicable to Regional Centers and TPAs.

Alternative 8 would also provide ground level dining and open space uses for residents, employees, and visitors. These ground level uses and the proposed mix of uses within Alternative 8 would increase the diversity of uses consistent with the Regional Center designation and would improve the pedestrian experience at the Project Site. Alternative 8 would enhance the urban character of the area, with an emphasis on activating Vine Street for pedestrians and cyclists and create a stronger connection to the Hollywood Walk of Fame and Capital Records Complex. By providing residential, office and commercial components on a single Project Site, Alternative 8 would offer a balance of housing and jobs within the City; and by locating this mixed-use project near major transit, job centers,

shopping and entertainment areas, Alternative 8 would facilitate interaction with the community, bringing more people onto the street, providing more customers for local businesses and increasing safety in the area.

Therefore, Alternative 8 would be consistent with the Housing Element.

Mobility Element

The Mobility Plan 2035 includes goals that define the City's high-level mobility priorities. The Mobility Element sets forth objectives and policies to establish a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles. Alternative 8 would be in conformance with following goals of the Mobility Element as described below.

Chapter 3: Access for All Angelenos

Objective: *Ensure that 90 percent of households have access within one mile to the Transit Enhanced Network by 2035.*

Policy 3.3: *Promote Equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.*

Policy 3.5: *Support "first-mile, last-mile solutions" such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops to maximize multi-modal connectivity and access for transit riders.*

Policy 3.7: *Improve transit access and service to major regional destinations, job centers, and inter-modal facilities.*

Policy 3.8: *Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.*

Chapter 5: Clean Environments and Healthy Communities

Objective: *Decrease VMT per capita by 5% every five years, to 20% by 2035.*

Policy 5.2: *Support ways to reduce vehicle miles traveled (VMT).*

As previously mentioned, the Project Site is well-served by a network of regional transportation facilities, including public transit stops operated by Metro and LADOT located in proximity to the Project Site. The nearest Metro Station is the Metro B Line Hollywood/Vine Station located approximately 600 feet south of the Project Site. Bus transit access is provided along a number of Metro and LADOT bus routes with multiple stops located within one block of the Project Site. These bus routes include Metro Rapid Line 780, Metro Local Lines 180/181, 207, 210, 212/312, 217, and 222, and LADOT Downtown Area Short Hop (DASH) Hollywood, DASH Beachwood Canyon, and DASH Hollywood/Wilshire. Alternative 8 will allow for reduction of vehicle trips by placing high density residential and access to work opportunities and essential services within proximity to public transit, as well as existing retail and amenities in the surrounding area. These transit stations provide access to employment centers and jobs, local and regional destinations, and other neighborhood services for Alternative 8 residents. The availability of many transit options along existing commercial corridors creates greater mobility and reduces the need for use of personal vehicles.

Alternative 8 would result in fewer vehicular trips by providing a mixed-use, infill development that contains both market-rate and affordable residential, office, and commercial uses, with publicly accessible open space, within a TPA, and on a major transportation corridor that is well-served by public transportation, as described above. Alternative 8's location in a transit rich corridor and in proximity to employment, retail, restaurants, and entertainment uses will promote the use of transit, bicycle and pedestrian trips in lieu of vehicular trips. Prospective residential, office and commercial tenants will have increased opportunities to access alternate modes of transportation, which will contribute to reducing traffic congestion and improving air quality. Furthermore, a number of trips would be expected to be transit or walk trips rather than vehicle trips as some residents and/or visitors would take transit to their destinations or would walk to destinations nearby.

Alternative 8 would encourage all modes of travel, including transit and bicycle use through the Project Site's proximity to public transit options, which activates the streets with greater pedestrian activity as residents and patrons will be encouraged to walk and use public transit, thus enhancing the public realm and creating destinations around public transit. Alternative 8 is designed to promote pedestrian access and gathering onto and across both the East and West Sites via sidewalks along the perimeter of the Project Site, as well as along a large landscaped publicly accessible paseo that runs east-west through the Project Site. Pedestrians would have direct access to ground floor restaurant and/or retail uses on the West Site from Vine Street, Yucca Street, and Ivar Avenue, and on the East Site from Argyle Avenue, Vine Street, and the landscaped paseo. Alternative 8 avoids driveway/vehicular access from Vine Street and is designed so that all vehicular entrances are from surrounding streets, further enhancing pedestrian access and safety along Vine Street. Bicyclists would have the same access opportunities to the Project Site as pedestrians and would be provided with bicycle parking spaces, including long-term residential and long-term commercial bicycle spaces within the subterranean parking levels; and short-term spaces at the ground level within the exterior plaza areas of both the West and East Sites. Bicycle maintenance and shower areas would also be provided within the garage for each of the West and East Sites. In addition, the Mobility Plan incorporates the Complete Streets principles to accommodate all modes of transportation including foot traffic and bicyclists.

Finally, Alternative 8 would implement a Transportation Demand Management (TDM) Program per Project Design Feature TRAF-PDF-1, which consists of strategies that are aimed at discouraging single-occupancy vehicle trips and encouraging alternative modes of transportation, such as carpooling, taking transit, walking, and biking. As conditioned, Alternative would provide 30 percent of the required parking spaces as Electric Vehicle (EV) ready with 10 percent of the required spaces providing EV-charging stations. In addition, as an ELDP Project, Alternative 8 would also be required to meet a minimum 15 percent reduction in VMT reduction.

As such, Alternative 8 conforms to the goals, objectives, and policies of the Mobility Element.

Health and Wellness Element

Adopted in March 2015, the Plan for a Healthy Los Angeles lays the foundation to create healthier communities for all Angelenos. As the Health and Wellness Element of the General Plan, it provides high-level policy vision, along with measurable objectives and implementation programs, to elevate health as a priority for the City's future growth and development. Through a new focus on public health from the perspective of the built

environment and City services, the City of Los Angeles will strive to achieve better health and social equity through its programs, policies, plans, budgeting, and community engagement. The proposed project is consistent with the following goals, objectives, and policies:

Chapter 2: A City Built for Health

Policy 2.2. Healthy Building design and construction. *Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools, practices, and programs.*

Chapter 5: An Environment Where Life Thrives

Policy 5.1: Reduce air pollution from stationary and mobile sources; protect human health and welfare and promote improved respiratory health.

Policy 5.7: Promote land use policies that reduce per capita greenhouse gas emissions, result in improved air quality and decreased air pollution, especially for children, seniors and other susceptible to respiratory diseases.

Alternative 8 would develop market-rate and senior affordable housing, office and commercial uses within 600 feet of the Hollywood/Vine Metro B Line Station and various bus routes, connecting the Project Site to other regional and local destinations as well as employment centers and retail services. Future visitors, employees, and residents of this Project, as well as people who already live and work in the area, will be able to take advantage of the Project's mix of uses located within proximity to transit to serve their daily needs. As previously mentioned, Alternative 8 incorporates several pedestrian-oriented design elements, including concentrating residential and commercial development near existing commercial corridors; providing opportunities for neighborhood-serving uses and increasing the amount of pedestrian activity and safety by introducing more permanent eyes on the street; providing ground floor commercial space that will provide retail and food services oriented toward the street and publicly accessible open space, to provide a connection and enhance the pedestrian experience. The commercial spaces along Ivar Avenue, Yucca Street, Argyle Avenue and Vine Street would complement the existing uses and character of the surrounding area. Dining, entertainment, and other substantial public and private open space include a sunken garden, outdoor amenity decks and terraces, coworking spaces, a screening room, lounge / library / game room, kids room, wellness spa, and a fitness center with locker rooms would encourage and allow for socializing on-site, reducing off-site trips. Alternative 8 would also include approximately 33,105 square feet of publicly accessible open space at the ground level via a paseo through the West and East Sites, and the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame. The paseo would provide cultural and social amenities such as public art program in conjunction with shopping, outdoor seating (including where visitors can view the Capitol Records Building), landscaping, ground floor retail and restaurant uses open-air dining that would activate the respective street frontages along Vine Street and Argyle Avenue, in addition to public performances, art installations, and special events. Numerous transit options in the vicinity would encourage residents, patrons, and visitors to use public transportation or walk, thus reducing air pollution and greenhouse gas emissions that would otherwise be caused by vehicle trips. In addition, as conditioned, Alternative 8 would provide 30 percent of the required parking spaces as Electric Vehicle (EV) ready with 10 percent of the required spaces providing EV-charging stations. As such, the proposed project promotes a healthy

built environment. Finally, as part of the ELDP certification, the Project must result in vehicle trip reductions, net zero emissions, and LEED Gold certification.

As such, Alternative 8 conforms to the goals, objectives, and policies of the Wellness Element.

Land Use Element – Hollywood Community Plan

The Hollywood Community Plan was adopted by the City Council on December 13, 1988. The Community Plan's purpose is to "promote an arrangement of land use, circulation, and services which all encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community." Alternative 8 would be in conformance with following goals of the Land Use Element as described below.

Objective 1: *To further the development of Hollywood as a major center of population, employment, retail services, and entertainment [...].*

Objective 3: *To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.*

Objective 4: *To promote economic well-being and public convenience through allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.*

Objective 5: *To provide a basis for the location and programming of public services and utilities and to coordinate the phasing of public facilities with private development. To encourage open space and parks in both local neighborhoods and in high density areas.*

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

Pursuant to LAMC Section 12.22 A.18, any lot in the C4 Zone, provided that such lot is located within an area designated as Regional Center Commercial within the adopted Community Plan, is permitted to develop at the R5 density, or one dwelling unit for every 200 square feet of lot area. In conjunction with the proposed mergers associated with the Vesting Tentative Tract Map No. 82152, the lot area of the Project Site is 200,371 square feet, which permits a maximum density of 1,002 dwelling units⁹. Alternative 8 proposes a total of 903 dwelling units, including 770 market-rate units and 133 affordable senior units.

⁹ Pursuant to AB 2501, base density calculations that result in a fractional unit shall be rounded up to the next whole number for projects utilizing LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus).

Contingent upon the approval of the Density Bonus Compliance Review, in conjunction with request On- and Off-Menu Incentives and Waiver of Development Standards, Alternative 8 would be permitted a maximum 7:1 FAR in exchange for setting aside at least 11 percent of the total residential units for Very Low Income households.

Alternative 8 would provide a total of 903 residential units, including 770 market-rate residential units and 133 senior affordable units, for with up to 385,943 square feet of office uses and up to 26,874 square feet of commercial (i.e., restaurant and retail) uses distributed between the West and East Sites. The commercial uses would be distributed between the East and West Sites, with a commercial space located at the ground floor on the corner of Yucca Street and Ivar Avenue and along Vine Street in the West Site, and along Argyle Avenue in the East Site.

Alternative 8 would further the development of Hollywood as a major center of population, employment, retail services, and entertainment by proposing a high-density, mixed-use development within 600 feet from the Hollywood/Vine Station Metro B Line Station and various bus routes, connecting the Project Site to other regional and local destinations as well as employment centers and retail services. Alternative 8 would contribute to the Hollywood area as a high-density, mixed-use development that provides housing, employment via office and commercial services for residents and visitors of the area. The mix of market-rate and senior affordable housing would help to satisfy the varying needs and desires of all economic segments of the community. Retail and office facilities would be provided in quantities and patterns based on accepted planning principles and standards, by locating these uses along main commercial corridors and at ground level to activate the pedestrian experience. In addition, Alternative 8 provides 101,725 square feet of usable open space, including a sunken garden outdoor amenity decks and terraces, coworking spaces, a screening room, lounge / library / game room, kids room, wellness spa, and a fitness center with locker rooms and, specific to the West Senior Building, multipurpose rooms with senior support services office for social workers to provide assistance to the senior residents.

Alternative 8 would also include approximately 33,105 square feet of publicly accessible open space at the ground level via a paseo through the West and East Sites, connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue. The paseo would function as a public open space amenity at the terminus of the Hollywood Walk of Fame, connect the Project Site to surrounding uses, including the Pantages Theatre and the Hollywood Walk of Fame, and provide cultural and social amenities such as public art program in conjunction with landscape and open space design, and activated street fronts. The paseo would include shopping, outdoor seating (including where visitors can view the Capitol Records Building), landscaping, ground floor retail and restaurant uses with open-air dining that would activate the respective street frontages along Vine Street and Argyle Avenue, in addition to public performances, art installations, and special events.

As such, the Alternative 8 conforms to the goals, objectives, and policies of the Hollywood Community Plan.

Hollywood Redevelopment Plan

Hollywood Redevelopment Plan Consistency Findings

Alternative 8 would be consistent with following goals of the Hollywood Redevelopment Plan, as described below:

- *Promote a balanced community meeting the needs of the residential, commercial, industrial, arts and entertainment sectors.*
- *Improve the quality of the environment, promote a positive image for Hollywood and provide a safe environment through mechanisms such as promoting architectural and urban design standards including standards for building setback and materials, and concealment of mechanical appurtenances; promoting landscape criteria and planting programs to ensure additional green space; encouraging maintenance of the built environment; coordinating the provision of high quality public improvements; and integrate public safety concerns into planning efforts.*
- *Support and promote Hollywood as the center of the entertainment industry and a tourist destination through the preservation of landmarks related to the entertainment industry.*
- *Provide housing choices and increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes.*
- *Promote the development of sound residential neighborhoods through mechanisms such as land use, density and design standards, public improvements, sensitive in-fill housing, development of open spaces and other support services necessary to enable residents to live and work in Hollywood.*
- *Support and encourage a circulation system which will improve the quality of life in Hollywood, including pedestrian, automobile, parking and mass transit systems with an emphasis on serving existing facilities and meeting future needs.*
- *Promote and encourage development of recreational and cultural facilities and open spaces necessary to support attractive residential neighborhoods and commercial centers.*

Alternative 8 involves the preservation of the Capitol Records Complex, and the development of up to 903 residential units, comprised of 770 market-rate units and 133 senior affordable units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, for a total new floor area of 1,287,100 square feet. Alternative 8 would also include approximately 33,105 square feet of publicly accessible open space at the ground level via a paseo through the West and East Sites, connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue.

In addition, Alternative 8 is designed to create a stronger connection to Vine Street and the Hollywood Walk of Fame via ground floor open space areas and commercial uses that would activate the street frontages along Vine Street and Argyle Avenue, inviting visitors to utilize and patronize the restaurants, outdoor dining opportunities, and the public open space plazas and amenities. The East Plaza would provide three distinct areas, including the Lounge, an informal gathering space with an outdoor fire pit; the Garden, another informal gathering space with outdoor seating areas and landscaping; and the Plaza, an outdoor performance area with a stage that would host local public acoustic performances, accented by the existing Hollywood Jazz Mural and outdoor seating to encourage pedestrians to enjoy the performances or to gather when the stage is inactive.

Alternative 8 would support and promote Hollywood as the center of the entertainment industry and a tourist destination by redeveloping parcels primarily operated as surface parking and creating a stronger connection to the Hollywood Walk of Fame and the Capitol Records Complex. As Alternative 8 would preserve the Capitol Records Building, an iconic historic Hollywood landmark, the buildings have been designed in a way so as to celebrate its significance by preserving view corridors from the paseo through the architecture of the buildings. Under the proposed design, the ground level open space, paseo, and plazas allow for public amenities and deeper setbacks and views around the buildings. The separation between the West Building and the existing Capitol Records Building would be a minimum of 120 feet (measured from the outer edge of the sunshades), and the distance between the East Office Building and the existing Capitol Records Building would be a minimum of 70 feet (measured from the outer edge of the sunshades). The setback of the East Office Building from Vine Street would be approximately 40 feet at the ground level, to allow views of the Capitol Records Building looking north from Vine Street. Alternative 8's architecture is a contemporary adaptation of the modernist architectural character of the Capitol Records Building. The West and East Buildings mimic the articulation of the Capitol Records building but, at 48 and 17 stories, extend the skyline upward. The façades of the West Building and East Office Building facing the Capitol Records Building and the Hollywood Hills curve softly to complement the Capitol Records buildings and to maximize the width of view corridors into and through the Project Site. The curved exterior walls include serrated balconies intended to echo the signature sunshades of the Capitol Records Building and reference the natural contours of the Hollywood Hills. While the remaining façades are more traditional rectangular buildings, this gesture would help preserve landmarks related to the entertainment industry.

By providing a mixed-income project that contributes to the housing supply while supporting senior housing, in combination with a mix of commercial and office uses within 600 feet Hollywood/Vine Metro B Line Station, Alternative 8 encourages the ability to be able to live and work in Hollywood. In addition, Alternative 8 would provide 19,932 square feet of landscaped area throughout the Project Site, comprised of drought-tolerant native plants, shrubs, perennials, and groundcover and up to 258 trees on the West Site, including 242 on-site and 16 street trees; and 16 street trees on the East Site. Aside from residential amenities such as coworking spaces, a screening room, lounge / library / game room, kids room, wellness spa, and a fitness center with locker rooms, Alternative 8 also proposes senior support services office for social workers to provide assistance to the senior residents.

As an ELDP Project, Alternative 8 would be required to enter a binding commitment to delay operating Alternative 8 until it receives LEED Gold Certification or better. Achieving LEED Gold Certification requires meeting design criteria in three overarching categories, including siting, transportation and mixed-use; building performance; and material selection that serve to protect the environment and health of the community. Alternative 8's location and design would provide the new residential population, visitors, and employees with access to restaurant, retail, recreation, and entertainment activities within walking and biking distances and would provide convenient access to bus and rail services. Alternative 8's location and design offer increased transportation choices and access to services that improve the quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and reduced air pollution.

In addition, Alternative 8 also proposes a number of public improvements in accordance with the proposed Development Agreement, pertaining to the Hollywood Walk of Fame Streetscape Concept Plan. Finally, Alternative 8 would provide mixed-income housing, in conjunction with office and ground floor commercial uses that are appropriately designed with glass storefronts in order to activate the street and increase eyes on the street,

thereby contributing to public safety, while also implementing Project Design Feature POL-PDF-2, which includes a security program to ensure the safety of Alternative 8 residents, employees, and visitors that would include, but not be limited to controlled access to housing units and common open space areas; staff training; 24-hour video surveillance and full-time security personnel. Alternative 8 design would also include lighting of entryways, publicly accessible areas, and common building and open space areas associated with the housing units for security purposes.

Therefore, Alternative 8 would be consistent with the applicable goals of the Redevelopment Plan.

Hollywood Redevelopment Plan Conformance Findings

In addition to achieving the consistency with the Hollywood Redevelopment Plan, Alternative 8 would also support and comply with the criteria identified in the following Subsections of the Hollywood Redevelopment Plan:

Section 501 of the Redevelopment Plan states that no real property in the Project Area shall be developed, rehabilitated or otherwise changed after the date of the adoption of the Redevelopment Plan, except in conformance with the provisions of this Plan or applicable Designs for Development adopted pursuant to this Plan. However, to date, no Designs for Development nor Hollywood Urban Design Plan have been formally adopted. but, as described above, Alternative 8 is consistent with the goals of the Hollywood Redevelopment Plan. Therefore, Alternative 8 would comply with Section 501 of the Redevelopment Plan.

Section 502 of the Redevelopment Plan states that notwithstanding anything to the contrary in this Plan, the land uses permitted in the Project Area shall be those permitted by the General Plan, applicable Community Plan, and/or any applicable City zoning ordinance, as they now exist or are hereafter amended and/or supplemented from time to time. The Hollywood Community Plan designates the Project Site for Regional Center Commercial land uses corresponding to the C4-2D-SN (Commercial Zone, Height District 2D, Hollywood Signage Supplemental Use District [HSSUD]) Zone. The C4 Zone allows for a wide variety of land uses, including retail stores, theaters, hotels, broadcasting studios, parking buildings, parks, and playgrounds and permits any land use permitted in the R4 Zone, including multiple residential uses. Alternative 8 proposes a mix of residential, office and commercial uses, which are all permitted by the designated General Plan land use designation and underlying zoning. Therefore, Alternative 8 would comply with Section 502 of the Redevelopment Plan.

Section 503 of the Redevelopment Plan describes the purpose and intent of Design(s) for Development, stating that the Agency is authorized to adopt development and design guidelines intended to carry out the goals of the Plan. However, to date, no Designs for Development have since been adopted but as described above, Alternative 8 is consistent with the applicable goals of the Hollywood Redevelopment Plan. Therefore, Alternative 8 would comply with Section 503 of the Redevelopment Plan.

Section 504 of the Redevelopment Plan states that no zoning variance, conditional use permit, building permit, demolition permit or other land development entitlement shall be issued unless the application has been reviewed and determined to be in conformance with the Redevelopment Plan and any applicable design standards. As set forth in these findings, Alternative 8 is in conformance with the Redevelopment Plan. Further, the entitlement requests for Alternative 8 are before the City Planning Commission for review. As of November 11, 2019, the Department of City Planning has been charged with land

use authority for the Hollywood Community Redevelopment Area (CRA), the City Planning Commission shall take action on behalf of the Agency. Pursuant to standard practice, Alternative 8 was also vetted by the Professional Volunteer Program, a standard for cases which seek entitlement approvals from the City Planning Commission. Therefore, Alternative 8 would comply with Section 504 of the Redevelopment Plan.

Section 505 states that areas shown on the Redevelopment Plan Map as Residential shall be maintained, developed, or used for single or multifamily housing at or below housing densities indicated in this Section. The Project Site is designated as Regional Center Commercial. Therefore, Section 505 of the Redevelopment Plan does not apply.

Section 506 states that areas shown on the Redevelopment Plan Map as Community, Highway Oriented, Neighborhood and Office, or Regional Center Commercial shall be maintained, developed and used as defined in Sections 506.1 (Community, Highway Oriented, and Neighborhood and Office) and 506.2 (Regional Center Commercial) of the Plan, and that residential uses may be permitted in Commercial areas pursuant to Section 506.3 of the Plan. The Project Site is designated as Regional Center Commercial and shall therefore be used for uses identified under Section 506.2 below. Therefore, Alternative 8 would comply with Section 506 of the Redevelopment Plan.

Section 506.1 identifies intensity and concentration of uses intended for the Community, Highway Oriented, or Neighborhood and Office designations. The Project Site is designated as Regional Center Commercial. Therefore, Section 506.1 of the Redevelopment Plan does not apply.

Section 506.2 states that Regional Center Commercial uses shall generally provide goods and services which are designed in a manner that appeals to a regional market as well as to local markets and includes uses such as theaters, restaurants, hotels, offices and retail or service businesses; and further identifies two special districts with the Regional Center designation. As Alternative 8 proposes a mix of residential, office and commercial uses (retail/restaurant), the uses are consistent with the Regional Center Commercial designation. Therefore, Alternative 8 would comply with Section 506.2 of the Redevelopment Plan.

506.2.1 states that Hollywood Boulevard and adjacent properties shall be designated as the Hollywood Boulevard District, which generally includes properties to the north and south of Hollywood Boulevard from Gower Street to La Brea Avenue. The District includes the following objectives:

1. *Encourage preservation, restoration and appropriate reuse of historically or architecturally significant structures;*
2. *Assure that new development is sympathetic to and complements the existing scale of development;*
3. *Provide pedestrian oriented retail uses along the street level;*
4. *Encourage entertainment, theater and tourist related uses;*
5. *Provide adequate parking for new and existing uses; and*
6. *Reinforce and enhance the existing pedestrian environment.*

Alternative 8 includes the preservation of the existing historic Capitol Records Complex, which includes the Gogerty and Capitol Records Buildings, in conjunction with the development of a new mixed-use complex that would have a greater height and intensity than existing development in the area, but would be consistent with the higher density, mixed-use redevelopment trend in Hollywood. Alternative 8 would support residents of the Project Site and surrounding area, tourists, and visitors by providing a diverse mix of land

uses including commercial, recreational, and entertainment services within an accessible, walkable, and active environment. In addition, the preservation of the Capitol Records Building and the Project Site's location in proximity to the Hollywood Walk of Fame would serve as cultural attractions for tourists. Alternative 8 also includes ground floor commercial space along both Ivar Avenue, Vines Street, Yucca Street and Argyle Avenue, and along an approximately 33,150 square-foot public paseo running east-west through the Project Site, connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue. Additional pedestrian amenities would include public improvements such as the installation of bicycle parking, building lighting around the Project Site, and planting of street trees and landscaping. Alternative 8 also proposes a landscaped median along Vine Street, where there is an existing mid-block crosswalk. In addition, a new signalized crossing across Argyle Avenue would be provided to facilitate pedestrian connectivity to align with existing mid-block crosswalks on Vine Street and Ivar Avenue. Finally, Alternative 8 would providing parking in exceedance of the required parking based on AB 744 for the residential uses and LAMC Section 12.21 A.4(x)(3) for the non-residential uses. Therefore, Alternative 8 would comply with Section 506.2.1 of the Redevelopment Plan.

Section 506.2.3 Regional Center Commercial Density states that development within the Regional Center Commercial designation shall not exceed the equivalent of an average FAR of 4.5:1 for the entire area designed; and that proposed development in excess of 4.5:1 FAR up to but not to exceed 6:1 FAR shall further the goals and intent of this Plan and the Community Plan Objective "a" and at least one of the other following Objectives: a) to concentrate high intensity and/or density development in areas with reasonable proximity or direct access to high capacity transportation facilities or which effectively utilize transportation demand management programs; b) to provide for new development which compliments the existing buildings in areas having architecturally and/or historically significant structures or to encourage appropriate development in areas that do not have architecturally and/or historically significant buildings; c) to provide focal points of entertainment, tourist or pedestrian oriented uses in order to create a quality urban environment; d) to encourage the development of appropriately designed housing to provide a balance in the community; and e) to provide for substantial, well designed, public open space in the Project Area.

However, the State Density Bonus Law mandates that local governments shall grant certain development incentives to projects that provide the requisite percentage of affordable housing. Accordingly, the State Density Bonus Law authorizes a Density Bonus Housing Development Project, as defined by Government Code Section 65915 to deviate from applicable development standards and ordinances, including the "D" Limitations pursuant to Ordinance No. 165,659; and, pursuant to a City of Los Angeles Department of City Planning memorandum, dated April 4, 2019, any development limitations contained in the Hollywood Redevelopment Plan,. Therefore, in conjunction with the Density Bonus request, Alternative 8 would comply with Section 506.2.3 of the Redevelopment Plan.

Nevertheless, it can be found that Alternative 8 does meet the above Objectives as it concentrates high density development near transit, as a development which involves the preservation of the Capitol Records Complex, and the development of up to 903 residential units, comprised of 770 market-rate units and 133 senior affordable units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, for a total new floor area of 1,287,100 square feet within 600 feet of the Metro B Line (formerly Red Line) Hollywood/Vine Station. In addition, Alternative 8 would implement a Transportation Demand Management (TDM) Program per Project Design Feature TRAF-PDF-1, which consists of strategies that are aimed at discouraging single-occupancy

vehicle trips and encouraging alternative modes of transportation, such as carpooling, taking transit, walking, and biking.

Alternative 8 also provides for new development and appropriately designed housing which complements the existing buildings in areas having architecturally and/or historically significant structures. Specifically, Alternative 8's architecture is a contemporary adaptation of the modernist architectural character of the Capitol Records Building. The West and East Buildings mimic the articulation of the Capitol Records building but, at 48 and 17 stories, extend the skyline upward. The façades of the West and East Buildings facing the Capitol Records Building and the Hollywood Hills curve softly to complement the Capital Records Building and to maximize the width of view corridors into and through the Project Site. The curved exterior walls include serrated balconies intended to echo the signature sunshades of the Capitol Records Building and reference the natural contours of the Hollywood Hills. The remaining façades are more traditional rectangular buildings. Under the proposed design, the ground level open space, paseo, and plazas also allow for public amenities and deeper setbacks and views around the buildings. The separation between the West Building and the existing Capitol Records Building would be a minimum of 120 feet (measured from the outer edge of the sunshades), and the distance between the East Office Building and the existing Capitol Records Building would be a minimum of 70 feet (measured from the outer edge of the sunshades). The setback of the East Office Building from Vine Street would be approximately 40 feet at the ground level, to allow views of the Capitol Records Building looking north from Vine Street.

Alternative 8 also offers substantial, well-designed public and private open space to enhance recreation and open space opportunities to create a healthful living environment. Specifically, Alternative 8 would provide 101,725 square feet of usable open space, including 79,725 square feet of common open space which includes a sunken garden outdoor amenity decks and terraces, coworking spaces, a screening room, lounge / library / game room, kids room, wellness spa, and a fitness center with locker rooms and, specific to the West Senior Building, multipurpose rooms with senior support services office for social workers to provide assistance to the senior residents, and 22,000 square feet of private open space in the form of private balconies. Alternative 8 would also include approximately 33,105 square feet of publicly accessible open space at the ground level via a paseo through the West and East Sites, connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue, and the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame. The paseo would provide cultural and social amenities such as public art program in conjunction with shopping, outdoor seating (including where visitors can view the Capitol Records Building), landscaping, ground floor retail and restaurant uses with open-air dining that would activate the respective street frontages along Vine Street and Argyle Avenue, in addition to public performances, art installations, and special events. The paseo on the East Site (East Plaza) would be comprised of three distinct areas including an outdoor gathering space with seating, fireplace, and library, referred to as the "Lounge"; a performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing "Hollywood Jazz 1942–1972" mural and outdoor seating to view performances or gather when the stage is inactive, as well as a landscaped palm tree grove and a bike center, referred to as the "East Plaza"; and a landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy area, seating alcoves, and a water feature to serve as a transition between the Lounge and East Plaza areas referred to as the "Garden". Therefore, as stated above, Alternative 8 would comply with Section 506.2.3 of the Redevelopment Plan.

Section 506. 3 Residential Uses Within Commercial Areas states that new residential uses shall be encouraged within the Regional Center Commercial land use designation,

subject to an Owner Participation Agreement (OPA), and conditioned upon the fact that a determination be made that the residential and commercial development meets all design and location criteria specified by the Agency to ensure the goals of the Plan area met, and that amenities are provided appropriate to the size and type of housing units proposed. As previously mentioned, as of November 11, 2019, the Department of City Planning has been charged with land use authority for the Hollywood Community Redevelopment Area (CRA), and the City Planning Commission shall take action on behalf of the Agency. The Conditions of Approval related to any action taken would be similar manner to conditions required under an OPA and, as with all other Conditions of Approval, would be required to be recorded against the property under a Master Covenant and Agreement. Furthermore, as described above, Alternative 8 is consistent with the goals of the Hollywood Redevelopment Plan. Therefore, Alternative 8 would comply with Section 506.3 of the Redevelopment Plan.

Section 507 pertains to areas shown on the Redevelopment Plan Map as Industrial. The Project Site is designated as Regional Center Commercial. Therefore, this Section does not apply.

Section 508 pertains to areas shown on the Redevelopment Plan Map as Public Uses. The Project Site is designated as Regional Center Commercial. Therefore, this Section does not apply.

Section 509 pertains to non-conforming uses of a building or land which do not conform to the Plan. Alternative 8 does not involve any non-conforming uses., Therefore, this Section does not apply.

Section 510 states that all construction and development to conform to applicable State and City ordinances and regulations. As part of the entitlement and permitting process, Alternative 8 would be conditioned to conform to applicable regulations. Therefore, Alternative 8 would comply with Section 510 of the Redevelopment Plan.

Section 511 pertains to the retention, reuse or restoration of building and resources determined by the Agency to be architecturally or historically significant, and outlines procedures for housing incentive units permitting density transfer. Alternative 8 includes the preservation of buildings listed as Cultural-Historic Monuments by the City are determined to be of architectural and/or historic significance; and that the Agency shall use established criteria for housing incentive units or density transfer.

The Project Site is currently developed with a single-story building and surface parking on the West Site; and the historic Capitol Records Building and Gogerty Building occupied by Capitol Records (the Capitol Records Complex), and surface parking on the East Site. Alternative 8 would preserve the Capitol Records Complex, and redevelop the remainder of the Project Site with up to 903 residential units, comprised of 770 market-rate units and 133 senior affordable units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, for a total new floor area of 1,287,100 square feet. No density transfer is proposed. Therefore, this Section does not apply.

Section 512 Cultural and Artistic Development states that cultural expression shall be implemented as a redevelopment tool through the support and development of publicly accessible cultural and artistic facilities and/or programs within the Project Area. At least one percent of the private development costs subject to an OPA shall be allocated by the developer to finance the provision of cultural and artistic facilities, features, and programs within the Project Area. Alternative 8 would include approximately 33,105 square feet of publicly accessible open space at the ground level, which includes a paseo through the

West and East Sites, referred to as the West Plaza and East Plaza, respectively, connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue, and the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame. The paseo would function as a public open space amenity at the terminus of the Hollywood Walk of Fame Project, and provide cultural and social amenities such as paseo linkages, plazas, and activated street fronts in conjunction with public art program in conjunction with landscape and open space design. The West Plaza and East Plaza would include shopping, outdoor seating (including where visitors can view the Capitol Records Building), landscaping, open-air dining, spaces for public performances, art installations, and special events. Both the West and East Plazas include ground floor restaurant and/or retail uses that would activate the respective street frontages along Vine Street and Argyle Avenue. The West Plaza would be comprised of an interactive plaza which would be an opt-in experience concept that is meant to make connections between visitors based on their musical taste. The East Plaza would be comprised of three distinct areas including an outdoor gathering space with seating, fireplace, and library, referred to as the "Lounge"; a performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing "Hollywood Jazz 1942–1972" mural and outdoor seating to view performances or gather when the stage is inactive, as well as a landscaped palm tree grove and a bike center, referred to as the "East Plaza"; and a landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy area, seating alcoves, and a water feature to serve as a transition between the Lounge and East Plaza areas referred to as the "Garden". Therefore, Alternative 8 would comply with Section 512 of the Redevelopment Plan.

Sections 513 and 514 identify the number of buildings and dwelling units anticipated to be developed within the Redevelopment Project Area. As determined by the City as Lead Agency, the development of Alternative 8 is consistent with Citywide growth projections and is therefore consistent with these sections. Therefore, Alternative 8 would comply with Sections 513 and 514 of the Redevelopment Plan.

Section 515 limits the type, size, and height of buildings as regulated by State and City law. Alternative 8 involves the preservation of the Capitol Records Complex, and the development of up to 903 residential units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses. Contingent upon the approval of the Density Bonus Compliance Review, in conjunction with request On- and Off-Menu Incentives and Waiver of Development Standards, Alternative 8 would be permitted a maximum 7:1 FAR in exchange for setting aside at least 11 percent for Very Low Income households, in lieu of the otherwise permitted 2:1 FAR for portions of the Project Site located at the corner lot on the southeast corner of Yucca Street and Ivar Avenue and associated with APN 5546-004-032; and from 3:1 for the balance of the Project Site. Therefore, in conjunction with the Density Bonus request, Alternative 8 would comply with Section 515 of the Redevelopment Plan.

Section 516 states that all signs must conform to City sign and billboards standards; and that the Agency may adopt addition sign and billboard standards which may be more restrictive than the City standards in order to further the goals of this Plan or the objectives of a special district established by this Plan. Alternative 8 does not propose signage at this time, and future proposed signage shall be subjection to the Hollywood Signage Supplemental Use District (HSSUD), and LAMC 14.4.4 where applicable. Therefore, Alternative 8 would comply with Section 516 of the Redevelopment Plan.

Section 517 states that the Agency may require that all utilities be placed underground whenever physically and economically feasible. All proposed utilities would be located within the subterranean or at grade parking levels and are not visible from the public right-

of-way. Therefore, Alternative 8 would comply with Section 517 of the Redevelopment Plan.

Section 518 pertains to the establishment of a transportation program. As discussed above, Alternative 8 is consistent with the applicable Objectives and Policies of the Mobility Plan. In addition, a traffic study was prepared for both the Original Project and Alternative 8 and it was determined that transportation and traffic impacts would be less than significant. Therefore, Alternative 8 would be consistent with the intent of, and therefore comply with, Section 518 of the Redevelopment Plan.

Section 519 of the Redevelopment Plan prohibits parking within required residential setbacks; and that setback areas, when not used for access or parking, when permitted, shall be landscaped, and maintained unless otherwise specified in an OPA. All parking associated with Alternative 8 would be located within a five-level subterranean parking garage with one level of enclosed at-grade parking on the West Site, and a seven-level subterranean parking garage on the East Site. Alternative 8 would also provide 19,932 square feet of landscaped area throughout the Project Site, comprised of drought-tolerant native plants, shrubs, perennials, and groundcover. Further, Alternative 8 is built to the property lines along Ivar Avenue, Yucca Street and Argyle, with a 15-foot setback along the westerly side of Vine Street, and minimal setbacks on the easterly side of Vine Street. The easterly side of Vine Street includes landscaping that is proposed as part of the public paseo while the westerly side includes outdoor dining and the main entrances for the West Residential Building, which does not leave ample space for landscaping. However, Alternative 8 does propose street trees along this frontage. Therefore, Alternative 8 would comply with Section 519 of the Redevelopment Plan.

Section 520 of the Redevelopment Plan states that no new uses or structure which are incompatible with the surrounding areas by way of appearance, traffic, smoke, noise, odor or other similar factors shall be permitted in any of the Project Area. The surrounding area is characterized by commercial, tourist and entertainment-related commercial uses, offices, hotels, and low- to high-density residential developments that vary in building style and period of construction. The Project Site is also adjacent to portions of the Hollywood Walk of Fame along Vine Street between Hollywood Boulevards and Yucca Street. Existing buildings surrounding the Project Site range from one to 18 stories. Adjacent residential and mixed-use residential development would include an 18-story, mixed-use residential building (Argyle House) located immediately north of the East Site; a 16-story hotel (Kimpton Evelyn Hotel) northeast of the East Site, and a seven-story, mixed-use residential building (Eastown) to the south of the East Site. Lower-scale (two- to three-story) residential buildings are located to the east of the Project Site, but is proposed for development with a 30-story mixed use tower (6220 Yucca Project), and the existing 12-story Equitable Building to the south of the East Site, which includes live/work lofts. The nearest residential development to the West Site is located just south and includes an 11-story senior residential building (former Knickerbocker Hotel Building). In addition, proposed developments such as the 28-story Palladium Residences, to the south; the 30-story, 6220 Yucca Project immediately east of the East Site; and the 20-story Hollywood Gower Project to the southeast, all less than 0.5 miles from the Project Site, are indicative of the development pattern of taller buildings in the surrounding area.

Alternative 8 is sited and designed to focus greater intensity development adjacent to Vine Street, with the 48-story West Building and 17-story East Office Building located toward the center of the development. The 13-story West Senior Building would be located at the corner of Ivar Avenue and Yucca Street and would provide a transition between the West Building and the lower-scale (one- to two-story) buildings located to the north across Yucca Street and west across Ivar Avenue. While the West and East Buildings would have

a substantially greater height and intensity than existing development in the area, Alternative 8 is consistent with the higher density, mixed-use redevelopment trend in Hollywood and would boost residential densities, significantly increasing housing opportunities in the Hollywood Community Plan area. Alternative 8 would also provide ground level dining and open space uses for residents, employees, and visitors. These ground level uses, and the proposed mix of uses would increase the diversity of uses consistent with the Regional Center designation and would improve the pedestrian experience at the Project Site. Alternative 8 would enhance the urban character of the area, with an emphasis on activating Vine Street for pedestrians and cyclists and create a stronger connection to the Hollywood Walk of Fame and Capital Records Complex.

Furthermore, the Density Bonus Ordinance regulations implement the provisions of State Law and therefore, in turn, authorizes a Density Bonus Housing Development Project, as defined in Government Code Section 65915 to deviate from applicable development standards and ordinances, including the LAMC. Given this, there will be circumstances where Alternative 8's height and size may be larger than what would be typically developed within the Community Plan area in order to accommodate the affordable units. As such, while the Alternative 8 may not be entirely similar in scale to neighboring properties, it is not out-of-scale within the larger Redevelopment, and Community Plan areas.

The City as Lead Agency has determined that Alternative 8 will be compatible with the surrounding areas and buildings. Therefore, Alternative 8 would comply with Section 520 of the Redevelopment Plan.

Hollywood Signage Supplemental Use District

The Project Site is located within the boundaries of the Amended Hollywood Signage SUD Ordinance No. 181,340; however, no signage is proposed at this time. As Conditioned, any future signage shall be in compliance with the HSSUD.

Therefore, based on the findings above, Alternative 8 substantially conforms with the purpose, intent and provisions of the General Plan, the applicable Community Plan, and any applicable Specific Plan.

Additional Findings per LAMC Section 12.24 U.14 (Major Development Project)

- d. That the Project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent neighborhood.**

The Project Site is an approximately 4.46-acre site, generally bounded by Yucca Street on the north, Ivar Avenue on the west, Argyle Avenue on the east, and adjacent development and Hollywood Boulevard on the south, and bifurcated by Vine Street. The portion of the Project Site located between Ivar Avenue and Vine Street is identified as the "West Site", and the portion located between Vine Street and Argyle Avenue is identified as the "East Site". The Project Site is currently developed with a single-story building and surface parking on the West Site; and the Capitol Records Building and Gogerty Building occupied by Capitol Records (the Capitol Records Complex), and surface parking on the East Site. Alternative 8 involves the preservation of the Capitol Records Complex, removal of other remaining existing uses, and the development of up to 903 residential units (770 market-rate units and 133 senior affordable units), up to 385,943 square feet of office uses, up to 26,874 square feet of restaurant/retail space, 33,425 square feet of publicly accessible open space. Alternative 8 would have a

maximum FAR of 7:1, which includes 1,287,100 square feet of new development and the existing, approximately 114,303-square-foot Capitol Records Complex (consisting of the 92,664-square-foot Capitol Records Building and the 21,639-square-foot Gogerty Building), for a total floor area of 1,401,403 square feet.

The West Site would be developed with two residential structures. The West Building, along Vine Street, would be 48 stories and reach a height of 545 feet at the top of the 48th story and 595 feet at the top of the bulkhead. The West Senior Building, at the southeast corner of Yucca Street and Ivar Avenue, would be 13 stories and reach a height of 209 feet at the top of the 13th story and 209 feet at the top of the bulkhead. The East Site would be developed with the East Office Building containing 385,943 square feet of office uses. The building would be 17 stories and reach a height of 317 feet at the top of the 17th story and 367 feet at the top of the bulkhead.

In addition, a publicly accessible paseo that runs through the Project Site connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue. The paseo is designed to promote gathering spaces and strengthen connections across the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame; and would include outdoor seating (including where visitors can view the Capitol Records Building), landscaping, ground floor retail and restaurant uses with open-air dining that would activate the respective street frontages along Vine Street and Argyle Avenue, in addition to public performances, art installations, and special events. Specifically, the paseo on the East Site (East Plaza) would be comprised of three distinct areas including an outdoor gathering space with seating, fireplace, and library, referred to as the “Lounge”; a performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing “Hollywood Jazz 1942–1972” mural and outdoor seating to view performances or gather when the stage is inactive, as well as a landscaped palm tree grove and a bike center, referred to as the “East Plaza”; and a landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy area, seating alcoves, and a water feature to serve as a transition between the Lounge and East Plaza areas referred to as the “Garden”.

The Project Site is surrounded by residential, commercial, mixed-use developments that vary in building style and scale. Alternative 8 would be consistent with the ongoing mixed-use redevelopment in the area and sited and designed to enhance the character of the Regional Center mixed-use, commercial district. Existing buildings surrounding the Project Site range from one to 18 stories. Adjacent residential and mixed-use residential development would include an 18-story, mixed-use residential building (Argyle House) located immediately north of the East Site; a 16-story hotel (Kimpton Evelyn Hotel) northeast of the East Site, and a seven-story, mixed-use residential building (Easttown) to the south of the East Site. Lower-scale (two- to three-story) residential buildings are located to the east of the Project Site, but is proposed for development with a 30-story mixed use tower (6220 Yucca Project), and the existing 12-story Equitable Building to the south of the East Site, which includes live/work lofts. The nearest residential development to the West Site is located just south and includes an 11-story senior residential building (former Knickerbocker Hotel Building). In addition, proposed developments such as the 28-story Palladium Residences, to the south; the 30-story, 6220 Yucca Project immediately east of the East Site; and the 20-story Hollywood Gower Project to the southeast, all less than 0.5 miles from the Project Site, are indicative of the development pattern of taller buildings in the surrounding area.

Alternative 8 is sited and designed to focus greater intensity development adjacent to Vine Street, with the 48-story West Building and 17-story East Office Building located toward the center of the development. The 13-story West Senior Building would be located at the

corner of Ivar Avenue and Yucca Street and would provide a transition between the West Building and the lower-scale (one- to two-story) buildings located to the north across Yucca Street and west across Ivar Avenue.

While the West Building would have a greater height and intensity than existing development in the area, Alternative 8 is consistent with the higher density, mixed-use redevelopment trend in Hollywood and would boost residential densities, significantly increasing housing opportunities in the Hollywood Community Plan area. Alternative 8 would also provide ground level dining and open space uses for residents, employees, and visitors. The proposed mix of uses would increase the diversity of uses consistent with the Regional Center designation and improve the pedestrian experience at the Project Site. Alternative 8 would enhance the urban character of the area, with an emphasis on activating Vine Street for pedestrians and cyclists and create a stronger connection to the Hollywood Walk of Fame and Capital Records Complex.

Alternative 8 has been designed as a component of larger development adjacent to public transit, in particular, the Hollywood/Vine Metro B Line (formerly Red Line) Station, which integrates housing, commercial and office uses, publicly accessible open space, and areas for social gathering. Thus, Alternative 8 provides for an arrangement of uses, buildings, structures, open spaces, and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.

e. The Project complies with the height and area regulations of the zone in which it is located.

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

Pursuant to LAMC Section 12.22 A.18, any lot in the C4 Zone, provided that such lot is located within an area designated as Regional Center Commercial within the adopted Community Plan, is permitted to develop at the R5 density, or one dwelling unit for every 200 square feet of lot area. In conjunction with the proposed mergers associated with the Vesting Tentative Tract Map No. 82152, the lot area of the Project Site is 200,371 square feet, which permits a maximum density of 1,002 dwelling units¹⁰. Alternative 8 proposes a total of 903 dwelling units, including 770 market-rate units and 133 affordable senior units.

Alternative 8 includes requests for On-Menu and Off-Menu Incentives, and Off-Menu Waiver of Development Standards as part of the Density Bonus Compliance Review to permit a 35 percent increase in the maximum allowable floor area ratio (FAR) from 2:1 to

¹⁰ Pursuant to AB 2501, base density calculations that result in a fractional unit shall be rounded up to the next whole number for projects utilizing LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus).

2.7:1 (for portions of the Project Site located at the corner lot on the southeast corner of Yucca Street and Ivar Avenue and associated with APN 5546-004-032); and from 3:1 to 4.05:1 FAR (for the balance of the Project Site); FAR and density averaging for a Housing Development Project located on non-contiguous lots; a 7:1 FAR across the Project Site; and the floor area of any residential balconies and terraces to be excluded for purposes of calculating the buildable floor area. In conjunction with approval of these requests, Alternative 8 would comply with the area regulations.

f. The Project is consistent with the City Planning Commission's design guidelines for Major Development Projects, if any.

The City Planning Commission has not adopted design guidelines for Major Development Projects; however, Alternative 8 is consistent with the following goal from the Urban Form and Neighborhood Design Chapter of the General Plan Framework Element:

Objective 5.2: *Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.*

Policy 5.2.1: *Designate centers and districts in locations where activity is already concentrated and/or where good transit service is or will be provided.*

Objective 5.5: *Enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.*

Objective 5.8: *Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.*

Policy 5.8.2: *The primary commercial streets within pedestrian-oriented districts and centers should have the following characteristics.*

Objective 5.9: *Encourage proper design and effective use of the built environment to help increase personal safety at all times of the day.*

Policy 5.9.1: *Facilitate observation and natural surveillance through improved development standards which provide for common areas, adequate lighting, clear definition of outdoor spaces, attractive fencing, use of landscaping as a natural barrier, secure storage areas, good visual connections between residential, commercial, or public environments and grouping activity functions as child care or recreation areas.*

Policy 5.9.2: *Encourage mixed-use development which provides for activity and natural surveillance after commercial business hours through the development of ground floor retail uses and sidewalk cafes.*

Alternative 8 involves the preservation of the Capitol Records Complex, and the development of up to 903 residential units, comprised of 770 market-rate units and 133 senior affordable units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, on a Project Site that is well-served by a network of regional transportation facilities, including public transit stops operated by Metro and LADOT located in proximity to the Project Site. The nearest Metro Station is the Metro B Line

(formerly Red Line) Hollywood/Vine Station located approximately 600 feet south of the Project Site. Bus transit access is provided along a number of Metro and LADOT bus routes with multiple stops located within one block of the Project Site, including Metro Rapid Line 780, Metro Local Lines 180/181, 207, 210, 212/312, 217, and 222, and LADOT DASH Hollywood, DASH Beachwood Canyon, and DASH Hollywood/Wilshire.

Alternative 8 would support residents of the Project Site and surrounding area, tourists, and visitors by providing a diverse mix of land uses including commercial, recreational, and entertainment services within an accessible, walkable, and active environment. In addition, the preservation of the Capitol Records Complex, including the Gogerty and Capitol Records Buildings as historical resources, would serve as cultural attractions for tourists. Alternative 8 would contribute to the ongoing redevelopment of a Regional Center and TPA by providing for mixed-use growth consistent with recent development and within a high activity area that connects to the Hollywood Walk of Fame and Capitol Records Complex.

As a mixed-use development, residents and patrons would provide natural on-site surveillance and eyes on the street, at all times of the day. The ground floor commercial uses and residential lobbies would be designed with glass storefronts to facilitate a visual connection between the pedestrians, commercial uses, and the public environment, while office and residential uses above would have views of the streets and surrounding neighborhoods. Prospective residents and patrons are also expected to walk to nearby restaurants, bar and entertainment venues on both weeknights and weekends, which would further increase the area's safety as more pedestrians show their presence and walk throughout the neighborhood.

In addition, Alternative 8 would implement Project Design Feature POL-PDF-2, which includes a security program to ensure the safety of Alternative 8 residents, employees, and visitors. Buildings would include controlled access to housing units and common open space areas, and unrestricted access during business hours for restaurant and/or retail uses, and publicly accessible open space areas. Facility operations would include staff training and building access; security would include 24-hour video surveillance and full-time security personnel; and duties of the security personnel would include, but would not be limited to, assisting residents and visitors with site access, monitoring entrances and exits of buildings, managing and monitoring fire/life/safety systems, and patrolling at regular intervals on the Project Site. Alternative 8 design would also include lighting of entryways, publicly accessible areas, and common building and open space areas associated with the housing units for security purposes. Further, as part of the Master Conditional Use Permit entitlement, conditions would include but are not limited to, security measures such as a camera surveillance system and appropriate lighting in the evening hours, and prohibition of after-hours use, except routine clean-up, and of dancing and adult entertainment.

Pedestrian access would be provided via sidewalks along the perimeter of the Project Site, as well as along a landscaped, publicly accessible paseo that runs through the Project Site connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue. The paseo is designed to promote gathering spaces and strengthen connections across the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame; and would include outdoor seating (including where visitors can view the Capitol Records Building), landscaping, ground floor retail and restaurant uses with open-air dining that would activate the respective street frontages along Vine Street and Argyle Avenue, in addition to public performances, art installations, and special events. Specifically, the paseo on the East Site (East Plaza) would be comprised of three distinct areas including an outdoor gathering space with seating, fireplace, and library, referred to

as the “Lounge”; a performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing “Hollywood Jazz 1942–1972” mural and outdoor seating to view performances or gather when the stage is inactive, as well as a landscaped palm tree grove and a bike center, referred to as the “East Plaza”; and a landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy area, seating alcoves, and a water feature to serve as a transition between the Lounge and East Plaza areas referred to as the “Garden”.

Alternative 8 also proposes a number of improvements that would enhance the public realm, including promoting walkability through the removal of existing surface parking lots, minimizing the number of curb cuts in order to reduce vehicle conflicts and interference with pedestrian activity along the Hollywood Walk of Fame, and maintaining sidewalk widths of 10-15 feet and, in conjunction with the Vesting Tentative Tract Map No. 82152, dedicating five-foot-wide sidewalk easements over requested sidewalk merger areas. Additionally, Alternative 8 up to 19,932 square feet of landscaped area throughout the Project Site, comprised of drought-tolerant native plants, shrubs, perennials, and groundcover, and the planting 258 trees, comprised of 226 on-site trees located on the amenity terraces and along the paseo on the West Site, and 16 street trees located along the Yucca, Argyle, Vine, and Ivar frontages. An additional 16 trees would also be provided adjacent to the East Site right-of-way, along the Vine Street and Argyle Avenue frontages, as well as trees and landscaping on the East Site paseo and terraces. Additionally, Alternative 8 to provide 90 short-term spaces at the ground level within the exterior plaza areas of both the West and East Sites. Finally, Alternative 8 proposes a planted traffic median along Vine Street.

Overall, Alternative 8 would redevelop an existing storage building and surface parking lots with a mixed-use project that includes affordable residential units, pedestrian and cyclist amenities, and neighborhood-serving commercial uses in proximity to public transportation. By providing pedestrian-oriented design elements, active commercial uses, publicly accessible open space, and outdoor dining areas to facilitate pedestrian activity, observation, and surveillance, Alternative 8 would be consistent with Urban Form and Neighborhood Design Chapter of the Framework Element.

Additional findings required per LAMC Section 12.24 W.1 (Alcoholic Beverages)

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

Alternative 8 requests a Master Conditional Use Permit (MCUP) to allow the sales and service of a full-line of alcoholic beverages for on- and off-site consumption in conjunction with up to 12 commercial spaces that may include retail and/or restaurant uses, with outdoor dining areas along Vine Street, Ivar Avenue and Yucca Street on the West Site; and along Vine Street on the East Site. While the plans submitted by the Applicant show six tenant spaces (four on the West Site and two on the East Site), the Applicant would like to reserve the right for the spaces to be further divided into smaller tenancies, for a maximum of up to 12 establishments to allow the sales and service of a full-line of alcoholic beverages for either on- and/or off-site consumption. As currently proposed, the West Building contains 7,916 square feet of ground floor commercial tenancy adjacent to the main residential lobby and entrance, located on the ground floor along Vine Street; the West Senior Building is comprised of 4,152 square feet of ground floor commercial uses along Ivar Avenue and Yucca Street; and approximately 14,806 square feet of ground floor commercial uses with entrances fronting the paseo, along Vine Street and Argyle Street, would be provided. The East Building would contain a 7,860 square-foot office lobby/lounge with access from the subterranean parking garages and two entrances from the public paseo.

While the specific tenants or uses have not yet been identified, the Alternative 8 would be limited to commercial uses permitted in the C4 Zone, as allowed by the underlying zoning. The Master Conditional Use Permit provides an umbrella entitlement with general conditions that apply to up to 12 ground floor commercial spaces serving Alternative 8. These conditions include, but are not limited to, security measures such as a camera surveillance system and appropriate lighting in the evening hours, hours of operation, prohibition of after-hours use, except routine clean-up, and of dancing and adult entertainment. Additionally, 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.

In addition, the surrounding area is characterized by commercial, tourist and entertainment-related commercial uses, offices, hotels, and low- to high-density residential developments. The Hollywood Boulevard corridor is characterized by a variety of chain and local restaurant and retail establishments, tourist attractions, theaters, bars, mid- to high-rise office and residential buildings. North of Hollywood Boulevard, Vine Street is characterized as by a quarter-mile strip of low- to mid-rise office, commercial, and residential development before the street effectively terminates at the Hollywood (US-101) Freeway. The proposed restaurant uses would be primarily sit-down dining establishments, and with the inclusion of alcohol service would provide greater choices for residents, employees, and patrons of the new mix of uses on the Project Site and the surrounding community. In addition, the sale of alcoholic beverages is a normal expectation for high-quality restaurants and would reduce the need to drive to other locations for the same utility.

While there are sensitive uses in proximity to the Project Site, multi-family residential uses, churches, and libraries, the proposed restaurants serving alcoholic beverages will be part of a controlled and monitored development. The majority of alcoholic beverage sales would occur during dinner service, at which time, religious and public services would be closed and/or at low levels of activity. Additional conditions may also be recommended for consideration by the California Department of Alcoholic Beverage Control that regulate the sale of alcoholic beverages to prevent adverse impacts to the neighborhood.

Furthermore, all music, sound or noise shall be in compliance with the Citywide Noise Ordinance. Loitering is prohibited on and around the premises, and the Project Applicant will be required to maintain the premises and sidewalk in good condition. These conditions would be supplemented by more specific conditions designed to address the characteristics of each individual establishment a Plan Approval which will be required, prior to the effectuation of the approval for each respective tenancy identified above, where more specific physical and operational restrictions. Under these Plan Approvals, the Zoning Administrator and LAPD would have the opportunity to comment and recommend any conditions, including the maximum number of indoor seats, as determined by the Department of Building and Safety.

Alternative 8 would provide eyes on the streets given its mix of commercial and residential uses. In addition, Alternative 8 would incorporate a security program to ensure the safety of residents, employees, and visitors. The buildings would include controlled access to the housing units and common open space areas; access to restaurant and/or retail uses, publicly accessible open space areas, and the paseo would be unrestricted during business hours. Facility operations would include staff training and building access. Project security would include provision of 24-hour video surveillance and full-time security

personnel. Duties of the security personnel would include, but would not be limited to, assisting residents and visitors with site access; monitoring entrances and exits of buildings; managing and monitoring fire/life/safety systems; and patrolling at regular intervals on the Project Site. Alternative 8 design would also include lighting of entryways, publicly accessible areas, and common building and open space areas associated with the housing units and hotel rooms for security purposes. Regarding public events in the open space plaza areas, following event completion and attendee dispersal, barricades would be placed on the stages, and regularly scheduled security patrols, as well as camera surveillance, would reduce the potential for undesirable activities within the publicly accessible open space.

As proposed, Alternative 8 would serve public convenience and welfare as the location is compatible with the surrounding land uses, particularly the highly urbanized and dense entertainment and tourist attractions along Hollywood Boulevard. The Project Site is in an optimal location for development of a mixed-use project due to its immediate proximity to the Hollywood/Vine Metro B Line Station. In addition, Alternative 8 would redevelop a Project Site that is currently occupied by a building uses for storage and surface parking, with a mixed-use project that includes a mix of land uses in conjunction with publicly accessible open space, thus enhancing the pedestrian experience along the adjoining public rights-of-way, consistent with recently approved projects already under construction in the immediate area. However, to further minimize any potential impacts related to the sale of a full line of alcohol for off-site consumption, Alternative 8 shall be limited to a maximum of 10 establishments with outdoor dining, which include the sales and service of a full line of alcoholic beverages for one-site consumption for restaurant uses only; and a maximum of two establishments which include the sales of a full-line of alcoholic beverages for on- and/or off-site consumption, which may be for restaurant or retail uses.

Therefore, as proposed and conditioned, granting the sale of alcoholic beverages for on-consumption for up to 10 restaurant establishments, and on-and/or off-site consumption for up to two restaurant and/or retail establishments will not adversely affect the welfare of the community.

- c. **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 1,000-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 California State Department of Alcoholic Beverage Control (ABC) licensing criteria, three (3) on-site and two (2) off-site licenses are authorized for the subject Census Tract Number 1910.00. Per ABC's website, there are currently 53 on-site and eight (8) off-site licenses that are active in the subject Census Tract Number 1910.00, and 21 off-site establishments are licensed for alcoholic beverages within 1,000 feet of the Project Site.

Overconcentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. While the number of active licenses permitting the sale of alcoholic

beverages exceeds the number allotted by the ABC for this Census Tract, up to 12 additional venues selling alcoholic beverages for on-site consumption in conjunction with a bona fide eating place is not anticipated to create an undue burden of premises dispensing alcoholic beverages, as the sale of alcoholic beverages is a normal expectation with most high-quality sit-down restaurants, will be incidental to the primary food operation, and not take on the characteristic of a tavern or bar. The request involves a number of establishments which will be monitored as a part of the entire complex's operational oversight as well as by specific conditions imposed under each individual Plan Approval. In addition, a Plan Approval would be required for each of the 12 establishments currently identified in the Master Conditional Use Permit application, at which time more tailored operational restrictions to minimize any impacts which might be created by a new establishment selling alcoholic beverages may be imposed.

According to statistics provided by the Los Angeles Police Department's Hollywood Division Vice Unit, within Crime Reporting District No. 637, which has jurisdiction over the subject property, a total of 322 crimes were reported in 2019 (150 Part I and 172 Part II crimes), compared to the Citywide Average of 170 crimes and High Crime Reporting District Average of 204 crimes for the same reporting period. Alcohol-related Part II Crimes reported include Narcotics (21), Liquor Laws (5), Public Drunkenness (3), Disturbing the Peace (0), Disorderly Conduct (6), Gambling (0), DUI related (13). 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.

A number of conditions to help safeguard the community and to provide for a reasonable operation have been imposed as a part of an MCUP approval, such as the security provision that 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. Additionally, the 12 tenant spaces are part of a larger development, which will benefit from oversight of the building complex as a whole. Moreover, included in this grant are a number of general conditions that will act to minimize any impacts that might be generated by alcohol serving establishments including that each individual venue seeking to utilize a permit to sell alcoholic beverages for on-site or off-site consumption as a part of this MCUP must apply for a Plan Approval. The Plan Approval process will allow the Department of City Planning to tailor conditions to each individual Applicant and establishment, and create measures, which will minimize any impact that might be generated by each individual establishment seeking to sell alcoholic beverage. Likewise, any concerns associated with any individual establishment can be addressed in more detail through the Plan Approval process, which will provide an opportunity to consider more specific operational characteristics when a tenant is identified and the details of each establishment are highlighted. As conditioned herein, the use is not expected to negatively impact the surrounding uses and is not expected to increase or contribute to the area's crime rate. Additional conditions may also be recommended for consideration by the California Department of Alcoholic Beverage Control that regulate the sale of alcoholic beverages to prevent adverse impacts to the neighborhood. In addition, to further minimize any potential impacts related to the sale of a full line of alcohol for off-site consumption, Alternative 8 shall be limited to a maximum of 10 establishments with outdoor dining, which include the sales and service of a full line of alcoholic beverages for on-site consumption for restaurant uses only; and a maximum of two establishments which include the sales of a full-line of alcoholic beverages for on- and/or off-site consumption, which may be for restaurant or retail uses.

Thus, as conditioned, it is not anticipated that granting the sale of alcoholic beverages for on-site consumption for up to 10 restaurant establishments, and on- and/or off-site

consumption for up to two (2) restaurant and/or retail establishments would result in an undue concentration.

- d. **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 vicinity is highly urbanized and generally built-out and is part of the Regional Center of Hollywood containing a mix of commercial, studio/production, office, entertainment, and residential uses. The mixed-use development would concentrate the ground floor commercial and alcohol-sale components of Alternative 8 along the public paseo and adjacent commercial boulevards such as Vine Street, Ivar Avenue, Yucca Street and Argyle Avenue. The following sensitive uses are located within 1,000 feet of the subject site:

- Residential Uses
- St. Sepheans Episcopal Church at 5125 Carlos Avenue
- Frances Howard Goldwyn Regional Library at 1623 Ivar Avenue
- Church of Scientology at 6331 Hollywood Boulevard

While the Project Site is located within proximity to existing residential developments in addition to the above-referenced churches and a library, as conditioned, Alternative 8 would provide adequate security measures to discourage loitering, theft, vandalism, and other nuisances.

Moreover, included in this grant are a number of general conditions that will act to minimize any impacts that might be generated by alcohol serving establishments including that each individual venue seeking to utilize a permit to sell alcoholic beverages for on-site or off-site consumption as a part of this MCUP must apply for a Plan Approval. The Plan Approval process will allow the Department of City Planning to tailor conditions to each individual Applicant and establishment, and create measures, which will minimize any impact that might be generated by each individual establishment seeking to sell alcoholic beverage. Furthermore, the proposed uses will not detrimentally affect nearby sensitive uses because the urban environment mostly contains commercial, and residential mixed-use buildings. While the sale of alcoholic beverages is important to the restaurant that will be located within the project, their sale and service will be incidental to primary operations and, as such, no detrimental effects should be expected from Alternative 8.

Last, the proposed restaurant uses with on-site sale of a full line of alcohol would be similar to other uses within proximity to the Project Site. In addition, to further minimize any potential impacts related to the sale of a full line of alcohol for off-site consumption, Alternative 8 shall be limited to a maximum of 10 establishments with outdoor dining, which include the sales and service of a full line of alcoholic beverages for one-site consumption for restaurant uses only; and a maximum of two establishments which include the sales of a full-line of alcoholic beverages for on- and/or off-site consumption, which may be for restaurant or retail uses. Accordingly, as conditioned, proposed uses would not result in detrimental impacts to nearby residentially zoned properties.

4. Site Plan Review Findings

In order for the Site Plan Review to be granted, all three of the legally mandated findings delineated in LAMC Section 16.05 F must be made in the affirmative.

a. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Mobility (Transportation), Noise, Safety, and Housing. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

Alternative 8 would be in compliance with the following Elements of the General Plan: Framework Element, Housing Element, Mobility Element, Wellness Element, the Land Use Element – Hollywood Community Plan, and the Hollywood Redevelopment Plan.

Framework Element

The Citywide General Plan Framework Element is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The Element establishes categories of land use that are broadly described by ranges of intensity/density, heights, and lists of typical uses. The definitions reflect a range of land use possibilities found in the City's already diverse urban, suburban, and rural land use patterns. The Citywide General Plan Framework text defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space and conservation, economic development, transportation, and infrastructure and public services. Alternative 8 would be in conformance with following goals of the Framework as described below.

Chapter 3: Land Use

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors,

Objective 3.2: To provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

Objective 3.10: Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.

Policy 3.10.3: Promote the development of high-activity areas in appropriate locations that are designed to induce pedestrian activity in accordance with the Pedestrian-Oriented District Policies 3.16.1 through 3.16.3, and provide adequate transitions with adjacent residential uses at the edges of the centers.

Policy 3.10.5: Support the development of small parks incorporating pedestrian-oriented plazas, benches, other streetscape amenities and, where appropriate, landscaped play areas.

Objective 3.15: Focus mixed commercial/residential uses, neighborhood-oriented retail, employment opportunities, and civic and quasi-public uses around urban transit stations, while protecting and preserving surrounding low-density neighborhoods from the encroachment of incompatible land-uses.

Policy 3.15.3: Increase the density generally within on quarter mile of transit stations, determining appropriate locations based on consideration of the surrounding land use characteristics to improve their viability as new transit routes and stations funded.

Objective 3.16: Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity.

Policy 3.16.2: Locate parking in pedestrian districts to the rear, above, or below the street-fronting uses.

Policy 3.16.3: Require that the ground floor of parking structures located along primary street frontages in pedestrian-oriented districts be designed to promote pedestrian activity and, where appropriate, incorporate retail uses.

Objective 4.1: Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population to the year 2010.

Objective 4.2: Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.

The Framework Element establishes land use categories whose locations are depicted on the Long-Range Land Use Diagram. These categories are broadly described by ranges of intensity, density, height, and use. The General Plan Framework Element identifies the Project Site and surrounding area as a Regional Center. The Framework Element describes Regional Centers as focal points for regional commerce, identity, and activity with higher density developments whose form is differentiated from the lower-density neighborhoods of the City. Regional Centers fall under the range of 1.5:1 to 6:1 FAR and are characterized by buildings ranging from six-to 20-story buildings or higher. Their densities and functions support the development of a comprehensive and interconnected network of public transit and services.

Alternative 8 involves the preservation of the Capitol Records Complex, and the development of up to 903 residential units, comprised of 770 market-rate units and 133 senior affordable units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, for a total new floor area of 1,287,100 square feet. Contingent upon the approval of the Density Bonus Compliance Review, in conjunction with request On- and Off-Menu incentives and Waiver of Development Standards, Alternative 8 would be permitted a maximum 7:1 FAR in exchange for setting aside at least 11 percent for Very Low Income households. The Project Site is located in a TPA that is well-served by a network of regional transportation facilities, including public transit stops operated by Metro and LADOT located in proximity to the Project Site. The nearest Metro Station is the Hollywood/Vine B Line Station located approximately 600 feet south of the Project Site. Bus transit access is provided along a number of Metro and LADOT bus routes with multiple stops located within one block of the Project Site, including Metro Rapid Line 780, Metro Local Lines 180/181, 207, 210, 212/312, 217, and 222, and LADOT Downtown Area Short Hop (DASH) Hollywood, DASH Beachwood Canyon, and DASH Hollywood/Wilshire.

The surrounding area is characterized by commercial, tourist and entertainment-related commercial uses, offices, hotels, and low- to high-density residential developments. Alternative 8 would provide a mix of uses, including residential, office, and commercial, including restaurant and/or retail uses that compatible with adjacent land uses. By providing Alternative 8 residents access to employment centers and jobs, local and regional destinations, and other neighborhood-serving uses and, conversely, additional high density residential, office, commercial, open space, and entertainment opportunities for surrounding neighborhoods and visitors to the area, Alternative 8 would create a more concentrated, transit-oriented center, thus allowing for a reduction of vehicle trips and improving air quality. Alternative 8 would also encourage all modes of travel through the Project Site's proximity to public transit options and Alternative 8's provision of on-site bicycle parking spaces, including long-term residential and long-term commercial bicycle spaces within subterranean parking levels, and short-term spaces at the ground level within the exterior plaza areas of both the West and East Sites. Bicycle maintenance and shower areas would also be provided within the subterranean parking levels for the West and East Sites.

Alternative 8's architecture is a contemporary adaptation of the modernist architectural character of the Capitol Records Building and would be compatible with the regional center uses and sensitive to the existing historic context. The West and East Buildings mimic the articulation of the Capitol Records building but, at 48 and 17 stories, extend the skyline upward. The façades of the West and East Buildings facing the Capitol Records Building and the Hollywood Hills curve softly to complement the Capital Records Building and to maximize the width of view corridors into and through the Project Site. The curved exterior walls include serrated balconies intended to echo the signature sunshades of the Capitol Records Building and reference the natural contours of the Hollywood Hills. The remaining façades are more traditional rectangular buildings. Under the proposed design, the ground level open space, paseo, and plazas also allow for public amenities and deeper setbacks and views around the buildings. The separation between the West Building and the existing Capitol Records Building would be a minimum of 120 feet (measured from the outer edge of the sunshades), and the distance between the East Office Building and the existing Capitol Records Building would be a minimum of 70 feet (measured from the outer edge of the sunshades). The setback of the East Office Building from Vine Street would be approximately 40 feet at the ground level, to allow views of the Capitol Records Building looking north from Vine Street.

Alternative 8 also offers substantial public and private open space to enhance recreation and open space opportunities to create a healthful living environment. Specifically, Alternative 8 would provide 101,725 square feet of usable open space, including 79,725 square feet of common open space which includes a sunken garden outdoor amenity decks and terraces, coworking spaces, a screening room, lounge / library / game room, kids room, wellness spa, and a fitness center with locker rooms and, specific to the West Senior Building, multipurpose rooms with senior support services office for social workers to provide assistance to the senior residents, and 22,000 square feet of private open space in the form of private balconies. Alternative 8 would also include approximately 33,105 square feet of publicly accessible open space at the ground level via a paseo through the West and East Sites, connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue, and the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame. The paseo would provide cultural and social amenities such as public art program in conjunction with shopping, outdoor seating (including where visitors can view the Capitol Records Building), landscaping, ground floor retail and/or restaurant uses open-air dining that would activate the respective street frontages along Vine Street and Argyle Avenue, in addition to public performances, art installations, and special events. The paseo on the East Site (East Plaza) would be comprised of three distinct areas including an outdoor gathering space with seating, fireplace, and library, referred to as the “Lounge”; a performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing “Hollywood Jazz 1942–1972” mural and outdoor seating to view performances or gather when the stage is inactive, as well as a landscaped palm tree grove and a bike center, referred to as the “East Plaza”; and a landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy area, seating alcoves, and a water feature to serve as a transition between the Lounge and East Plaza areas referred to as the “Garden”.

Alternative 8 would increase the amount of pedestrian activity and safety by concentrating residential and ground floor, neighborhood-serving retail and/or restaurant uses that would provide alcohol sales along existing commercial corridors within proximity to public transit, and by including streetscape amenities such as street trees, short-term bicycle parking, and public benches in an area that is currently dominated by limited shade and rest areas for pedestrians. The nearby entertainment venues, such as restaurants, bars, music venues and theaters, would facilitate pedestrian activity in the evenings and on weekends, creating a more livable city. The diversity of uses provided by Alternative 8 would bring housing, investment, and additional open space opportunities to the Hollywood area, in support of the City’s goals and needs. To further enhance pedestrian activity, Alternative 8 provides all of its parking within a five-level subterranean parking with one level of enclosed, at-grade parking containing, on the West Site, and a seven-level subterranean parking garage on the East Site. The at-grade parking level would abut the public paseo on the West Site and would be screened by ground floor restaurant and/or retail and the West Senior Building lobby uses along Ivar Avenue and Yucca Street. All vehicular access would be provided by driveways located on Ivar Avenue, Yucca Street, and Argyle Avenue, allowing Vine Street and the Hollywood Walk of Fame to completely avoid curb cuts.

Finally, Alternative 8 would concentrate residential and commercial development near existing commercial corridors, increasing opportunities for employees to live near their jobs and residents to live near amenities in a high quality transit area, thus increasing the amount of pedestrian activity and safety by introducing more permanent eyes on the street. Alternative 8 would implement Project Design Feature POL-PDF-2, which includes a security program to ensure the safety of Alternative 8 residents, employees, and visitors. Buildings would include controlled access to housing units and common open space areas, and unrestricted access during business hours for restaurant and/or retail uses,

and publicly accessible open space areas. Facility operations would include staff training and building access; security would include 24-hour video surveillance and full-time security personnel; and duties of the security personnel would include, but would not be limited to, assisting residents and visitors with site access, monitoring entrances and exits of buildings, managing and monitoring fire/life/safety systems, and patrolling at regular intervals on the Project Site. Alternative 8 design would also include lighting of entryways, publicly accessible areas, and common building and open space areas associated with the housing units for security purposes. Further, as part of the Master Conditional Use Permit entitlement, conditions would include but are not limited to, security measures such as a camera surveillance system and appropriate lighting in the evening hours, and prohibition of after-hours use, except routine clean-up, and of dancing and adult entertainment.

Alternative 8 allows for the orderly arrangement of buildings on the site, flexibility in ownership and operation of the proposed commercial establishments, and allows for density, height, and floor area arrangement which meets the goals of the General Plan by providing mixed-use, mixed-income project, which provides new housing units, commercial space, and publicly accessible open space, in addition to preserving the Capitol Records Complex. Thus, Alternative 8 would be consistent with the Land Use Chapter of the Framework Element.

Chapter 5: Urban Form and Neighborhood Design

Objective 5.2: *Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.*

Policy 5.2.1: *Designate centers and districts in locations where activity is already concentrated and/or where good transit service is or will be provided.*

Objective 5.5: *Enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.*

Objective 5.8: *Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.*

Policy 5.8.2: *The primary commercial streets within pedestrian-oriented districts and centers should have the following characteristics:*

- a. *Sidewalks: 15-17 feet wide (see illustrative street cross-sections).*
- b. *Mid-block medians (between intersections): landscaped where feasible.*
- c. *Shade trees, pruned above business signs, to provide a continuous canopy along the sidewalk and/or palm trees to provide visibility from a distance.*
- d. *Pedestrian amenities (e.g., benches, pedestrian-scale lighting, special paving, window boxes and planters).*

Objective 5.9: *Encourage proper design and effective use of the built environment to help increase personal safety at all times of the day.*

Policy 5.9.1: *Facilitate observation and natural surveillance through improved development standards which provide for common areas, adequate lighting, clear definition of outdoor spaces, attractive fencing, use of landscaping as a natural barrier, secure storage areas, good visual connections between residential,*

commercial, or public environments and grouping activity functions as child care or recreation areas.

Policy 5.9.2: Encourage mixed-use development which provides for activity and natural surveillance after commercial business hours through the development of ground floor retail uses and sidewalk cafes.

As previously mentioned, Alternative 8 involves the preservation of the Capitol Records Complex, and the development of up to 903 residential units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, on a Project Site that is well-served by a network of regional transportation facilities, including the Hollywood/Vine Metro B Line located approximately 600 feet south of the Project Site.

Alternative 8 would support residents of the Project Site and surrounding area, tourists, and visitors by providing a diverse mix of land uses including commercial, recreational, and entertainment services within an accessible, walkable, and active environment. In addition, the preservation of the Capitol Records Complex, including the Gogerty and Capitol Records Buildings as historical resources, would serve as cultural attractions for tourists. Alternative 8 would contribute to the ongoing redevelopment of a Regional Center and TPA by providing for mixed-use growth consistent with recent development and within a high activity area that connects to the Hollywood Walk of Fame and Capitol Records Complex.

Pedestrian access would be provided via sidewalks along the perimeter of the Project Site, as well as along a landscaped, publicly accessible paseo that runs through the Project Site connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue. The paseo is designed to promote gathering spaces and strengthen connections across the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame; and would include outdoor seating (including where visitors can view the Capitol Records Building), landscaping, ground floor retail and/or restaurant uses with open-air dining that would activate the respective street frontages along Vine Street and Argyle Avenue, in addition to public performances, art installations, and special events. Specifically, the paseo on the East Site (East Plaza) would be comprised of three distinct areas including an outdoor gathering space with seating, fireplace, and library, referred to as the "Lounge"; a performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing "Hollywood Jazz 1942–1972" mural and outdoor seating to view performances or gather when the stage is inactive, as well as a landscaped palm tree grove and a bike center, referred to as the "East Plaza"; and a landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy area, seating alcoves, and a water feature to serve as a transition between the Lounge and East Plaza areas referred to as the "Garden".

Alternative 8 also proposes a number of improvements that would enhance the public realm, including promoting walkability through the removal of existing surface parking lots, minimizing the number of curb cuts in order to reduce vehicle conflicts and interference with pedestrian activity along the Hollywood Walk of Fame, and maintaining sidewalk widths of 10-15 feet and, in conjunction with the Vesting Tentative Tract Map No. 82152, dedicating five-foot-wide sidewalk easements over requested sidewalk merger areas. In addition, Alternative 8 would provide a signalized crossing across Argyle Avenue that is intended to facilitate pedestrian connectivity and align with the existing mid-block crosswalks on Vine Street and Ivar Ave. Additionally, Alternative 8 up to 19,932 square feet of landscaped area throughout the Project Site, comprised of drought-tolerant native plants, shrubs, perennials, and groundcover, and the planting 258 trees, comprised of 226 on-site trees located on the amenity terraces and along the paseo on the West Site, and

16 street trees located along the Yucca, Argyle, Vine, and Ivar frontages. An additional 16 trees would also be provided adjacent to the East Site right-of-way, along the Vine Street and Argyle Avenue frontages, as well as trees and landscaping on the East Site paseo and terraces. Additionally, Alternative 8 to provide 90 short-term spaces at the ground level within the exterior plaza areas of both the West and East Sites. Finally, Alternative 8 proposes a planted traffic median along Vine Street.

As a mixed-use development, residents and patrons would provide natural on-site surveillance and eyes on the street, at all times of the day. The ground floor commercial uses and residential lobbies would be designed with glass storefronts to facilitate a visual connection between the pedestrians, commercial uses, and the public environment, while office and residential uses above would have views of the streets and surrounding neighborhoods. Prospective residents and patrons are also expected to walk to nearby restaurants, bar and entertainment venues on both weeknights and weekends, which would further increase the area's safety as more pedestrians show their presence and walk throughout the neighborhood.

In addition, Alternative 8 would implement Project Design Feature POL-PDF-2, which includes a security program to ensure the safety of Alternative 8 residents, employees, and visitors. Buildings would include controlled access to housing units and common open space areas, and unrestricted access during business hours for restaurant and/or retail uses, and publicly accessible open space areas. Facility operations would include staff training and building access; security would include 24-hour video surveillance and full-time security personnel; and duties of the security personnel would include, but would not be limited to, assisting residents and visitors with site access, monitoring entrances and exits of buildings, managing and monitoring fire/life/safety systems, and patrolling at regular intervals on the Project Site. Alternative 8 design would also include lighting of entryways, publicly accessible areas, and common building and open space areas associated with the housing units for security purposes. Further, as part of the Master Conditional Use Permit entitlement, conditions would include but are not limited to, security measures such as a camera surveillance system and appropriate lighting in the evening hours, and prohibition of after-hours use, except routine clean-up, and of dancing and adult entertainment.

Thus, Alternative 8 would be consistent with the Urban Form and Neighborhood Design Chapter of the Framework Element.

Chapter 6: Open Space and Conservation

Objective 6.4: *Ensure that the City's open spaces contribute positively to the stability and identity of the communities and neighborhoods in which they are located or through which they pass.*

Policy 6.4.8: *Maximize the use of existing public open space resources at the neighborhood scale and seek new opportunities for private development to enhance the open space resources of the neighborhoods.*

- h. Encourage the development of public plazas, forested streets, farmers markets, residential commons, rooftop spaces, and other spaces that function like open space in urbanized areas of the City with deficiencies of natural open space, especially in targeted growth areas.*
- i. Encourage the improvement of open space, both on public and private property, as opportunities arise.*

As described above, Alternative 8 would be an approximately 33,105-square-foot, landscaped, publicly accessible paseo that runs through the Project Site connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue, where there is a current lack of public space in the immediate vicinity, which is primarily comprised of commercial and residential buildings, surface parking lots, and parking structures. The paseo is designed to promote gathering spaces and strengthen connections across the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame; and would include outdoor seating (including where visitors can view the Capitol Records Building), landscaping, ground floor retail and restaurant uses with open-air dining that would activate the respective street frontages along Vine Street and Argyle Avenue, in addition to public performances, art installations, and special events. Specifically, the paseo on the East Site (East Plaza) would be comprised of three distinct areas including an outdoor gathering space with seating, fireplace, and library, referred to as the “Lounge”; a performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing “Hollywood Jazz 1942–1972” mural and outdoor seating to view performances or gather when the stage is inactive, as well as a landscaped palm tree grove and a bike center, referred to as the “East Plaza”; and a landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy area, seating alcoves, and a water feature to serve as a transition between the Lounge and East Plaza areas referred to as the “Garden”. The new public space on-site would enhance the neighborhood’s open space resources and aesthetics while providing gathering space for residents, employees, and visitors to socialize and provide connectivity to the neighborhood.

Therefore, Alternative 8 would be consistent with the Open Space and Conservation Chapter of the Framework Element.

Chapter 7: Economic Development

Objective 7.2: *Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*

Policy 7.2.2: *Concentrate commercial development entitlements in areas best able to support them, including community and regional centers, transit stations, and mixed-use corridors. This concentration prevents commercial development from encroaching on existing residential neighborhoods.*

Policy 7.2.3: *Encourage new commercial development in proximity to rail and bus transit corridors and stations.*

Objective 7.9: *Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City’s work force to both live and work in the City.*

Alternative 8 proposes up to 412,817 square feet of non-residential uses, comprised of up to 385,943 square feet of office uses and up to 26,874 square feet of ground floor commercial uses, on a Project Site that is located approximately 600 feet north of the Hollywood/Vine Metro B Line Station. In addition, Alternative 8 would offer a range of residential unit types and sizes, with a mix of studio, one-, two- and three-bedroom units through the provision of up to 933 residential units. By providing a balance of land uses which include residential, office and commercial within an existing Regional Center mixed-

use, commercial district, and concentrating growth in proximity to transit, Alternative 8 would contribute to the economic development of the community and the City by providing jobs within a development that would allow residents to live and work on-site or live and work nearby.

Therefore, Alternative 8 is consistent with the Economic Development Chapter of the Framework Element.

Citywide Design Guidelines

The Citywide Design Guidelines, adopted by the City Planning Commission on June 9, 2011, and last updated and adopted on October 24, 2019, establish a baseline for urban design expectations and present overarching design themes and best practices for residential, commercial, and industrial projects. Commission policy states that approved projects should either substantially comply with the Guidelines or through alternative methods to achieve the same objectives, and that the Guidelines may be used as a basis to condition an approved project. The design guidelines focus on three main design approaches: Pedestrian-First Design, 360 Degree Design, and Climate-Adaptive Design. These design guidelines focus on several areas of opportunity for attaining high quality design in mixed-use projects, including enhancing the quality of the pedestrian experience along the border of the project and public space; nurturing an overall active street presence; establishing appropriate height and massing within the context of the neighborhood; maintaining visual and spatial relationships with adjacent buildings; and optimizing high quality infill development that strengthens the visual and functional quality of the commercial environment.

Alternative 8 would achieve Pedestrian-First Design goals by creating an active pedestrian experience along Argyle Avenue to the east, Yucca Street to the north, and Ivar Avenue to the west, and Vine Street, which bisects the West and East Sites. The Project Site is comprised of the West Building and West Senior Building on the West Site, and the East Office Building and the Capitol Records Complex on the East Site, with a public paseo that travels through both Sites, connecting Ivar Avenue to Vine Street, and Vine Street to Argyle Avenue, allowing for uninterrupted movement from one end of the Project Site to the other. As previously mentioned, the West Plaza and East Plaza would include ground floor retail and residential lobbies designed with floor-to-ceiling glass storefronts that engage pedestrians at the street level with active uses, outdoor seating (including where visitors can view the Capitol Records Building), landscaping, open-air dining, spaces for public performances, art installations, and special events.

The public plaza on the East Site, is lined with ground floor restaurant and/or retail spaces, orients pedestrians through the interstitial space created by the terraced East Office Building and the existing Capitol Records Building. Each frontage provides direct access to the Project Site and is lined with ground floor commercial uses and residential lobbies that are designed with floor-to-ceiling glass storefronts that engage pedestrians at the street level with active uses. Additional pedestrian amenities include public improvements such as the installation of bicycle parking, building lighting around the Project Site, and planting of street trees and landscaping. Alternative 8 also proposes a landscaped median along Vine Street, where there is an existing mid-block crosswalk. In addition, a new signalized crossing across Argyle Avenue would be provided to facilitate pedestrian connectivity to align with existing mid-block crosswalks on Vine Street and Ivar Avenue.

Alternative 8 focuses density in the center of the development along Vine Street, where historically taller buildings in Hollywood have been located; and locates the West Senior Building on the periphery of the Project Site to help make a smooth massing transition into

the surrounding community. In order to preserve the strong pedestrian nature of Vine Street, which would include the paseo and other pedestrian connectivity features, all vehicular access to the Project Site would be provided by driveways located on Ivar Avenue, Yucca Street, and Argyle Avenue. Access to the West Site would be provided via a new driveway on Ivar Avenue. Neighborhood features, such as the Hollywood Walk of Fame, have also helped define the proposed vehicular access strategy. Alternative 8 would avoid new curb cuts along the Hollywood Walk of Fame and would remove seven of the existing curb cuts along Vine Street. In total, Alternative 8 would have two curb cuts on the West Site and three curb cuts on the East Site – along Ivar Avenue, Argyle Avenue, and Yucca Street.

In order to facilitate a 360 Degree Design, Alternative 8 utilizes a variety of architectural styles, building materials, and building forms as it embraces and responds to the existing site features, namely the Capitol Records building and development along Hollywood Boulevard. The Capitol Records Building serves as both an iconic and physical centerpiece of Alternative 8. The curved facades of the West Building and East Office Building create a view corridor and of the Capitol Records Building, and incorporate white horizontal facade elements, paying homage to the white circular sunshades of the Capitol Records Building. Likewise, the fenestration and glazing on the West Building and East Office Building are universally applied to all sides of the building, allowing for 360-degree design visible from surrounding neighborhood, most notably the Hollywood Hills.

The West Senior Building maintains a consistent street frontage along Yucca Street and incorporates terracing and open space as an elevated amenity, similar to the West Building. The West Senior Building is also designed to be responsive to the surrounding urban context and, at 13 stories, would pick up on the typical mid-rise height seen throughout the greater Hollywood area. The West Senior Building would front on Yucca Street and feature metal panel façades characteristic of modern urban architecture. This arrangement creates a building that is oriented outward with circulation that encourages residents to engage with their surrounding community, in addition to making use of the Alternative 8's publicly accessible open spaces. The active ground floor and mezzanine level restaurant/retail uses would enhance the Project Site's connections to surrounding sidewalks, streets, and land uses.

Regarding Climate Adaptive Design, as part of the Environmental Leadership Development Project (ELDP) certification requirements, Alternative 8 would be conditioned to develop energy-efficient buildings, which reduces energy consumption by 22 percent below LEED baseline, reduces outdoor water use 30 percent below code required baseline and indoor water use 35 percent below code required baseline, transportation efficiencies with result in a 15 percent reduction in VMT, a minimum of 105 kilowatts of solar energy generation on site, and the purchase of carbon credits with offset operation and construction. Under Alternative 8, the proposed residential buildings on the West Site would incorporate LEED Gold Certification, and the proposed office building would combine LEED Platinum (the highest level of LEED Certification) and WELL Gold Certification. Therefore, the Project would achieve Climate-Adaptive Design by complying with the most current regulations regarding sustainable building design, solar installation, water-wise landscape, and electric vehicle (EV) parking requirements.

Overall, the design, scale, massing, and style of the buildings is appropriate in the context of the existing Capitol Records Building and complex and the center of the Hollywood Community's commercial core which consists of mid- to high-rise transit oriented development adjacent to Metro B Line stations.

Housing Element

The City's Housing Element for 2013-2021 was adopted by City Council on December 3, 2013. Alternative 8 would be in conformance with following goals of the Housing Element as described below.

Goal 1: Housing Production and Preservation

Objective 1.1: *Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.*

Policy 1.1.2: *Expand affordable rental housing for all income groups that need assistance.*

Policy: 1.2.2: *Encourage and incentivize the preservation of affordable housing, including non-subsidized affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing.*

Policy 1.4.1: *Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.*

Goal 2: Safe, Livable, and Sustainable Neighborhoods

Objective 2.1: *Promote safety and health within neighborhoods.*

Objective 2.2: *Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.*

Policy 2.2.2: *Provide incentives and flexibility to generate new multi-family housing near transit and centers, in accordance with the General Plan Framework Element, as reflected in Map ES.1.*

Policy 2.2.3: *Promote and facilitate a jobs/housing balance at a citywide level.*

Objective 2.4: *Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.*

Objective 2.5: *Promote a more equitable distribution of affordable housing opportunities throughout the City.*

Policy 2.5.2: *Foster the development of new affordable housing units citywide and within each Community Plan area.*

The Housing Element encourages more housing units to accommodate the City's projected growth and also envisions a variety of unit types and sizes and amenities that can satisfy the needs and demand of people of all income levels, races, and ages. The Housing Element indicates that not only are more housing units needed to accommodate the City's growth, but that these units need to be a broader array of typologies to meet evolving household types and sizes.

As previously mentioned, Alternative 8 involves the preservation of the Capitol Records Complex, and the development of up to 903 residential units, including 133 affordable

housing units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, on a Project Site that is well-served by a network of regional transportation facilities, including the Hollywood/Vine Metro B Line located approximately 600 feet south of the Project Site.

Alternative 8 would offer a range of residential unit types and sizes, including both market-rate and senior affordable units, with a mix of studio, one-, two- and three-bedroom units. To ensure the livability of these housing units, especially in such an urban location, Alternative 8 would provide 101,725 square feet of usable open space, including 79,725 square feet of common open space which includes a sunken garden outdoor amenity decks and terraces, coworking spaces, a screening room, lounge / library / game room, kids room, wellness spa, and a fitness center with locker rooms and, specific to the West Senior Building, multipurpose rooms with senior support services office for social workers to provide assistance to the senior residents, and 22,000 square feet of private open space in the form of private balconies, in addition to a publicly accessible paseo, and ground floor commercial spaces with outdoor dining areas and the associated sales and service of a full line of alcoholic beverages for on-site and off-site consumption.

The sustainability of the neighborhood and facilitation of a jobs/housing balance would be promoted by the provision of mixed-income housing units, office and commercial uses that would provide jobs, amenities, and neighborhood-serving uses such as retail and restaurant. Transit use would be encouraged through the Project Site's proximity to public transit options and through the provision of bicycle parking spaces, including long-term residential and long-term commercial bicycle spaces within subterranean parking levels, and short-term spaces at the ground level within the exterior plaza areas of both the West and East Sites.

Alternative 8 would increase safety in the area by providing more natural surveillance and eyes on the street. The ground floor commercial uses would further activate the streets while both the commercial and office uses, and the residential units would have views of the streets and surrounding neighborhoods. In addition, prospective residents and patrons are expected to walk to neighboring restaurants, bar and entertainment venues on both weeknights and weekends, which would further increase the area's safety as more pedestrians show their presence and walk throughout the neighborhood. In addition, Alternative 8 would implement Project Design Feature POL-PDF-2, which includes a security program to ensure the safety of Alternative 8 residents, employees, and visitors. Buildings would include controlled access to housing units and common open space areas, and unrestricted access during business hours for restaurant and/or retail uses, and publicly accessible open space areas. Facility operations would include staff training and building access; security would include 24-hour video surveillance and full-time security personnel; and duties of the security personnel would include, but would not be limited to, assisting residents and visitors with site access, monitoring entrances and exits of buildings, managing and monitoring fire/life/safety systems, and patrolling at regular intervals on the Project Site. Alternative 8 design would also include lighting of entryways, publicly accessible areas, and common building and open space areas associated with the housing units for security purposes. Further, as part of the Master Conditional Use Permit entitlement, conditions would include but are not limited to, security measures such as a camera surveillance system and appropriate lighting in the evening hours, and prohibition of after-hours use, except routine clean-up, and of dancing and adult entertainment.

The Project Site is surrounded by residential, commercial, mixed-use, and industrial buildings that vary in building style and scale. Alternative 8 would be consistent with the on-going mixed-use redevelopment in the area and targeted growth policies applicable to

Regional Centers and TPAs and would be sited and designed to enhance the character of the Regional Center mixed-use, commercial district. Existing buildings surrounding the Project Site range from one to 18 stories. Adjacent residential and mixed-use residential development would include an 18-story, mixed-use residential building (Argyle House) located immediately north of the East Site; a 16-story hotel (Kimpton Evelyn Hotel) northeast of the East Site, and a seven-story, mixed-use residential building (Eastown) to the south of the East Site. Lower-scale (two- to three-story) residential buildings are located to the east of the Project Site, but is proposed for development with a 30-story mixed use tower (6220 Yucca Project), and the existing 12-story Equitable Building to the south of the East Site, which includes live/work lofts. The nearest residential development to the West Site is located just south and includes an 11-story senior residential building (former Knickerbocker Hotel Building). In addition, proposed developments such as the 28-story Palladium Residences, to the south; the 30-story, 6220 Yucca Project immediately east of the East Site; and the 20-story Hollywood Gower Project to the southeast, all less than 0.5 miles from the Project Site, are indicative of the development pattern of taller buildings in the surrounding area.

Alternative 8 would provide quality design and a scale and character that respects the unique surrounding neighborhood and development patterns. Specifically, Alternative 8's architecture is a contemporary adaptation of the modernist architectural character of the Capitol Records Building. The West and East Buildings mimic the articulation of the Capitol Records building but, at 48 and 17 stories, extend the skyline upward. The façades of the West and East Buildings facing the Capitol Records Building and the Hollywood Hills curve softly to complement the Capital Records Building and to maximize the width of view corridors into and through the Project Site. The curved exterior walls include serrated balconies intended to echo the signature sunshades of the Capitol Records Building and reference the natural contours of the Hollywood Hills. The remaining façades are more traditional rectangular buildings. Under the proposed design, the ground level open space, paseo, and plazas also allow for public amenities and deeper setbacks and views around the buildings. The separation between the West Building and the existing Capitol Records Building would be a minimum of 120 feet (measured from the outer edge of the sunshades), and the distance between the East Office Building and the existing Capitol Records Building would be a minimum of 70 feet (measured from the outer edge of the sunshades). The setback of the East Office Building from Vine Street would be approximately 40 feet at the ground level, to allow views of the Capitol Records Building looking north from Vine Street.

Alternative 8 is sited and designed to focus greater intensity development adjacent to Vine Street, with the 36-story West Building and 17-story East Office Building located toward the center of the development. The 13-story West Senior Building would be located at the corner of Ivar Avenue and Yucca Street and would provide a transition between the West Building and the lower-scale (one- to two-story) buildings located to the north across Yucca Street and west across Ivar Avenue. While the West and East Buildings would have a substantially greater height and intensity than existing development in the area, Alternative 8 is consistent with the higher density, mixed-use redevelopment trend in the Hollywood regional center, would boost residential densities and jobs near transit infrastructure, and would significantly increase both market-rate and affordable housing opportunities in the Hollywood Community Plan area, consistent with targeted growth policies applicable to Regional Centers and TPAs.

Alternative 8 would also provide ground level dining and open space uses for residents, employees, and visitors. These ground level uses and the proposed mix of uses within Alternative 8 would increase the diversity of uses consistent with the Regional Center designation and would improve the pedestrian experience at the Project Site. Alternative

8 would enhance the urban character of the area, with an emphasis on activating Vine Street for pedestrians and cyclists and create a stronger connection to the Hollywood Walk of Fame and Capital Records Complex. By providing residential, office and commercial components on a single Project Site, Alternative 8 would offer a balance of housing and jobs within the City; and by locating this mixed-use project near major transit, job centers, shopping and entertainment areas, Alternative 8 would facilitate interaction with the community, bringing more people onto the street, providing more customers for local businesses and increasing safety in the area.

Therefore, Alternative 8 would be consistent with the Housing Element.

Mobility Element

The Mobility Plan 2035 includes goals that define the City's high-level mobility priorities. The Mobility Element sets forth objectives and policies to establish a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles. Alternative 8 would be in conformance with following goals of the Mobility Element as described below.

Chapter 3: Access for All Angelenos

Objective: *Ensure that 90 percent of households have access within one mile to the Transit Enhanced Network by 2035.*

Policy 3.3: *Promote Equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.*

Policy 3.5: *Support “first-mile, last-mile solutions” such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops to maximize multi-modal connectivity and access for transit riders.*

Policy 3.7: *Improve transit access and service to major regional destinations, job centers, and inter-modal facilities.*

Policy 3.8: *Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.*

Chapter 5: Clean Environments and Healthy Communities

Objective: *Decrease VMT per capita by 5% every five years, to 20% by 2035.*

Policy 5.2: *Support ways to reduce vehicle miles traveled (VMT).*

As previously mentioned, the Project Site is well-served by a network of regional transportation facilities, including public transit stops operated by Metro and LADOT located in proximity to the Project Site. The nearest Metro Station is the Metro B Line Hollywood/Vine Station located approximately 600 feet south of the Project Site. Bus transit access is provided along a number of Metro and LADOT bus routes with multiple stops located within one block of the Project Site. These bus routes include Metro Rapid Line 780, Metro Local Lines 180/181, 207, 210, 212/312, 217, and 222, and LADOT Downtown Area Short Hop (DASH) Hollywood, DASH Beachwood Canyon, and DASH Hollywood/Wilshire. Alternative 8 will allow for reduction of vehicle trips by placing high density residential and access to work opportunities and essential services within

proximity to public transit, as well as existing retail and amenities in the surrounding area. These transit stations provide access to employment centers and jobs, local and regional destinations, and other neighborhood services for Alternative 8 residents. The availability of many transit options along existing commercial corridors creates greater mobility and reduces the need for use of personal vehicles.

Alternative 8 would result in fewer vehicular trips by providing a mixed-use, infill development that contains both market-rate and affordable residential, office, and commercial uses, with publicly accessible open space, within a TPA, and on a major transportation corridor that is well-served by public transportation, as described above. Alternative 8's location in a transit rich corridor and in proximity to employment, retail, restaurants, and entertainment uses will promote the use of transit, bicycle and pedestrian trips in lieu of vehicular trips. Prospective residential, office and commercial tenants will have increased opportunities to access alternate modes of transportation, which will contribute to reducing traffic congestion and improving air quality. Furthermore, a number of trips would be expected to be transit or walk trips rather than vehicle trips as some residents and/or visitors would take transit to their destinations or would walk to destinations nearby.

Alternative 8 would encourage all modes of travel, including transit and bicycle use through the Project Site's proximity to public transit options, which activates the streets with greater pedestrian activity as residents and patrons will be encouraged to walk and use public transit, thus enhancing the public realm and creating destinations around public transit. Alternative 8 is designed to promote pedestrian access and gathering onto and across both the East and West Sites via sidewalks along the perimeter of the Project Site, as well as along a large landscaped publicly accessible paseo that runs east-west through the Project Site. Pedestrians would have direct access to ground floor restaurant and/or retail uses on the West Site from Vine Street, Yucca Street, and Ivar Avenue, and on the East Site from Argyle Avenue, Vine Street, and the landscaped paseo. Alternative 8 avoids driveway/vehicular access from Vine Street and is designed so that all vehicular entrances are from surrounding streets, further enhancing pedestrian access and safety along Vine Street. Bicyclists would have the same access opportunities to the Project Site as pedestrians and would be provided with bicycle parking spaces, including long-term residential and long-term commercial bicycle spaces within the subterranean parking levels; and short-term spaces at the ground level within the exterior plaza areas of both the West and East Sites. Bicycle maintenance and shower areas would also be provided within the garage for each of the West and East Sites. In addition, the Mobility Plan incorporates the Complete Streets principles to accommodate all modes of transportation including foot traffic and bicyclists.

Finally, Alternative 8 would implement a Transportation Demand Management (TDM) Program per Project Design Feature TRAF-PDF-1, which consists of strategies that are aimed at discouraging single-occupancy vehicle trips and encouraging alternative modes of transportation, such as carpooling, taking transit, walking, and biking. As conditioned, Alternative would provide 30 percent of the required parking spaces as Electric Vehicle (EV) ready with 10 percent of the required spaces providing EV-charging stations. In addition, as an ELDP Project, Alternative 8 would also be required to meet a minimum 15 percent reduction in VMT reduction.

As such, Alternative 8 conforms to the goals, objectives, and policies of the Mobility Element.

Health and Wellness Element

Adopted in March 2015, the Plan for a Healthy Los Angeles lays the foundation to create healthier communities for all Angelenos. As the Health and Wellness Element of the General Plan, it provides high-level policy vision, along with measurable objectives and implementation programs, to elevate health as a priority for the City's future growth and development. Through a new focus on public health from the perspective of the built environment and City services, the City of Los Angeles will strive to achieve better health and social equity through its programs, policies, plans, budgeting, and community engagement. The proposed project is consistent with the following goals, objectives, and policies:

Chapter 2: A City Built for Health

Policy 2.2. Healthy Building design and construction. *Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools, practices, and programs.*

Chapter 5: An Environment Where Life Thrives

Policy 5.1: Reduce air pollution from stationary and mobile sources; protect human health and welfare and promote improved respiratory health.

Policy 5.7: Promote land use policies that reduce per capita greenhouse gas emissions, result in improved air quality and decreased air pollution, especially for children, seniors and other susceptible to respiratory diseases.

Alternative 8 would develop market-rate and senior affordable housing, office and commercial uses within 600 feet of the Hollywood/Vine Metro B Line Station and various bus routes, connecting the Project Site to other regional and local destinations as well as employment centers and retail services. Future visitors, employees, and residents of this Project, as well as people who already live and work in the area, will be able to take advantage of the Project's mix of uses located within proximity to transit to serve their daily needs. As previously mentioned, Alternative 8 incorporates several pedestrian-oriented design elements, including concentrating residential and commercial development near existing commercial corridors; providing opportunities for neighborhood-serving uses and increasing the amount of pedestrian activity and safety by introducing more permanent eyes on the street; providing ground floor commercial space that will provide retail and food services oriented toward the street and publicly accessible open space, to provide a connection and enhance the pedestrian experience. The commercial spaces along Ivar Avenue, Yucca Street, Argyle Avenue and Vine Street would complement the existing uses and character of the surrounding area. Dining, entertainment, and other substantial public and private open space include a sunken garden, outdoor amenity decks and terraces, coworking spaces, a screening room, lounge / library / game room, kids room, wellness spa, and a fitness center with locker rooms would encourage and allow for socializing on-site, reducing off-site trips. Alternative 8 would also include approximately 33,105 square feet of publicly accessible open space at the ground level via a paseo through the West and East Sites, and the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame. The paseo would provide cultural and social amenities such as public art program in conjunction with shopping, outdoor seating (including where visitors can view the Capitol Records Building), landscaping, ground floor retail and restaurant uses open-air dining that would activate the respective

street frontages along Vine Street and Argyle Avenue, in addition to public performances, art installations, and special events. Numerous transit options in the vicinity would encourage residents, patrons, and visitors to use public transportation or walk, thus reducing air pollution and greenhouse gas emissions that would otherwise be caused by vehicle trips. In addition, as conditioned, Alternative 8 would provide 30 percent of the required parking spaces as Electric Vehicle (EV) ready with 10 percent of the required spaces providing EV-charging stations. As such, the proposed project promotes a healthy built environment. Finally, as part of the ELDP certification, the Project must result in vehicle trip reductions, net zero emissions, and LEED Gold certification.

As such, Alternative 8 conforms to the goals, objectives, and policies of the Wellness Element.

Land Use Element – Hollywood Community Plan

The Hollywood Community Plan was adopted by the City Council on December 13, 1988. The Community Plan's purpose is to "promote an arrangement of land use, circulation, and services which all encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community." Alternative 8 would be in conformance with following goals of the Land Use Element as described below.

Objective 1: To further the development of Hollywood as a major center of population, employment, retail services, and entertainment [...].

Objective 3: To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

Objective 4: To promote economic well-being and public convenience through allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.

Objective 5: To provide a basis for the location and programming of public services and utilities and to coordinate the phasing of public facilities with private development. To encourage open space and parks in both local neighborhoods and in high density areas.

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

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

Vesting Tentative Tract Map No. 82152, the lot area of the Project Site is 200,371 square feet, which permits a maximum density of 1,002 dwelling units¹¹. Alternative 8 proposes a total of 903 dwelling units, including 770 market-rate units and 133 affordable senior units. Contingent upon the approval of the Density Bonus Compliance Review, in conjunction with request On- and Off-Menu Incentives and Waiver of Development Standards, Alternative 8 would be permitted a maximum 7:1 FAR in exchange for setting aside at least 11 percent of the total residential units for Very Low Income households.

Alternative 8 would provide a total of 903 residential units, including 770 market-rate residential units and 133 senior affordable units, for with up to 385,943 square feet of office uses and up to 26,874 square feet of commercial (i.e., restaurant and retail) uses distributed between the West and East Sites. The commercial uses would be distributed between the East and West Sites, with a commercial space located at the ground floor on the corner of Yucca Street and Ivar Avenue and along Vine Street in the West Site, and along Argyle Avenue in the East Site.

Alternative 8 would further the development of Hollywood as a major center of population, employment, retail services, and entertainment by proposing a high-density, mixed-use development within 600 feet from the Hollywood/Vine Station Metro B Line Station and various bus routes, connecting the Project Site to other regional and local destinations as well as employment centers and retail services. Alternative 8 would contribute to the Hollywood area as a high-density, mixed-use development that provides housing, employment via office and commercial services for residents and visitors of the area. The mix of market-rate and senior affordable housing would help to satisfy the varying needs and desires of all economic segments of the community. Retail and office facilities would be provided in quantities and patterns based on accepted planning principles and standards, by locating these uses along main commercial corridors and at ground level to activate the pedestrian experience. In addition, Alternative 8 provides 101,725 square feet of usable open space, including a sunken garden outdoor amenity decks and terraces, coworking spaces, a screening room, lounge / library / game room, kids room, wellness spa, and a fitness center with locker rooms and, specific to the West Senior Building, multipurpose rooms with senior support services office for social workers to provide assistance to the senior residents.

Alternative 8 would also include approximately 33,105 square feet of publicly accessible open space at the ground level via a paseo through the West and East Sites, connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue. The paseo would function as a public open space amenity at the terminus of the Hollywood Walk of Fame, connect the Project Site to surrounding uses, including the Pantages Theatre and the Hollywood Walk of Fame, and provide cultural and social amenities such as public art program in conjunction with landscape and open space design, and activated street fronts. The paseo would include shopping, outdoor seating (including where visitors can view the Capitol Records Building), landscaping, ground floor retail and restaurant uses with open-air dining that would activate the respective street frontages along Vine Street and Argyle Avenue, in addition to public performances, art installations, and special events.

As such, the Alternative 8 conforms to the goals, objectives, and policies of the Hollywood Community Plan.

¹¹ Pursuant to AB 2501, base density calculations that result in a fractional unit shall be rounded up to the next whole number for projects utilizing LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus).

Hollywood Redevelopment Plan

Hollywood Redevelopment Plan Consistency Findings

Alternative 8 would be consistent with following goals of the Hollywood Redevelopment Plan, as described below:

- *Promote a balanced community meeting the needs of the residential, commercial, industrial, arts and entertainment sectors.*
- *Improve the quality of the environment, promote a positive image for Hollywood and provide a safe environment through mechanisms such as promoting architectural and urban design standards including standards for building setback and materials, and concealment of mechanical appurtenances; promoting landscape criteria and planting programs to ensure additional green space; encouraging maintenance of the built environment; coordinating the provision of high quality public improvements; and integrate public safety concerns into planning efforts.*
- *Support and promote Hollywood as the center of the entertainment industry and a tourist destination through the preservation of landmarks related to the entertainment industry.*
- *Provide housing choices and increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes.*
- *Promote the development of sound residential neighborhoods through mechanisms such as land use, density and design standards, public improvements, sensitive in-fill housing, development of open spaces and other support services necessary to enable residents to live and work in Hollywood.*
- *Support and encourage a circulation system which will improve the quality of life in Hollywood, including pedestrian, automobile, parking and mass transit systems with an emphasis on serving existing facilities and meeting future needs.*
- *Promote and encourage development of recreational and cultural facilities and open spaces necessary to support attractive residential neighborhoods and commercial centers.*

Alternative 8 involves the preservation of the Capitol Records Complex, and the development of up to 903 residential units, comprised of 770 market-rate units and 133 senior affordable units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, for a total new floor area of 1,287,100 square feet. Alternative 8 would also include approximately 33,105 square feet of publicly accessible open space at the ground level via a paseo through the West and East Sites, connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue.

In addition, Alternative 8 is designed to create a stronger connection to Vine Street and the Hollywood Walk of Fame via ground floor open space areas and commercial uses that would activate the street frontages along Vine Street and Argyle Avenue, inviting visitors to utilize and patronize the restaurants, outdoor dining opportunities, and the public open space plazas and amenities. The East Plaza would provide three distinct areas, including

the Lounge, an informal gathering space with an outdoor fire pit; the Garden, another informal gathering space with outdoor seating areas and landscaping; and the Plaza, an outdoor performance area with a stage that would host local public acoustic performances, accented by the existing Hollywood Jazz Mural and outdoor seating to encourage pedestrians to enjoy the performances or to gather when the stage is inactive.

Alternative 8 would support and promote Hollywood as the center of the entertainment industry and a tourist destination by redeveloping parcels primarily operated as surface parking and creating a stronger connection to the Hollywood Walk of Fame and the Capitol Records Complex. As Alternative 8 would preserve the Capitol Records Building, an iconic historic Hollywood landmark, the buildings have been designed in a way so as to celebrate its significance by preserving view corridors from the paseo through the architecture of the buildings. Under the proposed design, the ground level open space, paseo, and plazas allow for public amenities and deeper setbacks and views around the buildings. The separation between the West Building and the existing Capitol Records Building would be a minimum of 120 feet (measured from the outer edge of the sunshades), and the distance between the East Office Building and the existing Capitol Records Building would be a minimum of 70 feet (measured from the outer edge of the sunshades). The setback of the East Office Building from Vine Street would be approximately 40 feet at the ground level, to allow views of the Capitol Records Building looking north from Vine Street. Alternative 8's architecture is a contemporary adaptation of the modernist architectural character of the Capitol Records Building. The West and East Buildings mimic the articulation of the Capitol Records building but, at 48 and 17 stories, extend the skyline upward. The façades of the West Building and East Office Building facing the Capitol Records Building and the Hollywood Hills curve softly to complement the Capitol Records buildings and to maximize the width of view corridors into and through the Project Site. The curved exterior walls include serrated balconies intended to echo the signature sunshades of the Capitol Records Building and reference the natural contours of the Hollywood Hills. While the remaining façades are more traditional rectangular buildings, this gesture would help preserve landmarks related to the entertainment industry.

By providing a mixed-income project that contributes to the housing supply while supporting senior housing, in combination with a mix of commercial and office uses within 600 feet Hollywood/Vine Metro B Line Station, Alternative 8 encourages the ability to be able to live and work in Hollywood. In addition, Alternative 8 would provide 19,932 square feet of landscaped area throughout the Project Site, comprised of drought-tolerant native plants, shrubs, perennials, and groundcover and up to 258 trees on the West Site, including 242 on-site and 16 street trees; and 16 street trees on the East Site. Aside from residential amenities such as coworking spaces, a screening room, lounge / library / game room, kids room, wellness spa, and a fitness center with locker rooms, Alternative 8 also proposes senior support services office for social workers to provide assistance to the senior residents.

As an ELDP Project, Alternative 8 would be required to enter a binding commitment to delay operating Alternative 8 until it receives LEED Gold Certification or better. Achieving LEED Gold Certification requires meeting design criteria in three overarching categories, including siting, transportation and mixed-use; building performance; and material selection that serve to protect the environment and health of the community. Alternative 8's location and design would provide the new residential population, visitors, and employees with access to restaurant, retail, recreation, and entertainment activities within walking and biking distances and would provide convenient access to bus and rail services. Alternative 8's location and design offer increased transportation choices and access to services that improve the quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and reduced air pollution.

In addition, Alternative 8 also proposes a number of public improvements in accordance with the proposed Development Agreement, pertaining to the Hollywood Walk of Fame Streetscape Concept Plan. Finally, Alternative 8 would provide mixed-income housing, in conjunction with office and ground floor commercial uses that are appropriately designed with glass storefronts in order to activate the street and increase eyes on the street, thereby contributing to public safety, while also implementing Project Design Feature POL-PDF-2, which includes a security program to ensure the safety of Alternative 8 residents, employees, and visitors that would include, but not be limited to controlled access to housing units and common open space areas; staff training; 24-hour video surveillance and full-time security personnel. Alternative 8 design would also include lighting of entryways, publicly accessible areas, and common building and open space areas associated with the housing units for security purposes.

Therefore, Alternative 8 would be consistent with the applicable goals of the Redevelopment Plan.

Hollywood Redevelopment Plan Conformance Findings

In addition to achieving the consistency with the Hollywood Redevelopment Plan, Alternative 8 would also support and comply with the criteria identified in the following Subsections of the Hollywood Redevelopment Plan:

Section 501 of the Redevelopment Plan states that no real property in the Project Area shall be developed, rehabilitated or otherwise changed after the date of the adoption of the Redevelopment Plan, except in conformance with the provisions of this Plan or applicable Designs for Development adopted pursuant to this Plan. However, to date, no Designs for Development nor Hollywood Urban Design Plan have been formally adopted. but, as described above, Alternative 8 is consistent with the goals of the Hollywood Redevelopment Plan. Therefore, Alternative 8 would comply with Section 501 of the Redevelopment Plan.

Section 502 of the Redevelopment Plan states that notwithstanding anything to the contrary in this Plan, the land uses permitted in the Project Area shall be those permitted by the General Plan, applicable Community Plan, and/or any applicable City zoning ordinance, as they now exist or are hereafter amended and/or supplemented from time to time. The Hollywood Community Plan designates the Project Site for Regional Center Commercial land uses corresponding to the C4-2D-SN (Commercial Zone, Height District 2D, Hollywood Signage Supplemental Use District [HSSUD]) Zone. The C4 Zone allows for a wide variety of land uses, including retail stores, theaters, hotels, broadcasting studios, parking buildings, parks, and playgrounds and permits any land use permitted in the R4 Zone, including multiple residential uses. Alternative 8 proposes a mix of residential, office and commercial uses, which are all permitted by the designated General Plan land use designation and underlying zoning. Therefore, Alternative 8 would comply with Section 502 of the Redevelopment Plan.

Section 503 of the Redevelopment Plan describes the purpose and intent of Design(s) for Development, stating that the Agency is authorized to adopt development and design guidelines intended to carry out the goals of the Plan. However, to date, no Designs for Development have since been adopted but as described above, Alternative 8 is consistent with the applicable goals of the Hollywood Redevelopment Plan. Therefore, Alternative 8 would comply with Section 503 of the Redevelopment Plan.

Section 504 of the Redevelopment Plan states that no zoning variance, conditional use permit, building permit, demolition permit or other land development entitlement shall be issued unless the application has been reviewed and determined to be in conformance with the Redevelopment Plan and any applicable design standards. As set forth in these findings, Alternative 8 is in conformance with the Redevelopment Plan. Further, the entitlement requests for Alternative 8 are before the City Planning Commission for review. As of November 11, 2019, the Department of City Planning has been charged with land use authority for the Hollywood Community Redevelopment Area (CRA), the City Planning Commission shall take action on behalf of the Agency. Pursuant to standard practice, Alternative 8 was also vetted by the Professional Volunteer Program, a standard for cases which seek entitlement approvals from the City Planning Commission. Therefore, Alternative 8 would comply with Section 504 of the Redevelopment Plan.

Section 505 states that areas shown on the Redevelopment Plan Map as Residential shall be maintained, developed, or used for single or multifamily housing at or below housing densities indicated in this Section. The Project Site is designated as Regional Center Commercial. Therefore, Section 505 of the Redevelopment Plan does not apply.

Section 506 states that areas shown on the Redevelopment Plan Map as Community, Highway Oriented, Neighborhood and Office, or Regional Center Commercial shall be maintained, developed and used as defined in Sections 506.1 (Community, Highway Oriented, and Neighborhood and Office) and 506.2 (Regional Center Commercial) of the Plan, and that residential uses may be permitted in Commercial areas pursuant to Section 506.3 of the Plan. The Project Site is designated as Regional Center Commercial and shall therefore be used for uses identified under Section 506.2 below. Therefore, Alternative 8 would comply with Section 506 of the Redevelopment Plan.

Section 506.1 identifies intensity and concentration of uses intended for the Community, Highway Oriented, or Neighborhood and Office designations. The Project Site is designated as Regional Center Commercial. Therefore, Section 506.1 of the Redevelopment Plan does not apply.

Section 506.2 states that Regional Center Commercial uses shall generally provide goods and services which are designed in a manner that appeals to a regional market as well as to local markets and includes uses such as theaters, restaurants, hotels, offices and retail or service businesses; and further identifies two special districts with the Regional Center designation. As Alternative 8 proposes a mix of residential, office and commercial uses (retail/restaurant), the uses are consistent with the Regional Center Commercial designation. Therefore, Alternative 8 would comply with Section 506.2 of the Redevelopment Plan.

506.2.1 states that Hollywood Boulevard and adjacent properties shall be designated as the Hollywood Boulevard District, which generally includes properties to the north and south of Hollywood Boulevard from Gower Street to La Brea Avenue. The District includes the following objectives:

5. *Encourage preservation, restoration and appropriate reuse of historically or architecturally significant structures;*
6. *Assure that new development is sympathetic to and complements the existing scale of development;*
7. *Provide pedestrian oriented retail uses along the street level;*
8. *Encourage entertainment, theater and tourist related uses;*
7. *Provide adequate parking for new and existing uses; and*
8. *Reinforce and enhance the existing pedestrian environment.*

Alternative 8 includes the preservation of the existing historic Capitol Records Complex, which includes the Gogerty and Capitol Records Buildings, in conjunction with the development of a new mixed-use complex that would have a greater height and intensity than existing development in the area, but would be consistent with the higher density, mixed-use redevelopment trend in Hollywood. Alternative 8 would support residents of the Project Site and surrounding area, tourists, and visitors by providing a diverse mix of land uses including commercial, recreational, and entertainment services within an accessible, walkable, and active environment. In addition, the preservation of the Capitol Records Building and the Project Site's location in proximity to the Hollywood Walk of Fame would serve as cultural attractions for tourists. Alternative 8 also includes ground floor commercial space along both Ivar Avenue, Vines Street, Yucca Street and Argyle Avenue, and along an approximately 33,150 square-foot public paseo running east-west through the Project Site, connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue. Additional pedestrian amenities would include public improvements such as the installation of bicycle parking, building lighting around the Project Site, and planting of street trees and landscaping. Alternative 8 also proposes a landscaped median along Vine Street, where there is an existing mid-block crosswalk. In addition, a new signalized crossing across Argyle Avenue would be provided to facilitate pedestrian connectivity to align with existing mid-block crosswalks on Vine Street and Ivar Avenue. Finally, Alternative 8 would providing parking in exceedance of the required parking based on AB 744 for the residential uses and LAMC Section 12.21 A.4(x)(3) for the non-residential uses. Therefore, Alternative 8 would comply with Section 506.2.1 of the Redevelopment Plan.

Section 506.2.3 Regional Center Commercial Density states that development within the Regional Center Commercial designation shall not exceed the equivalent of an average FAR of 4.5:1 for the entire area designed; and that proposed development in excess of 4.5:1 FAR up to but not to exceed 6:1 FAR shall further the goals and intent of this Plan and the Community Plan Objective "a" and at least one of the other following Objectives: a) to concentrate high intensity and/or density development in areas with reasonable proximity or direct access to high capacity transportation facilities or which effectively utilize transportation demand management programs; b) to provide for new development which compliments the existing buildings in areas having architecturally and/or historically significant structures or to encourage appropriate development in areas that do not have architecturally and/or historically significant buildings; c) to provide focal points of entertainment, tourist or pedestrian oriented uses in order to create a quality urban environment; d) to encourage the development of appropriately designed housing to provide a balance in the community; and e) to provide for substantial, well designed, public open space in the Project Area.

However, the State Density Bonus Law mandates that local governments shall grant certain development incentives to projects that provide the requisite percentage of affordable housing. Accordingly, the State Density Bonus Law authorizes a Density Bonus Housing Development Project, as defined by Government Code Section 65915 to deviate from applicable development standards and ordinances, including the "D" Limitations pursuant to Ordinance No. 165,659; and, pursuant to a City of Los Angeles Department of City Planning memorandum, dated April 4, 2019, any development limitations contained in the Hollywood Redevelopment Plan,. Therefore, in conjunction with the Density Bonus request, Alternative 8 would comply with Section 506.2.3 of the Redevelopment Plan.

Nevertheless, it can be found that Alternative 8 does meet the above Objectives as it concentrates high density development near transit, as a development which involves the preservation of the Capitol Records Complex, and the development of up to 903

residential units, comprised of 770 market-rate units and 133 senior affordable units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, for a total new floor area of 1,287,100 square feet within 600 feet of the Metro B Line (formerly Red Line) Hollywood/Vine Station. In addition, Alternative 8 would implement a Transportation Demand Management (TDM) Program per Project Design Feature TRAF-PDF-1, which consists of strategies that are aimed at discouraging single-occupancy vehicle trips and encouraging alternative modes of transportation, such as carpooling, taking transit, walking, and biking.

Alternative 8 also provides for new development and appropriately designed housing which complements the existing buildings in areas having architecturally and/or historically significant structures. Specifically, Alternative 8's architecture is a contemporary adaptation of the modernist architectural character of the Capitol Records Building. The West and East Buildings mimic the articulation of the Capitol Records building but, at 48 and 17 stories, extend the skyline upward. The façades of the West and East Buildings facing the Capitol Records Building and the Hollywood Hills curve softly to complement the Capital Records Building and to maximize the width of view corridors into and through the Project Site. The curved exterior walls include serrated balconies intended to echo the signature sunshades of the Capitol Records Building and reference the natural contours of the Hollywood Hills. The remaining façades are more traditional rectangular buildings. Under the proposed design, the ground level open space, paseo, and plazas also allow for public amenities and deeper setbacks and views around the buildings. The separation between the West Building and the existing Capitol Records Building would be a minimum of 120 feet (measured from the outer edge of the sunshades), and the distance between the East Office Building and the existing Capitol Records Building would be a minimum of 70 feet (measured from the outer edge of the sunshades). The setback of the East Office Building from Vine Street would be approximately 40 feet at the ground level, to allow views of the Capitol Records Building looking north from Vine Street.

Alternative 8 also offers substantial, well-designed public and private open space to enhance recreation and open space opportunities to create a healthful living environment. Specifically, Alternative 8 would provide 101,725 square feet of usable open space, including 79,725 square feet of common open space which includes a sunken garden outdoor amenity decks and terraces, coworking spaces, a screening room, lounge / library / game room, kids room, wellness spa, and a fitness center with locker rooms and, specific to the West Senior Building, multipurpose rooms with senior support services office for social workers to provide assistance to the senior residents, and 22,000 square feet of private open space in the form of private balconies. Alternative 8 would also include approximately 33,105 square feet of publicly accessible open space at the ground level via a paseo through the West and East Sites, connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue, and the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame. The paseo would provide cultural and social amenities such as public art program in conjunction with shopping, outdoor seating (including where visitors can view the Capitol Records Building), landscaping, ground floor retail and restaurant uses with open-air dining that would activate the respective street frontages along Vine Street and Argyle Avenue, in addition to public performances, art installations, and special events. The paseo on the East Site (East Plaza) would be comprised of three distinct areas including an outdoor gathering space with seating, fireplace, and library, referred to as the "Lounge"; a performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing "Hollywood Jazz 1942–1972" mural and outdoor seating to view performances or gather when the stage is inactive, as well as a landscaped palm tree grove and a bike center, referred to as the "East Plaza"; and a landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy

area, seating alcoves, and a water feature to serve as a transition between the Lounge and East Plaza areas referred to as the “Garden”. Therefore, as stated above, Alternative 8 would comply with Section 506.2.3 of the Redevelopment Plan.

Section 506. 3 Residential Uses Within Commercial Areas states that new residential uses shall be encouraged within the Regional Center Commercial land use designation, subject to an Owner Participation Agreement (OPA), and conditioned upon the fact that a determination be made that the residential and commercial development meets all design and location criteria specified by the Agency to ensure the goals of the Plan area met, and that amenities are provided appropriate to the size and type of housing units proposed. As previously mentioned, as of November 11, 2019, the Department of City Planning has been charged with land use authority for the Hollywood Community Redevelopment Area (CRA), and the City Planning Commission shall take action on behalf of the Agency. The Conditions of Approval related to any action taken would be similar manner to conditions required under an OPA and, as with all other Conditions of Approval, would be required to be recorded against the property under a Master Covenant and Agreement. Furthermore, as described above, Alternative 8 is consistent with the goals of the Hollywood Redevelopment Plan. Therefore, Alternative 8 would comply with Section 506. 3 of the Redevelopment Plan.

Section 507 pertains to areas shown on the Redevelopment Plan Map as Industrial. The Project Site is designated as Regional Center Commercial. Therefore, this Section does not apply.

Section 508 pertains to areas shown on the Redevelopment Plan Map as Public Uses. The Project Site is designated as Regional Center Commercial. Therefore, this Section does not apply.

Section 509 pertains to non-conforming uses of a building or land which do not conform to the Plan. Alternative 8 does not involve any non-conforming uses., Therefore, this Section does not apply.

Section 510 states that all construction and development to conform to applicable State and City ordinances and regulations. As part of the entitlement and permitting process, Alternative 8 would be conditioned to conform to applicable regulations. Therefore, Alternative 8 would comply with Section 510 of the Redevelopment Plan.

Section 511 pertains to the retention, reuse or restoration of building and resources determined by the Agency to be architecturally or historically significant, and outlines procedures for housing incentive units permitting density transfer. Alternative 8 includes the preservation of buildings listed as Cultural-Historic Monuments by the City are determined to be of architectural and/or historic significance; and that the Agency shall use established criteria for housing incentive units or density transfer.

The Project Site is currently developed with a single-story building and surface parking on the West Site; and the historic Capitol Records Building and Gogerty Building occupied by Capitol Records (the Capitol Records Complex), and surface parking on the East Site. Alternative 8 would preserve the Capitol Records Complex, and redevelop the remainder of the Project Site with up to 903 residential units, comprised of 770 market-rate units and 133 senior affordable units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses, for a total new floor area of 1,287,100 square feet. No density transfer is proposed. Therefore, this Section does not apply.

Section 512 Cultural and Artistic Development states that cultural expression shall be implemented as a redevelopment tool through the support and development of publicly accessible cultural and artistic facilities and/or programs within the Project Area. At least one percent of the private development costs subject to an OPA shall be allocated by the developer to finance the provision of cultural and artistic facilities, features, and programs within the Project Area. Alternative 8 would include approximately 33,105 square feet of publicly accessible open space at the ground level, which includes a paseo through the West and East Sites, referred to as the West Plaza and East Plaza, respectively, connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue, and the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame. The paseo would function as a public open space amenity at the terminus of the Hollywood Walk of Fame Project, and provide cultural and social amenities such as paseo linkages, plazas, and activated street fronts in conjunction with public art program in conjunction with landscape and open space design. The West Plaza and East Plaza would include shopping, outdoor seating (including where visitors can view the Capitol Records Building), landscaping, open-air dining, spaces for public performances, art installations, and special events. Both the West and East Plazas include ground floor restaurant and/or retail uses that would activate the respective street frontages along Vine Street and Argyle Avenue. The West Plaza would be comprised of an interactive plaza which would be an opt-in experience concept that is meant to make connections between visitors based on their musical taste. The East Plaza would be comprised of three distinct areas including an outdoor gathering space with seating, fireplace, and library, referred to as the “Lounge”; a performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing “Hollywood Jazz 1942–1972” mural and outdoor seating to view performances or gather when the stage is inactive, as well as a landscaped palm tree grove and a bike center, referred to as the “East Plaza”; and a landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy area, seating alcoves, and a water feature to serve as a transition between the Lounge and East Plaza areas referred to as the “Garden”. Therefore, Alternative 8 would comply with Section 512 of the Redevelopment Plan.

Sections 513 and 514 identify the number of buildings and dwelling units anticipated to be developed within the Redevelopment Project Area. As determined by the City as Lead Agency, the development of Alternative is consistent with Citywide growth projections and is therefore consistent with these sections. Therefore, Alternative 8 would comply with Sections 513 and 514 of the Redevelopment Plan.

Section 515 limits the type, size, and height of buildings as regulated by State and City law. Alternative 8 involves the preservation of the Capitol Records Complex, and the development of up to 903 residential units; up to 385,943 square feet of office uses; and up to 26,874 square feet of commercial uses. Contingent upon the approval of the Density Bonus Compliance Review, in conjunction with request On- and Off-Menu Incentives and Waiver of Development Standards, Alternative 8 would be permitted a maximum 7:1 FAR in exchange for setting aside at least 11 percent for Very Low Income households, in lieu of the otherwise permitted 2:1 FAR for portions of the Project Site located at the corner lot on the southeast corner of Yucca Street and Ivar Avenue and associated with APN 5546-004-032; and from 3:1 for the balance of the Project Site. Therefore, in conjunction with the Density Bonus request, Alternative 8 would comply with Section 515 of the Redevelopment Plan.

Section 516 states that all signs must conform to City sign and billboards standards; and that the Agency may adopt addition sign and billboard standards which may be more restrictive than the City standards in order to further the goals of this Plan or the objectives of a special district established by this Plan. Alternative 8 does not propose signage at this

time, and future proposed signage shall be subjection to the Hollywood Signage Supplemental Use District (HSSUD), and LAMC 14.4.4 where applicable. Therefore, Alternative 8 would comply with Section 516 of the Redevelopment Plan.

Section 517 states that the Agency may require that all utilities be placed underground whenever physically and economically feasible. All proposed utilities would be located within the subterranean or at grade parking levels and are not visible from the public right-of-way. Therefore, Alternative 8 would comply with Section 517 of the Redevelopment Plan.

Section 518 pertains to the establishment of a transportation program. As discussed above, Alternative 8 is consistent with the applicable Objectives and Policies of the Mobility Plan. In addition, a traffic study was prepared for both the Original Project and Alternative 8 and it was determined that transportation and traffic impacts would be less than significant. Therefore, Alternative 8 would be consistent with the intent of, and therefore comply with, Section 518 of the Redevelopment Plan.

Section 519 of the Redevelopment Plan prohibits parking within required residential setbacks; and that setback areas, when not used for access or parking, when permitted, shall be landscaped, and maintained unless otherwise specified in an OPA. All parking associated with Alternative 8 would be located within a five-level subterranean parking garage with one level of enclosed at-grade parking on the West Site, and a seven-level subterranean parking garage on the East Site. Alternative 8 would also provide 19,932 square feet of landscaped area throughout the Project Site, comprised of drought-tolerant native plants, shrubs, perennials, and groundcover. Further, Alternative 8 is built to the property lines along Ivar Avenue, Yucca Street and Argyle, with a 15-foot setback along the westerly side of Vine Street, and minimal setbacks on the easterly side of Vine Street. The easterly side of Vine Street includes landscaping that is proposed as part of the public paseo while the westerly side includes outdoor dining and the main entrances for the West Residential Building, which does not leave ample space for landscaping. However, Alternative 8 does propose street trees along this frontage. Therefore, Alternative 8 would comply with Section 519 of the Redevelopment Plan.

Section 520 of the Redevelopment Plan states that no new uses or structure which are incompatible with the surrounding areas by way of appearance, traffic, smoke, noise, odor or other similar factors shall be permitted in any of the Project Area. The surrounding area is characterized by commercial, tourist and entertainment-related commercial uses, offices, hotels, and low- to high-density residential developments that vary in building style and period of construction. The Project Site is also adjacent to portions of the Hollywood Walk of Fame along Vine Street between Hollywood Boulevards and Yucca Street. Existing buildings surrounding the Project Site range from one to 18 stories. Adjacent residential and mixed-use residential development would include an 18-story, mixed-use residential building (Argyle House) located immediately north of the East Site; a 16-story hotel (Kimpton Evelyn Hotel) northeast of the East Site, and a seven-story, mixed-use residential building (Eastown) to the south of the East Site. Lower-scale (two- to three-story) residential buildings are located to the east of the Project Site, but is proposed for development with a 30-story mixed use tower (6220 Yucca Project), and the existing 12-story Equitable Building to the south of the East Site, which includes live/work lofts. The nearest residential development to the West Site is located just south and includes an 11-story senior residential building (former Knickerbocker Hotel Building). In addition, proposed developments such as the 28-story Palladium Residences, to the south; the 30-story, 6220 Yucca Project immediately east of the East Site; and the 20-story Hollywood Gower Project to the southeast, all less than 0.5 miles from the Project Site, are indicative of the development pattern of taller buildings in the surrounding area.

Alternative 8 is sited and designed to focus greater intensity development adjacent to Vine Street, with the 48-story West Building and 17-story East Office Building located toward the center of the development. The 13-story West Senior Building would be located at the corner of Ivar Avenue and Yucca Street and would provide a transition between the West Building and the lower-scale (one- to two-story) buildings located to the north across Yucca Street and west across Ivar Avenue. While the West and East Buildings would have a substantially greater height and intensity than existing development in the area, Alternative 8 is consistent with the higher density, mixed-use redevelopment trend in Hollywood and would boost residential densities, significantly increasing housing opportunities in the Hollywood Community Plan area. Alternative 8 would also provide ground level dining and open space uses for residents, employees, and visitors. These ground level uses, and the proposed mix of uses would increase the diversity of uses consistent with the Regional Center designation and would improve the pedestrian experience at the Project Site. Alternative 8 would enhance the urban character of the area, with an emphasis on activating Vine Street for pedestrians and cyclists and create a stronger connection to the Hollywood Walk of Fame and Capital Records Complex.

Furthermore, the Density Bonus Ordinance regulations implement the provisions of State Law and therefore, in turn, authorizes a Density Bonus Housing Development Project, as defined in Government Code Section 65915 to deviate from applicable development standards and ordinances, including the LAMC. Given this, there will be circumstances where Alternative 8's height and size may be larger than what would be typically developed within the Community Plan area in order to accommodate the affordable units. As such, while the Alternative 8 may not be entirely similar in scale to neighboring properties, it is not out-of-scale within the larger Redevelopment, and Community Plan areas.

The City as Lead Agency has determined that Alternative 8 will be compatible with the surrounding areas and buildings. Therefore, Alternative 8 would comply with Section 520 of the Redevelopment Plan.

Hollywood Signage Supplemental Use District

The Project Site is located within the boundaries of the Amended Hollywood Signage SUD Ordinance No. 181,340; however, no signage is proposed at this time. As Conditioned, any future signage shall be in compliance with the HSSUD.

Therefore, based on the findings above, Alternative 8 substantially conforms with the purpose, intent and provisions of the General Plan, the applicable Community Plan, and any applicable Specific Plan.

- b. **The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development in neighboring properties.**

The arrangement of the proposed development is consistent and compatible with existing and future development in neighboring properties as follows:

Height, Bulk and Mass

The Project Site is an approximately 4.46-acre site, generally bounded by Yucca Street on the north, Ivar Avenue on the west, Argyle Avenue on the east, and adjacent

development and Hollywood Boulevard on the south, and bifurcated by Vine Street. The portion of the Project Site located between Ivar Avenue and Vine Street is identified as the “West Site”, and the portion located between Vine Street and Argyle Avenue is identified as the “East Site”. The Project Site is currently developed with a single-story building and surface parking on the West Site; and the Capitol Records Building and Gogerty Building occupied by Capitol Records (the Capitol Records Complex), and surface parking on the East Site. Alternative 8 involves the preservation of the Capitol Records Complex, removal of other remaining existing uses, and the development of up to 903 residential units (770 market-rate units and 133 senior affordable units), up to 385,943 square feet of office uses, up to 26,874 square feet of restaurant/retail space, 33,425 square feet of publicly accessible open space. Alternative 8 would have a maximum FAR of 7:1, which includes 1,287,100 square feet of new development and the existing, approximately 114,303-square-foot Capitol Records Complex (consisting of the 92,664-square-foot Capitol Records Building and the 21,639-square-foot Gogerty Building), for a total floor area of 1,401,403 square feet.

The West Site would be developed with two residential structures. The West Building, along Vine Street, would be 48 stories and reach a height of 545 feet at the top of the 48th story and 595 feet at the top of the bulkhead. The West Senior Building, at the southeast corner of Yucca Street and Ivar Avenue, would be 13 stories and reach a height of 209 feet at the top of the 13th story and 209 feet at the top of the bulkhead. The East Site would be developed with the East Office Building containing 385,943 square feet of office uses. The building would be 17 stories and reach a height of 317 feet at the top of the 17th story and 367 feet at the top of the bulkhead.

In addition, a publicly accessible paseo that runs through the Project Site connecting Ivar Avenue to Vine Street and Vine Street to Argyle Avenue. The paseo is designed to promote gathering spaces and strengthen connections across the Project Site to surrounding uses, such as the Pantages Theatre and the Hollywood Walk of Fame; and would include outdoor seating (including where visitors can view the Capitol Records Building), landscaping, ground floor retail and restaurant uses with open-air dining that would activate the respective street frontages along Vine Street and Argyle Avenue, in addition to public performances, art installations, and special events. Specifically, the paseo on the East Site (East Plaza) would be comprised of three distinct areas including an outdoor gathering space with seating, fireplace, and library, referred to as the “Lounge”; a performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing “Hollywood Jazz 1942–1972” mural and outdoor seating to view performances or gather when the stage is inactive, as well as a landscaped palm tree grove and a bike center, referred to as the “East Plaza”; and a landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy area, seating alcoves, and a water feature to serve as a transition between the Lounge and East Plaza areas referred to as the “Garden”.

The Project Site is surrounded by residential, commercial, mixed-use developments that vary in building style and scale. Alternative 8 would be consistent with the ongoing mixed-use redevelopment in the area and sited and designed to enhance the character of the Regional Center mixed-use, commercial district. Existing buildings surrounding the Project Site range from one to 18 stories. Adjacent residential and mixed-use residential development would include an 18-story, mixed-use residential building (Argyle House) located immediately north of the East Site; a 16-story hotel (Kimpton Evelyn Hotel) northeast of the East Site, and a seven-story, mixed-use residential building (Eastown) to the south of the East Site. Lower-scale (two- to three-story) residential buildings are located to the east of the Project Site, but is proposed for development with a 30-story mixed use tower (6220 Yucca Project), and the existing 12-story Equitable Building to the

south of the East Site, which includes live/work lofts. The nearest residential development to the West Site is located just south and includes an 11-story senior residential building (former Knickerbocker Hotel Building). In addition, proposed developments such as the 28-story Palladium Residences, to the south; the 30-story, 6220 Yucca Project immediately east of the East Site; and the 20-story Hollywood Gower Project to the southeast, all less than 0.5 miles from the Project Site, are indicative of the development pattern of taller buildings in the surrounding area.

Alternative 8 is sited and designed to focus greater intensity development adjacent to Vine Street, with the 48-story West Building and 17-story East Office Building located toward the center of the development. The 13-story West Senior Building would be located at the corner of Ivar Avenue and Yucca Street and would provide a transition between the West Building and the lower-scale (one- to two-story) buildings located to the north across Yucca Street and west across Ivar Avenue.

As Alternative 8 includes requests for On-Menu and Off-Menu Incentives, and Off-Menu Waiver of Development Standards as part of the Density Bonus Compliance Review to permit a 35 percent increase in the maximum allowable floor area ratio (FAR) from 2:1 to 2.7:1 (for portions of the Project Site located at the corner lot on the southeast corner of Yucca Street and Ivar Avenue and associated with APN 5546-004-032); and from 3:1 to 4.05:1 FAR (for the balance of the Project Site); FAR and density averaging for a Housing Development Project located on non-contiguous lots; a 7:1 FAR across the Project Site; and the floor area of any residential balconies and terraces to be excluded for purposes of calculating the buildable floor area. As the State Density Bonus Law authorizes a Density Bonus Housing Development Project, as defined in Government Code Section 65915, to deviate from applicable development standards and ordinances, there will be circumstances where a project's height and size may be larger than what would be typically developed within the area, in order to accommodate the affordable units. While the West Building would have a greater height and intensity than existing development in the area, Alternative 8 is consistent with the higher density, mixed-use redevelopment trend in Hollywood and would boost residential densities, significantly increasing housing opportunities in the Hollywood Community Plan area. Alternative 8 would also provide ground level dining and open space uses for residents, employees, and visitors. The proposed mix of uses would increase the diversity of uses consistent with the Regional Center designation and improve the pedestrian experience at the Project Site. Alternative 8 would enhance the urban character of the area, with an emphasis on activating Vine Street for pedestrians and cyclists and create a stronger connection to the Hollywood Walk of Fame and Capital Records Complex. Therefore, Alternative would be compatible in height, bulk, and scale to existing and future proposed development in the area.

Setbacks

Pursuant to LAMC Section 12.16 C.2, no setbacks are required for commercial uses, and side and rear yard setbacks for residential uses shall conform with the R4 Zone. Pursuant to LAMC Section 12.22 A.18(c), no yard requirements shall apply to the residential portions of buildings located on lots in the C4 Zone if such are used exclusively for residential uses, abut a street, and the first floor of such buildings at ground level is used for commercial uses or for access to the residential portions of such buildings. Therefore, the only portions of the West Site which do not abut Ivar Avenue, Yucca Street or Vine Street. The R4 Zone requires minimum side yard setbacks of five feet, plus one-foot for each story over the second, not to exceed 16 feet; and a minimum rear yard setback of 15 feet, plus one-foot for every story over the third, not to exceed 20 feet. Alternative 8 proposes the required 16-foot side yards and 20-foot rear yard setbacks, in addition to 15-feet along the westerly side of Vine Street, though not required. As the East Site is only

developed with non-residential units, no setbacks are required. However, Alternative 8 provides a minimum setback of 18 feet along the easterly side of Vine Street.

In addition, the ground level open space, paseo, and plazas allow for public amenities and deeper setbacks and views around the buildings. The separation between the 35-story West Building and the existing Capitol Records Building would be a minimum of 120 feet (measured from the outer edge of the sunshades), and the distance between the 48-story East Building and the existing Capitol Records Building would be a minimum of 70 feet (measured from the outer edge of the sunshades). The setback of the East Office Building from Vine Street would be approximately 40 feet at the ground level, to allow views of the Capitol Records Building looking north from Vine Street.

Parking, Loading and Drop-Off Zones

Under Alternative 8, a five-level subterranean parking with one level of enclosed at-grade parking containing, on the West Site, and a seven-level subterranean parking garage on the East Site, for a total of 2,237 parking spaces. All vehicular access would be provided by driveways located on Ivar Avenue, Yucca Street, and Argyle Avenue, allowing Vine Street and the Hollywood Walk of Fame to completely avoid curb cuts.

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

A total of 1,134 vehicular parking spaces would be provided on the West Site, of which 1,119 spaces would be provided within a five-level subterranean parking garage, and 15 spaces within an enclosed at-grade parking area on Level 1 (below the mezzanine level). A total of 1,043 spaces would be allocated for the West Building, 67 spaces for the West Senior Building, and 24 spaces for the commercial uses, which include and as part of the Capitol Records Building parking replacement. Of the 1,134 parking spaces, 692 spaces would be provided using 346 mechanical double stackers arranged in tandem on the B3 and B4 subterranean level for use by valet only. The remaining 442 parking spaces within the at-grade Level 1 and Levels B1 to B3 would be self-park. Of the 1,134 valet spaces, 114 parking spaces would be electric vehicle (EV)-ready parking spaces.

Access to the East Site would be provided via two driveways (including the alley) on Argyle Avenue. The existing Yucca Street driveway, located between Vine Street and Argyle Avenue, would provide dedicated access to the Capitol Records Building replacement parking located in the East Site parking garage, and direct access to the Capitol Records Building. There would be no vehicular access on Vine Street, which bifurcates the West Site and East Site. Access to the trash receptacles, the loading dock, and BOH would be accessed from the southern driveway located within the existing alley off of Argyle Avenue. Access to all subterranean levels (Levels B1-B7) of the parking garage would be provided from the northern Argyle Avenue driveway located directly opposite of Carlos Avenue and north of the existing alley. This four-way intersection at Argyle and Carlos Avenues would be signalized and provide a pedestrian crossing across Argyle Avenue. A passenger drop-off zone would be provided on Level B1. A valet assisted pickup/drop-off zone would be provided on each level of the East Site subterranean garage.

The existing Yucca Street driveway, located between Vine Street and Argyle Avenue, would continue to provide dedicated access to the Capitol Records Building existing surface parking lot via a two-way, stop-controlled, full-access driveway.

A total of 1,103 vehicular parking spaces would be provided on the East Site, all of which would be provided within a seven-level subterranean parking garage. A total of 975 spaces would be allocated for the East Office Building, 31 spaces for the commercial uses, 97 spaces as part of the Capitol Records Building parking replacement. Of the 1,103 self-park spaces, 111 parking spaces would be EV-ready parking spaces.

By providing all required parking on the Project Site in locations that are either subterranean or buffered from existing residences, Alternative 8 would be compatible with existing and future development on adjacent and neighboring properties.

Signage and Lighting

While no signage is proposed at this time, future signage may include building identification, wayfinding, and security markings. Commercial and residential signage would be similar to other signage in the vicinity. All proposed signage would conform to the size, type, and placement requirements of LAMC Article 4.4 and, as conditioned, with the Hollywood Signage Supplemental Use District. Pedestrian and publicly accessible areas would be well-lit for security. Project lighting would also include ground level commercial lighting, common and private open area lighting, interior and outdoor lighting from commercial and residential areas, and accent lighting. Light fixtures would share a consistent design aesthetic and would be configured to minimize light pollution. Additionally, light fixtures on the Project Site would be shielded and directed toward the areas to be lit and away from any adjacent sensitive areas, such as residential uses. Furthermore, Alternative 8 would comply with LAMC Section 93.0117(b), which limits exterior lighting to no more than two foot-candles of lighting intensity on any property containing residential units.

Portions of Alternative 8 at or above the highest occupiable floor would incorporate architectural accent lighting to emphasize Alternative 8's architectural identity as part of the skyline and may be backlit. Exterior architectural accent lighting on all buildings would be utilized to enhance the perception of each building's architectural character and create visual interest along the streets and public spaces from which they are visible; as well as to reinforce the composition created by the West Building, East Office Building and the Capitol Records Building.

Per the Applicant, all architectural lighting would be configured with timer or photo-sensors to automatically turn on at dusk and turn off at dawn. The architectural accent lighting would have the ability to be lit in a variety of colors, which may be used to celebrate holidays or days of cultural significance. Alternative 8 would observe no more than 60 such days per calendar year to utilize the colored architectural accent lighting. None of the proposed architectural accent lighting would include any moving lights or dynamic lighting effects. All proposed lighting would be steady in intensity and color throughout a single night. No still or moving images would be projected onto the buildings.

Landscaping

Alternative 8 would provide 19,932 square feet of landscaped area throughout the Project Site, comprised of drought-tolerant native plants, shrubs, perennials, and groundcover. Specifically, outdoor amenity spaces, such as the large sunken garden on the Mezzanine

Level, and the Level 2 amenity deck for the West Building; and the Level 2 outdoor terrace and rooftop terrace for the Senior Building, would include planting areas and/or canopy trees. Additional landscaping would be provided along the street edges. Of these, 242 trees are on the West Site, comprised of 226 on-site trees located on the amenity terraces and along the paseo and an additional 16 street trees adjacent to the West Site right-of-way located along the Yucca, Vine, and Ivar frontages. On the East Site, an additional 16 street trees would be provided adjacent to the East Site right-of-way along the Vine and Argyle frontages. On the East Site, an additional 16 street trees would be provided adjacent to the East Site right-of-way along the Vine and Argyle frontages, in addition to trees and landscaping will also be provided on East Site paseo and terraces. Alternative 8 would also provide a planted traffic median along Vine Street.

Trash Collection

All trash would be located at the grade level, behind the respective building lobbies. Alternative 8 would have adequate capacity to handle all trash collection onsite, and proposed trash facilities will be compatible with existing and future development and will not impact adjacent and neighboring properties.

As described above, Alternative consists of an arrangement of buildings and structures (including height, bulk, and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that will be compatible with existing and future development on adjacent and neighboring properties.

- c. That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.**

Alternative 8 would provide 101,725 square feet of usable open space, including 11,925 square feet of publicly accessible open space within the West Site paseo; 79,725 square feet of common open space, and 22,000 square feet of private open space in the form of private balconies.

Common open space exclusive to residential tenants of the West Building would include coworking spaces, a screening room, lounge / library / game room, kids room, wellness spa, and a fitness center with locker rooms, multipurpose rooms, and a prep kitchen. Outdoor residential amenities would include a sunken garden at the Mezzanine Level, an amenity deck with a pool and bar on Level 2, and the publicly accessible West Site Paseo. Common open space exclusive to the residential tenants of the West Senior Building would include amenity terraces and multipurpose rooms for group activities, such as fitness, games, and entertainment; and senior support services office for social workers to provide assistance to the senior residents. Outdoor residential amenities would include an open terrace on Level 2 and rooftop terrace on Level 13.

Alternative 8 would include approximately 33,105 square feet of publicly accessible open space at the ground level, which includes a paseo through the East and West Sites, connecting Argyle Avenue to Ivar Avenue, which would connect the Project Site to surrounding uses, including the Pantages Theatre and the Hollywood Walk of Fame, and provide cultural and social amenities such as paseo linkages, plazas, and activated street fronts. Alternative 8 would also incorporate a public art program in conjunction with landscape and open space design.

The West Plaza and East Plaza would include shopping, outdoor seating (including where visitors can view the Capitol Records Building), landscaping, open-air dining, public

performances, art installations, and special events. Both the West and East Plazas include ground floor restaurant and/or retail uses that would activate the respective street frontages along Vine Street and Argyle Avenue.

The East Plaza would be comprised of three distinct areas including an outdoor gathering space with seating, fireplace, and library, referred to as the “Lounge”; a performance area with a stage to host public acoustic performances by nearby school and community music groups, accented by the existing “Hollywood Jazz 1942–1972” mural and outdoor seating to view performances or gather when the stage is inactive, as well as a landscaped palm tree grove and a bike center, referred to as the “East Plaza”; and a landscaped area, situated away from the adjacent streets and located inside of the block to provide a grassy area, seating alcoves, and a water feature to serve as a transition between the Lounge and East Plaza areas referred to as the “Garden”.

In addition, Alternative 8 would provide 19,932 square feet of landscaped area throughout the Project Site, comprised of drought-tolerant native plants, shrubs, perennials, and groundcover. Specifically, outdoor amenity spaces, such as the large sunken garden on the Mezzanine Level, and the Level 2 amenity deck for the West Building; and the Level 2 outdoor terrace and rooftop terrace for the Senior Building, would include planting areas and/or canopy trees. Additional landscaping would be provided along the street edges. Alternative 8 proposes to plant 258 trees. Of these, 242 trees are on the West Site, comprised of 226 on-site trees located on the amenity terraces and along the paseo and an additional 16 street trees adjacent to the West Site right-of-way located along the Yucca, Vine, and Ivar frontages. On the East Site, an additional 16 street trees would be provided adjacent to the East Site right-of-way along the Vine and Argyle frontages, as well as trees and landscaping will also be provided on East Site paseo and terraces.

Therefore, the proposed project will provide its residents, and the public, with appropriately located recreational facilities and service amenities to improve habitability for the residents and minimize impacts on neighboring properties.

CEQA FINDINGS

The City of Los Angeles, as lead agency, has evaluated the environmental impacts of the Hollywood Center Project by preparing an Environmental Impact Report (EIR) (ENV-2018-2116-EIR, State Clearing House No. 2018051002). The EIR was prepared in compliance with the California Environmental Quality Act of 1970, Public Resources Code Section 21000 et seq. (CEQA) and the California Code of Regulations Title 14, Division 6, Chapter 3 (the “CEQA Guidelines”).

The Hollywood Center Project EIR consists of a Draft EIR dated April 16, 2020, and a Final EIR, dated September 3, 2020 (Hollywood Center Project EIR). Pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Sections 21,000-21189.57), the EIR is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and components of the project at 1720-1770 North Vine Street; 1746-1764 North Ivar Avenue; 1733-1741 North Argyle Avenue; 6236, 6270, and 6334 West Yucca Street. The Project as analyzed in the EIR, involves the preservation of the Capitol Records Complex, removal of other remaining existing uses on the 4.61-acre Project Site, and the development of four new buildings (two residential buildings each on the West and East Sites) and public open space on the ground level. The maximum building height would be up to 469 feet (36 stories) on the West Site and up to 595 feet (47 stories) on the East Site. The Project would include the development up to 1,005 residential units (872 market-rate units and 133 senior affordable units), approximately 30,176 square feet of restaurant/retail space, approximately 33,922 square feet of publicly accessible open space, and a five-level

subterranean parking garage with one level of enclosed at-grade parking on both the West and East Sites. The Project would have a maximum FAR of 6.973:1, which includes 1,287,150 square feet of new development and the existing, approximately 114,303-square-foot Capitol Records Complex (consisting of the 92,664-square-foot Capitol Records Building and the 21,639-square-foot Gogerty Building) for a total floor area of 1,401,453 square feet.

The EIR analyzed the Project originally proposed by the applicant (referred to as "Original Project"), as well as multiple alternatives, including Alternative 8, Office, Residential and Commercial Alternative. Alternative 8 involves the preservation of the Capitol Records Complex, removal of other remaining existing uses on the 4.60-acre Project Site, and the development of three new buildings (two mixed-use residential buildings on the West Site and one office building on the East Site) and public open space on the ground level. The maximum building height would be up to 595 feet (49 stories) on the West Site and 367 feet (17 stories) on the East Site. Alternative 8 would include the development of up to 903 residential units (770 market-rate units and 133 senior affordable units), 385,943 square feet of office uses, approximately 26,874 square feet of restaurant/retail space, 33,425 square feet of publicly accessible open space, and a five-level subterranean parking garage with one level of enclosed at-grade parking on the West Site, and a seven-level subterranean parking garage on the East Site. Alternative 8 would have a maximum FAR of 7:1, which includes 1,287,100 square feet of new development and the existing, approximately 114,303-square-foot Capitol Records Complex (consisting of the 92,664-square-foot Capitol Records Building and the 21,639-square-foot Gogerty Building), for a total floor area of 1,401,403 square feet.

In a Letter of Determination dated September 14, 2020, the City's Deputy Advisory Agency (DAA) certified the Hollywood Center Project EIR; adopted the Hollywood Center Project EIR Environmental Findings prepared for Alternative 8: Office, Residential and Commercial Alternative, adopted a Statement of Overriding Considerations and adopted a Mitigation Monitoring Program (MMP); in conjunction with approval of the Vesting Tentative Tract Map No. 82152 for Alternative 8. The Advisory Agency adopted the MMP in the EIR as a Condition of Approval. All mitigation measures in the adopted MMP are also imposed on Alternative 8 through Conditions of Approval, to mitigate or avoid significant effects of the proposed Project on the environment and to ensure compliance during implementation of Alternative 8.

The decision of the Advisory Agency was subsequently appealed by an aggrieved party, and the City Planning Commission will have considered the appeals of the VTTM prior to consideration of these entitlements.

NO SUPPLEMENTAL OR SUBSEQUENT REVIEW IS REQUIRED

CEQA and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387) allow the City to rely on the previously certified EIR unless a Subsequent or Supplemental EIR is required. Specifically, CEQA Guidelines Sections 15162 and 15163 require preparation of a Subsequent or Supplemental EIR when an EIR has been previously certified or a negative declaration has previously been adopted and one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration

due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, PRC Section 21166 states that unless one or more of the following events occur, no Subsequent or Supplemental EIR shall be required by the lead agency or by any responsible agency:

- Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

None of the above changes or factors has arisen since the approval of Alternative 8. There are no substantial changes to Alternative 8, and it is substantially the same as the approved project. Further, no substantial changes have been identified to the surrounding circumstances, and no new information of substantial importance has been identified since the approval of Alternative 8. There is no evidence of new or more severe significant impacts, and no new mitigation measures are required for the project.

Accordingly, there is no basis for changing any of the impact conclusions referenced in the certified EIR's CEQA Findings. Similarly, there is no basis for changing any of the mitigation measures referenced in the certified EIR's CEQA Findings, all of which have been implemented as part of the conditions of approval. There is no basis for finding that mitigation measures or alternatives previously rejected as infeasible are instead feasible. There is also no reason to change the determination that the overriding considerations referenced in the certified EIR's CEQA Findings, and each of them considered independently, continue to override the significant and unavoidable impacts of Alternative 8.

Therefore, as Alternative 8 was assessed in the previously certified EIR, and pursuant to CEQA Guidelines Section 15162, no supplement or subsequent EIR or subsequent mitigated negative declaration is required, as the whole of the administrative record demonstrates that no major revisions to the EIR are necessary due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified significant effect resulting from changes to the project, changes to circumstances, or the existence of new information. In addition,

no addendum is required, as no changes or additions to the EIR are necessary pursuant to CEQA Guidelines Section 15164.

RECORD OF PROCEEDINGS

The record of proceedings for the decision includes the Record of Proceedings for the original CEQA Findings, including all items included in the case files, as well as all written and oral information submitted at the hearings on this matter. The documents and other materials that constitute the record of proceedings on which the City of Los Angeles' CEQA Findings are based are located at the Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90021. This information is provided in compliance with CEQA Section 21081.6(a)(2).

In addition, copies of the Draft EIR and Final EIR, as well as the administrative record, are available on the Department of City Planning's website at <https://planning.lacity.org/development-services/eir> (to locate the documents, search for the environmental case number). Due to government facility closures as a result of the COVID-19 crisis, the Draft and Final EIR documents could not be made available at a public library. However, consistent with state emergency orders, the public was notified of an ability to call or email the City for alternative modes to access the documents or to schedule an appointment to review the documents at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m.

MITIGATION MONITORING PROGRAM

All mitigation measures in the previously adopted Mitigation Monitoring Program, attached as Exhibit B, are imposed on the project through Environmental Conditions of Approval to mitigate or avoid significant effects of the Alternative 8 on the environment and to ensure compliance during Alternative 8 implementation.

PUBLIC HEARING AND COMMUNICATIONS

A joint public hearing conducted by the Deputy Advisory Agency and Hearing Officer, on behalf of the City Planning Commission, on this matter, in conjunction with Case No. VTT-82152, was conducted by the Hearing Officer telephonically and virtually via Zoom on August 26, 2020 at 9:30 A.M. Participating were the Project Representative, and a number of stakeholders and members of the general public.

Summary of Public Hearing and Communications

1. Present: There were over 200 participants during the meeting, including City Planning Staff, the Subdivision Committee, the Applicant team, and members of the public.
2. Public Speakers: Approximately 106 people spoke at the hearing, not inclusive of the Applicant team; approximately 58 people spoke in support of the Project; approximately 48 people spoke in opposition to the Project.
3. The Applicant's Representative described the Project Site, Project features and a comparison between the Project and the Project's Alternative 8 analyzed in the Draft EIR. The presentation included an explanation of some of the Project Objectives, including locating and configuring the new buildings to complement the existing Capitol Records Building, providing both market-rate and affordable senior housing, enhancing the Project Site by removing surface parking lots and providing amenities to enliven the area, providing a dense multi-use development in proximity to mass public transit and further assisting in the reduction of greenhouse gas emissions through green building construction, and, with Alternative 8, providing needed office space and employment opportunities within the Hollywood Community Plan area.

3. Public Hearing Testimony

Speaker Comments Supporting the Project

- a. General Project Comments:
 - Provides needed housing at various price ranges
 - Provides senior affordable housing
 - Provides construction and permanent jobs
 - Provides housing and jobs near mass transit
 - Helps create a more walkable City
 - Bold development designed with sensitivity of the historic nature of Hollywood
 - Removes unsightly parking lots
 - New buildings would be built with new earthquake standards
 - Increases tax base and helps the economy
 - Furthers modernization of Hollywood to meet the needs of residents, employers, employees, and visitors
 - Creates a more vibrant, walkable Hollywood
 - Addresses climate change through green building features and density near mass transit
 - Provides a dense mixed-use project near variety of public transit including rail, buses, and DASH
 - Makes Hollywood more bike and pedestrian friendly
- b. Specific Project - Alternative 8 comments:

- Provides construction and more permanent jobs
- Provides needed office space and employment opportunities in Hollywood
- Provides same number of senior affordable housing units

Speaker Comments in Opposition to the Project

a. General Project Comments:

- Insufficient time to review and comment on Draft EIR
- No opportunity to comment on Final EIR
- Inadequate Project Description
- Seismic safety including concerns due to new information in the California Geological Survey report released May of 2020
- Aesthetic impacts due to height, massing, blocked views, and scale compared to surrounding Hollywood community
- Inadequate mitigation for nearby historical resources due to construction vibration damage
- Inadequate analysis of Hollywood Boulevard building including sign
- Inadequate traffic analysis on impacts to intersections, freeway ramps and access to driveways of buildings in the vicinity of the Project Site
- Inadequate geotechnical studies
- Inadequate mitigation for air quality impacts
- Inadequate water and wastewater infrastructure for increased population
- Inadequate street infrastructure for increased construction population traffic
- Inadequate analysis of impact to police services
- Inadequate noise analysis of impacts to nearby sensitive users for construction and operational noise including the Hollywood Dell neighborhood
- Insufficient affordable housing units
- Failure to comply with Hollywood Redevelopment Plan, including restrictions on FAR
- Failure to comply with Hollywood Community Plan, including restrictions on FAR and settlement agreement with the former CRA/LA
- Concern with Fire Department access to nearby hillside communities due to increased population at Project Site
- Concern with increased traffic blocking egress and ingress to nearby buildings and exacerbating existing traffic conditions
- Concern with health impacts of increased traffic
- Concern with impacts on freeway traffic and safety
- Concern with impact on historical recording studios within the Capitol Records Building
- Concern with dense development, in light of the pandemic and mental health impacts of dense living conditions
- Concern with removal of surface parking for public use
- Concern with Project Site being in a liquefaction zone
- Request for a Preservation Plan for the Capitol Records Building

b. Project – Alternative 8 Comments

- While office building of better scale, still too massive for location adjacent to Capitol Records Building
- No advance notice that City was considering Alternative 8

4. Response to Public Testimony:

Applicant Rebuttal

- The comments presented fail to present substantial evidence of any inadequacy of the environmental analysis in the Draft EIR.
- CEQA does not mandate a longer than 30-day period to review and comment on the Draft EIR (or 45 days if when a Draft EIR is submitted to the State Clearinghouse for review by state agencies).
- CEQA only requires that the Final EIR be provided 10 days prior to EIR certification.
- The Project Description is clear, stable, and consistent with CEQA and case law and all potential impacts were analyzed in the Draft EIR.
- With regards to the transportation analysis, Senate Bill 743 requires the City to use vehicle miles traveled (VMT), which was calculated in the Transportation Assessment and showed that neither the Project nor Alternative 8 would exceed applicable thresholds. LADOT determined that neither the Project nor Alternative 8 would have significant transportation impacts, including on the US-101 Freeway and freeway off-ramps, nor would it have any safety impacts.
- With regards to access to the Broadway Building, the building is located on the southwest corner of Hollywood Boulevard and Vine Street with the driveway access south of Hollywood Boulevard. While the Project could add traffic to Vine Street, it would not impede ingress or egress since there is a double yellow line making a left turn illegal.
- With regards to the sign on the Broadway Building, the Cultural Resources Assessment contained in the Draft EIR confirmed no significant impact.
- With regards to inadequate infrastructure, the Draft EIR contained technical reports which demonstrated that the existing infrastructure could support the Project; in addition the LADWP Board of Commissioners has determined that there is sufficient water supply for a 20 year period.
- With regards to noise impacts to the Hollywood Dell neighborhood, the neighborhood is more than 500 feet from the northern most portion of the Project Site and separated from the Project Site by the Hollywood Freeway and intervening structures. It is also more than 375 feet from the multi-family complex studied in the Draft EIR where the technical analysis concluded that noise impacts would be less than significant.
- With regards to police protection, the Draft EIR utilized the crime statistics provided by LAPD at the time the Draft EIR was prepared and crime rates are not a determinative factor in determining whether a project would require new or expanded facilities that could impact the environment. The Draft EIR analyzed Project impacts on police services and determined that there would be a less than significant impact. Moreover, the Project includes Project Design Feature POL-PDF-1 which provides security measures to reduce the need for police services.
- As to sufficiency of the air quality analysis, the technical reports that are included in the Draft EIR demonstrated that NO_x is the only air quality emission that would be above the threshold of significance, and further demonstrates that the incorporated mitigation measures, including use of Tier 4 construction equipment, would reduce NO_x emissions from Project to below the threshold of significance. Moreover, the haul route was designed to avoid sensitive receptors and disbursed throughout the area to avoid excess truck traffic in any one particular area and outdoor noise would be limited by features which include no amplified music in outdoor areas and the ambient noise levels and proximity of the Project Site to the US-101.
- With regards to LAFD response times, the CEQA threshold is whether there are adequate facilities so that new or expanded facility resulting in significant impacts would not be required. The Draft EIR demonstrated that no new or expanded facilities

- are needed and the California Supreme Court ruling of *City of Hayward v. Board of Trustees of California State University* states that it is the City's obligation to provide adequate public services including fire protection. Moreover, the LAFD has undertaken several steps to reduce response times.
- Aesthetics are not a significant impact pursuant to SB 743 and ZI No. 2452 since the Project is a mixed-use residential housing development within a transit priority area (TPA).
 - As to views, which are an aesthetic impact, the Project would retain views from most existing sites including from Hollywood Boulevard/Vine Street, from Yucca Street, from the eastbound Hollywood Freeway and from Hillside areas including the Mulholland Drive/Jerome C. Daniel Hollywood Bowl overlook and would create new up-close views of the Capitol Records Building within the Project Site.
 - As for seismic safety, the Project Site-specific geotechnical reports provide substantial evidence that there is no active fault on the Project Site. The 2020 CGS Report has many defects, including but not limited to, providing no evidence that there is an active fault on any portion of the Project Site, ignoring established protocols, procedures and scientific research, failing to include Project Site-specific studies, and omitting critical data.
 - With regards to potential liquefaction, the geotechnical report contained in the Draft EIR demonstrates that the Project Site would not be subject to liquefaction.
 - With regards to historical resources, while no specific comments were made to respond to, the Draft EIR adequately analyzed impacts to historical resources and provided mitigation measures that would reduce the significant groundborne construction impacts to nearby resources to a less-than-significant level but concluded that impacts would be significant and unavoidable to those resources because implementation of the mitigation measures requires approval of other property owners.
 - With regards to a preservation plan for the Capitol Records Building, as the Project would preserve and not alter the Capitol Records building, there is no justification or need for such a mitigation measure. Moreover, the Project Objectives make clear that it is incumbent on the Project to respect the Capitol Records Buildings while creating a development that enlivens the area and creates a destination that the City can be proud of for residents and tourists.

Deputy Advisory Agency

- The Bureau of Engineering proceeded to summarize their recommended conditions provided in their report to Department of City Planning, dated August 5, 2020, including the requested sidewalk mergers.
- The Department of Parks and Recreation provided no comments.
- Urban Forestry requested clarification on the reason for removing the 16 street trees and provided no additional comments.
- The Department of City Planning provided no comments.
- The Deputy Advisory Agency did not take any action on the Vesting Tentative Tract Map No. 82152 and took the case under advisement pending release of the Final EIR for Case No. ENV-2018-2116-EIR.

5. Written Testimony

Since the public hearing, Planning Staff received written comments (outside of the comment letters on the Draft EIR, which were responded to as part of the Final EIR, and those summarized in the VTT Draft Staff Report and during the public hearing) from approximately 15 individuals in opposition to the Project and one individual in support of the Project. The main arguments received largely mirror those which were brought up in response to the Draft

EIR and public hearing, pertaining to requests for extension of time to review documents, the Project's impacts pertaining to scale, traffic infrastructure, noise, emergency response; and the Project's location with respect to the Hollywood Earthquake Fault, the City's response to the CGS letter. This includes a letter submitted by Robert Hadley Sydnor, a professional geologist, agreeing with the conclusions of the USGS-CGS report, but which does not address the adequacy of the site investigations that were performed for the Project.. In addition to issues previously raised, comments were also received questioning the calculation of the appeal period for the related VTT LOD. All of the above-referenced issues have been fully responded to in the Final EIR, within this Staff Recommendation Report and the VTT Appeal Report. Finally, comments were received claiming that the City has not been properly maintaining the Hollywood Center Project Administrative Record; however, no evidence has been provided to demonstrate how the City is in violation of the requirements pursuant to PRC Section 21186. All written comments are included in the ELDP Administrative Record, for which a link is provided on page 5 (Table of Contents) of this Report.

EXHIBIT A-1
CPC-2018-2114
ARCHITECTURAL PLANS

HOLLYWOOD CENTER - ALTERNATIVE 08

LOS ANGELES, CA

JUNE 2020



DRAWING LIST			
DWG. NO.	DRAWING TITLE	SCALE	JUNE 2020
T-001.00	COVER SHEET	N/A	X
ARCHITECTURAL			
G-000 - PROJECT INFORMATION			
G-001	NOT USED		
G-002	VICINITY PLAN	N/A	X
G-003	SURVEY DESCRIPTION	N/A	X
G-004	SURVEY OVERALL SITE	N/A	X
G-005	SURVEY WEST SITE	N/A	X
G-006	SURVEY EAST SITE	N/A	X
G-007	PROJECT SUMMARY	N/A	X
G-008	WEST SITE - DATA	N/A	X
G-009	WEST SITE - OPEN SPACE	N/A	X
G-010	EAST SITE - DATA	N/A	X
G-011	WEST SITE - PLOT PLAN	1"=20'	X
G-012	EAST SITE - PLOT PLAN	1"=20'	X
A-100 - FLOOR PLANS			
A-100	FULL SITE PLAN	1/16" = 1'-0"	X
A-101	WEST SITE - LEVEL B5	1/16" = 1'-0"	X
A-102	WEST SITE - LEVEL B4	1/16" = 1'-0"	X
A-103	WEST SITE - LEVEL B3	1/16" = 1'-0"	X
A-104	WEST SITE - LEVEL B2	1/16" = 1'-0"	X
A-105	WEST SITE - LEVEL B1	1/16" = 1'-0"	X
A-106	WEST SITE - LEVEL 01, M (VINE)	1/16" = 1'-0"	X
A-107	WEST SITE - LEVEL 01, M (NARI)	1/16" = 1'-0"	X
A-108	WEST SITE - LEVEL 02	1/16" = 1'-0"	X
A-109	WEST SITE - TYPICAL TOWER LOWER TIER LEVEL 02-24	1/16" = 1'-0"	X
A-110	WEST SITE - AFFORDABLE PH	1/16" = 1'-0"	X
A-111	WEST SITE - LEVEL 25 MECHANICAL	1/16" = 1'-0"	X
A-112	WEST SITE - LEVEL 26-27	1/16" = 1'-0"	X
A-113	WEST SITE - TYPICAL TOWER HIGHER TIER LEVEL 26-47	1/16" = 1'-0"	X
A-114	WEST SITE - LEVEL 48 PENTHOUSE	1/16" = 1'-0"	X
A-115	WEST SITE - MECHANICAL PENTHOUSE	1/16" = 1'-0"	X
A-116	WEST SITE - ROOF	1/16" = 1'-0"	X
A-121	EAST SITE - LEVEL B7	1/16" = 1'-0"	X
A-122	EAST SITE - LEVEL B6-B3	1/16" = 1'-0"	X
A-123	EAST SITE - LEVEL B2	1/16" = 1'-0"	X
A-124	EAST SITE - LEVEL B1	1/16" = 1'-0"	X
A-125	EAST SITE - LEVEL 01 (VINE)	1/16" = 1'-0"	X
A-126	EAST SITE - LEVEL 01 (ARGYLE)	1/16" = 1'-0"	X
A-127	EAST SITE - LEVEL 01 MEZZ	1/16" = 1'-0"	X
A-128	EAST SITE - LEVEL 02-08 & 10-11	1/16" = 1'-0"	X
A-129	EAST SITE - LEVEL 09 MECHANICAL	1/16" = 1'-0"	X
A-130	EAST SITE - LEVELS 12 - 13	1/16" = 1'-0"	X
A-131	EAST SITE - LEVELS 14 - 15	1/16" = 1'-0"	X
A-132	EAST SITE - LEVELS 16 - 17	1/16" = 1'-0"	X
A-133	EAST SITE - MECHANICAL PENTHOUSE	1/16" = 1'-0"	X
A-134	EAST SITE - ROOF	1/16" = 1'-0"	X
A-141	WEST SITE - ENLARGED RETAIL PLANS	3/32" = 1'-0"	X
A-142	WEST SITE - ENLARGED RETAIL PLANS	3/32" = 1'-0"	X
A-143	EAST SITE - ENLARGED RETAIL PLANS	3/32" = 1'-0"	X
A-151	WEST SITE - ENLARGED AMENITY DECK PLAN	3/32" = 1'-0"	X
A-152	WEST SITE - ENLARGED AMENITY DECK	3/32" = 1'-0"	X
A-153	EAST SITE - AMENITY DECK PLAN	1/8" = 1'-0"	X
A-161	WEST SITE - ENLARGED UNIT PLANS	1/8" = 1'-0"	X
A-200 - ELEVATIONS			
A-201	WEST SITE - NORTH ELEVATION	1/32" = 1'-0"	X
A-202	WEST SITE - EAST ELEVATION	1/32" = 1'-0"	X
A-203	WEST SITE - SOUTH ELEVATION	1/32" = 1'-0"	X
A-204	WEST SITE - WEST ELEVATION	1/32" = 1'-0"	X
A-205	EAST SITE - NORTH ELEVATION	1/32" = 1'-0"	X
A-206	EAST SITE - EAST ELEVATION	1/32" = 1'-0"	X
A-207	EAST SITE - SOUTH ELEVATION	1/32" = 1'-0"	X
A-208	EAST SITE - WEST ELEVATION	1/32" = 1'-0"	X
A-300 - SECTIONS			
A-301	WEST SITE - BUILDING SECTION E-W	1/32" = 1'-0"	X
A-302	WEST SITE - BUILDING SECTION N-S	1/32" = 1'-0"	X
A-303	WEST SITE - BUILDING SECTION N-S	1/32" = 1'-0"	X
A-304	EAST SITE - BUILDING SECTION E-W	1/32" = 1'-0"	X
A-305	EAST SITE - BUILDING SECTION N-S	1/32" = 1'-0"	X
A-306	EAST SITE - BUILDING SECTION N-S	1/32" = 1'-0"	X
A-400 - RENDERING			
A-401	PROJECT RENDERING	N/A	X
L-100 - LANDSCAPE			
L-001	OVERALL LANDSCAPE SITE PLAN	AS INDICATED	X
L-101	OVERALL GROUND FLOOR SITE PLAN	AS INDICATED	X
L-102	WEST SITE GROUND FLOOR PLAN	AS INDICATED	X
L-103	EAST SITE GROUND FLOOR PLAN	AS INDICATED	X
L-113-1	GROUND FLOOR PLANTING REFERENCE IMAGES	AS INDICATED	X
L-121	OVERALL AMENITY TERRACES SITE PLAN	AS INDICATED	X
L-122	WEST SITE AMENITY TERRACES PLAN	AS INDICATED	X
L-123	EAST SITE AMENITY TERRACES PLAN	AS INDICATED	X
L-124	EAST AMENITY LANDSCAPE ENLARGED	AS INDICATED	X
L-133	AMENITY TERRACES PLANTING REFERENCE IMAGES	AS INDICATED	X

ENTITLEMENT SUBMISSION JUNE 2020

APPLICANT	ARCHITECT	LANDSCAPE ARCHITECT	SURVEY
MCAF VINE LLC 1995 BROADWAY, 3RD FLOOR NEW YORK, NY 10023 212.875.4900	HANDEL ARCHITECTS LLP 120 BROADWAY, 6TH FLOOR NEW YORK, NY 10271 212.595.4112	JAMES CORNER FIELD OPERATIONS 475 TENTH AVENUE, 9TH FL NEW YORK, NY 10018 212.433.1450	KPFF 700 S. FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 213.418.0201

HOLLYWOOD CENTER

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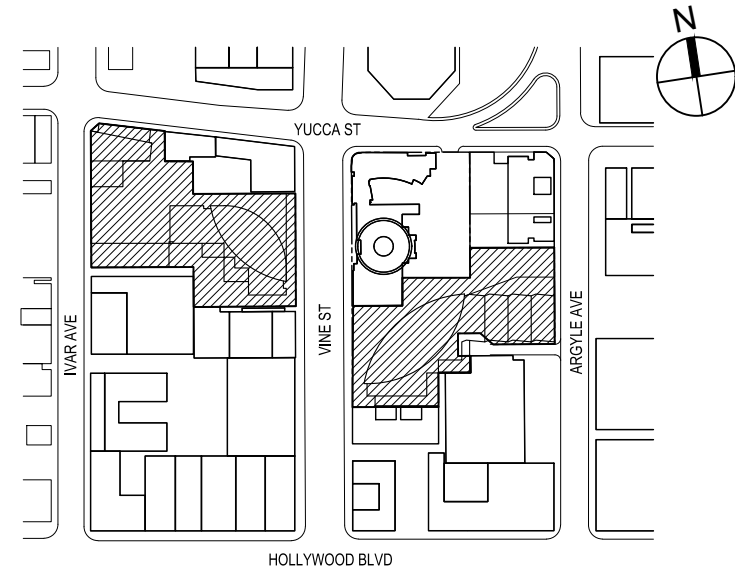
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KPFF
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Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	JUNE 2020	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

VICINITY PLAN

DRAWING NO:

G-002

SURVEY DESCRIPTION

SCALE: NTS

DESIGN SURVEY

LEGAL DESCRIPTION

(PER CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER No. 00000084196-894-LT2-08 DATED JANUARY 28, 2018)

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

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

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

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

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

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

PARCEL C: (5546-030-031)

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

PARCEL D: (5546-030-032)

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

EXCEPT THE SOUTH 58 FEET OF SAID LOT 12.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF YUCCA STREET AS DESCRIBED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 002050, NOTICE OF PENDENCY OF SAID ACTION WAS RECORDED ON AUGUST 06, 1928 AS INSTRUMENT NO. 1775, IN BOOK 6018, PAGE 270 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.

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

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 1, TRACT NO. 18237, AS PER MAP RECORDED IN BOOK 529, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF VINE STREET 100 FEET WIDE; THENCE NORTH 00°15'52" WEST 119.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°15'52" WEST 297.05 FEET; THENCE NORTH 89°52'48" EAST 150.02 FEET; THENCE SOUTH 00°15'52" EAST 24.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF YUCCA STREET 84 FEET WIDE; THENCE NORTH 89°52'48" EAST 59.95 FEET; THENCE SOUTH 00°15'52" EAST 272.10 FEET; THENCE SOUTH 89°37'21" WEST 27.30 FEET TO A POINT WHICH IS 232.67 FEET PARALLEL WITH AND EASTERLY OF THE CENTERLINE OF VINE STREET 100 FEET WIDE; THENCE SOUTH 89°37'21" WEST 182.67 FEET TO THE POINT OF BEGINNING.

PARCEL E:

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

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

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

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

PARCEL G: (5546-004-006)

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

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

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

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

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2, WHICH IS A POINT IN THE EAST LINE OF IVAR AVENUE (70 FEET WIDE); THENCE ALONG THE WEST LINE OF SAID LOT 1 NORTH 07°05'30" EAST 5.31 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF YUCCA STREET, AS DESCRIBED IN PARCEL 117 OF DEGREE OF CONDEMNATION ENTERED IN CASE NO. 202-550 OF THE SUPERIOR COURT OF SAID COUNTY, AS CERTIFIED COPY OF SAID DECREE BEING RECORDED ON OCTOBER 18, 1929 AS INSTRUMENT NO. 1085, IN BOOK 9421, PAGE 173 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID YUCCA STREET NORTH 48°33'16" EAST 13.26 FEET AND SOUTH 82°58'58" EAST 122.48 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 50.00 FEET OF SAID LOTS 1 AND 2; THENCE SOUTHERLY ALONG THE LAST MENTIONED WEST LINE 54.50 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 9.80 FEET OF SAID LOT 2; THENCE WESTERLY ALONG SAID NORTH LINE 131.50 FEET TO THE WEST LINE OF SAID LOT 2; THENCE ALONG SAID WEST LINE 55.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL I:

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

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

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT TO A LINE WHICH IS PARALLEL WITH THE MOST SOUTHERLY LINE OF SAID LOT 1 AND DISTANT 119.96 FEET NORTHERLY THEREFROM MEASURED AT RIGHT ANGLES; TO SAID SOUTHERLY LINE; THENCE EASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO A LINE WHICH IS PARALLEL WITH AND DISTANT 260.00 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF VINE STREET 100.00 FEET WIDE, AS SHOWN ON THE MAP OF SAID TRACT NO. 18237; THENCE NORTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO A POINT IN THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 89° 52' 27" EAST ALONG SAID LAST MENTIONED NORTHERLY LINE TO THE EASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF SAID LOT SHOWN ON THE MAP OF SAID TRACT AS HAVING A BEARING AND LENGTH OF SOUTH 89° 52' 27" WEST 195.04 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE IN THE BOUNDARY LINE OF SAID LOT CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 14.49 FEET AND AN ARC LENGTH OF 23.51 FEET TO THE END THEREOF; THENCE SOUTH 0° 16' 00" EAST ALONG THE EASTERLY LINE OF SAID LOT, TO A POINT 171.50 FEET, NORTHERLY MEASURED ALONG SAID EASTERLY LINE FROM THE SOUTHEASTERLY CORNER OF SAID LOT, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0° 16' 00" EAST ALONG SAID EASTERLY LINE 171.50 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE SOUTH 89° 37' 45" WEST 109.50 FEET ALONG THE SOUTHERLY LINE OF SAID LOT TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID BOUNDERLY LINE NORTH 48° 55' 41" WEST 35.21 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 89° 37' 45" WEST ALONG THE SOUTHERLY LINE OF SAID LOT AND ITS WESTERLY PROLONGATION SHOWN ON SAID MAP AS HAVING A BEARING OF SOUTH 89° 37' 45" WEST AND A LENGTH OF 39.92 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 232.67 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF VINE STREET; THENCE NORTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO A POINT ON THE LINE ABOVE DESCRIBED AS BEING PARALLEL WITH THE MOST SOUTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID LINE TO THE LINE ABOVE DESCRIBED AS BEING PARALLEL WITH AND DISTANT 260.00 FEET EASTERLY OF THE CENTER LINE OF VINE STREET; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE INTERSECTION WITH A LINE PERPENDICULAR TO THE LINE ABOVE DESCRIBED AS THE EASTERLY LINE OF SAID LOT AT THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 44" EAST ALONG SAID PERPENDICULAR LINE TO THE TRUE POINT OF BEGINNING.

SAID LAND IS ALSO KNOWN AS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 1, TRACT NO. 18237, AS PER MAP RECORDED IN BOOK 529 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF VINE STREET 100' WIDE; THENCE NOD DEGREES 15°52'W 119.96'; THENCE N89 DEGREES 37°21'E 182.67' TO THE TRUE POINT OF BEGINNING; THENCE N89 DEGREES 37°21'E 22.30'; THENCE NOD DEGREES 15°52'W 101.86'; THENCE N89 DEGREES 44°08'E 150.07' TO THE WESTERLY RIGHT OF WAY OF MAP OF ARROYO AVENUE 75' WIDE; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY; S90 DEGREES 15°48'E 171.50' TO THE NORTHERLY RIGHT OF WAY OF A PUBLICLY DEDICATED ALLEY WAY BEING 20' WIDE THENCE ALONG SAID RIGHT OF WAY; S89 DEGREES 37°21'W 109.50' THENCE W89 DEGREES 35°07'W 30.22' THENCE S89 DEGREES 37°21'W 45.16' TO A POINT WHICH BEARS S00 DEGREES 15°52'E FROM THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NOD DEGREES 15°52'E 49.99' RETURNING TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR PARKING SPACES AS SET FORTH IN THAT CERTAIN UNRECORDED PARKING EASEMENT AGREEMENT DATED AS OF MARCH 27, 2001, SUBJECT TO THE TERMS THEREIN PROVIDED, AS DISCLOSED BY THAT CERTAIN INSTRUMENT ENTITLED "MEMORANDUM OF PARKING EASEMENT AGREEMENT" RECORDED MARCH 30, 2001 AS INSTRUMENT NO. 01-528743, OFFICIAL RECORDS, AND SUBJECT TO THE TERMS AND PROVISIONS OF THAT CERTAIN "SUBORDINATION, NON- DISTURBANCE AND ATTORNEYMENT AGREEMENT", RECORDED MARCH 30, 2001 AS INSTRUMENT NO. 01-0528748 OF OFFICIAL RECORDS, SAID PARKING SPACES ARE LOCATED ON THE PROPERTY DESCRIBED IN EXHIBIT B ATTACHED TO SAID MEMORANDUM OF PARKING EASEMENT AGREEMENT.

LEGAL DESCRIPTION

(PER CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER No. 00000084196-894-LT2-08 DATED JANUARY 28, 2018) (CONTINUED)

PARCEL J: (APN 5546-030-034)

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF THE CENTRAL HOLLYWOOD TRACT NO. 2, PER MAP RECORDED IN BOOK 6 PAGE 144 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 6, NORTH 89° 37' 45" EAST 153.00 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE EASTERLY 87.00 FEET OF SAID LOT 6; THENCE NORTH 0° 15' 52" WEST 60.00 FEET TO THE SOUTHERLY LINE OF LOT 1 OF TRACT NO. 18237, PER MAP RECORDED IN BOOK 529, PAGES 10 AND 11, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE BOUNDARY OF SAID LOT 1, NORTH 89° 37' 45" EAST 57.00 FEET, NORTH 0° 16' 00" WEST 30.00 FEET, SOUTH 89° 37' 45" WEST 22.03 FEET, AND NORTH 0° 22' 15" WEST 40.00 FEET; THENCE SOUTH 89° 37' 45" WEST 5.22 FEET, MORE OR LESS, ALONG THE WESTERLY PROLONGATION OF A COURSE IN THE SOUTHERLY BOUNDARY OF SAID LOT 1, TO A LINE WHICH IS PARALLEL WITH AND DISTANT 232.67 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF VINE STREET (100 FEET WIDE); THENCE NORTH 0° 15' 52" WEST 49.87 FEET, MORE OR LESS, ALONG LAST SAID PARALLEL LINE TO A LINE WHICH IS PARALLEL WITH AND 119.96 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE MOST SOUTHERLY BOUNDARY LINE OF SAID LOT 1; THENCE SOUTH 89° 37' 45" WEST 182.67 FEET TO THE EAST LINE OF VINE STREET; THENCE SOUTH 0° 15' 52" EAST 179.96 FEET TO THE POINT OF BEGINNING.

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

EXCEPTIONS

(PER CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER No. 00000084196-894-LT2-08 DATED JANUARY 28, 2018)

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

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

PURPOSE: PUBLIC STREET AND HIGHWAY
RECORDING DATE: DATE/OCTOBER 18, 1929
RECORDING NO.: IN BOOK 9421, PAGE 173, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

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

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 16, 1953
RECORDING NO.: 2621, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

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

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JUNE 21, 1957
RECORDING NO.: 3781, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

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

RECORDING DATE: DECEMBER 18, 2020
RECORDING NO.: 00-1968012, OFFICIAL RECORDS

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

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

THE FOLLOWING MATTERS AFFECT PARCELS F & G:

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

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

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

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

THE FOLLOWING MATTERS AFFECT PARCEL H:

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

PURPOSE(S): FUTURE STREET
RECORDING DATE: JULY 14, 1987
RECORDING NO.: 87-111294 OF OFFICIAL RECORDS

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

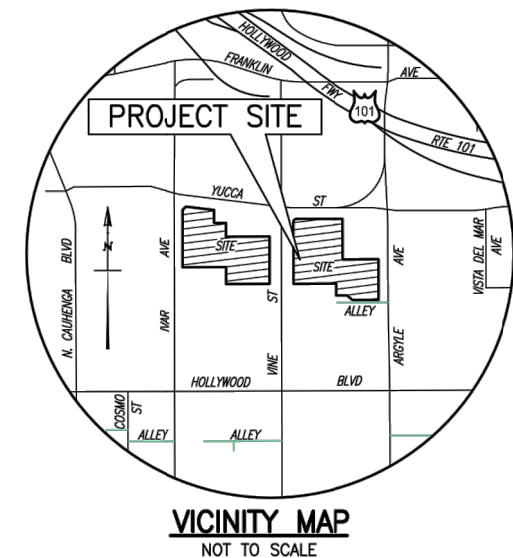
LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HERE IN ABOVE.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

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

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

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



VICINITY MAP
NOT TO SCALE

AREAS

TOTAL EXISTING PROPERTY AREA
194,495 SQ. FT. OR 4.465 AC.
TOTAL PROPOSED SIDEWALK EASEMENT AREA
5,163 SQ. FT. OR 0.119 AC.

TOTAL PROPOSED ALLEY MENDOR AREA
1,267 SQ. FT. OR 0.029 AC.

TOTAL AREA FOR F.A.R. CALCULATIONS
200,925 SQ. FT. OR 4.613 AC.

STREET DESIGNATIONS

NAR AVENUE	LOCAL STREET STD.
YUCCA STREET WEST	AVENUE II
VINE STREET	AVENUE II
YUCCA STREET EAST	LOCAL STREET STD.
ARROYO AVENUE	LOCAL STREET STD.

COMMENTS

WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

④ INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON

SITE ADDRESS: 1749, 1755, 1777 VINE STREET, 1754 IVAR AVENUE, AND 6334 YUCCA STREET, LOS ANGELES, CA

APN NO.: 5546-004-006, 5546-004-020, 5546-004-021, 5546-004-029, 5546-004-030, 5546-004-032, 5546-030-028, 5546-030-029, 5546-030-031, 5546-030-032, 5546-030-033, & 5546-030-034 (PORTION)

DATE OF SURVEY: FEBRUARY 11, 2018

THE BEARING OF N07°16'10"7" ALONG THE CENTERLINE OF VINE STREET AS SHOWN ON TRACT NO. 60544, AS FILED IN BOOK 1325, PAGES 54 & 55, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

CITY OF LA BNP 12-20869,
171 N/O IN CURB YUCCA ST 3FT E/O BOR E/O VINE ST W/S CS

EL.EV. = 400.846 FT; NAD 1929, RECORDED 1985

FLOOD INSURANCE RATE MAP: SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 98037C1605F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2006, FOR COMMUNITY NUMBER 06041, IN COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

UTILITIES: ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. ABOVE-GROUND UTILITIES WERE COMBINED WITH CITY OF LA SUBSTRUCTURE MAPS TO PLLOT UNDERGROUND UTILITY LINES SHOWN HEREON. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

PUBLIC ACCESS: PUBLIC ACCESS TO SITE FROM YUCCA STREET, NAR STREET, VINE STREET AND ARROYO AVENUE.

ZONING: EXISTING: (TY)O2C2-2-SN
ZONING INFORMATION WAS OBTAINED PER CITY OF LA ZIMAS WEBSITE DECEMBER 15, 2017
<http://www.lacity.org/>

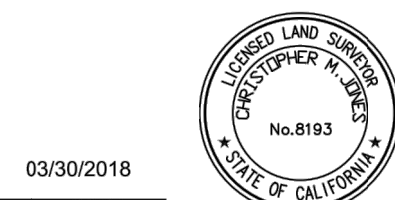
SETBACKS:
FRONT: NONE REQUIRED
SIDE: NONE REQUIRED
REAR: NONE REQUIRED
FAR: NO LIMIT

BUILDING HEIGHT: NO LIMIT

PREPARED UNDER THE DIRECTION OF:

Digitally signed by Christopher Jones, PLS
DN: cn=Christopher Jones, PLS, email=chris.jones@kpf.com, o=KPF, ou=KPF, c=US
Date: 2018.03.30 09:30:30 -0700

CHRISTOPHER JONES, PLS 8193



03/30/2018

DATE

NO.	DATE	REVISIONS
6		
5		
4	18/03/30	AREA UPDATE
3	18/03/29	BOUNDARY AND AREA UPDATE
2	18/03/08	MAP UPDATE, TITLE REPORT & LEGAL UPDATE
1	18/02/15	MAP UPDATE

PROJECT #	1700060
DATE PREPARED	12/20/2017
DRAWN BY	DA
CHECKED BY	CJ
HOLLYWOOD CENTER	
PREPARED FOR:	
MAYER BROWN LLP	
350 SOUTH GRAND AVENUE, 25TH FLOOR	
LOS ANGELES, CA 90017	

kpff	
700 FLOWER ST., Suite 2100	
Los Angeles, CA 90017	
O: 213.418.0201	
F: 213.266.5294	
www.kpff.com	

SHEET 1 OF 4

HOLLYWOOD CENTER

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ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
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LANDSCAPE ARCHITECT

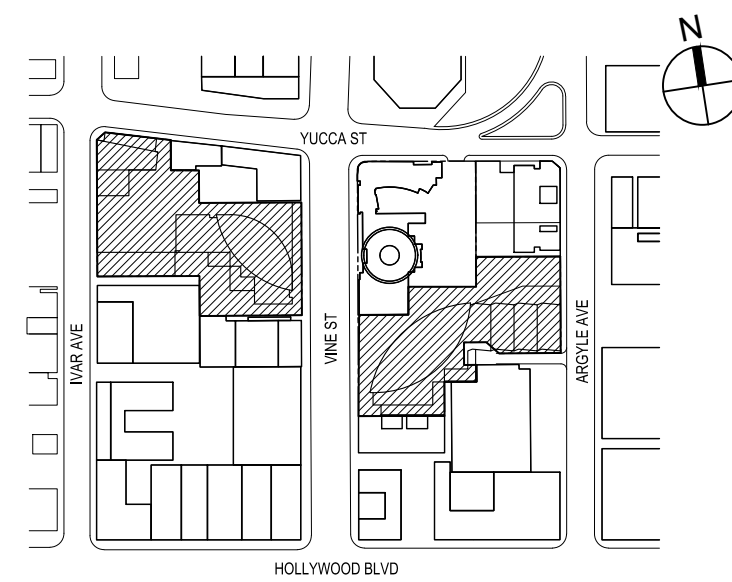
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
JUNE 2020		ENTITLEMENT SUBMISSION

KEY PLAN



SURVEY OVERALL SITE
SCALE: NTS

HOLLYWOOD
CENTER

APPLICANT

MCAF VINE LLC
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ARCHITECT

HANDEL ARCHITECTS, LLP
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LANDSCAPE ARCHITECT

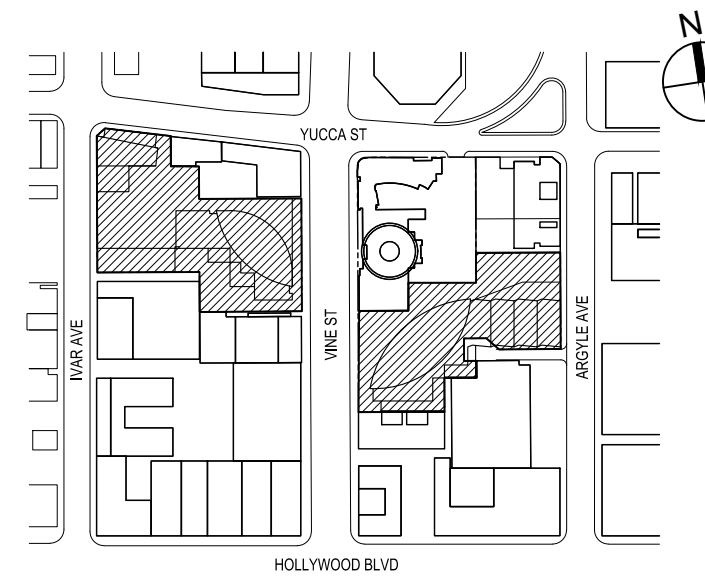
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SURVEY

KPFF
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Los Angeles, CA 90017
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NO.	DATE	ISSUANCE
JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

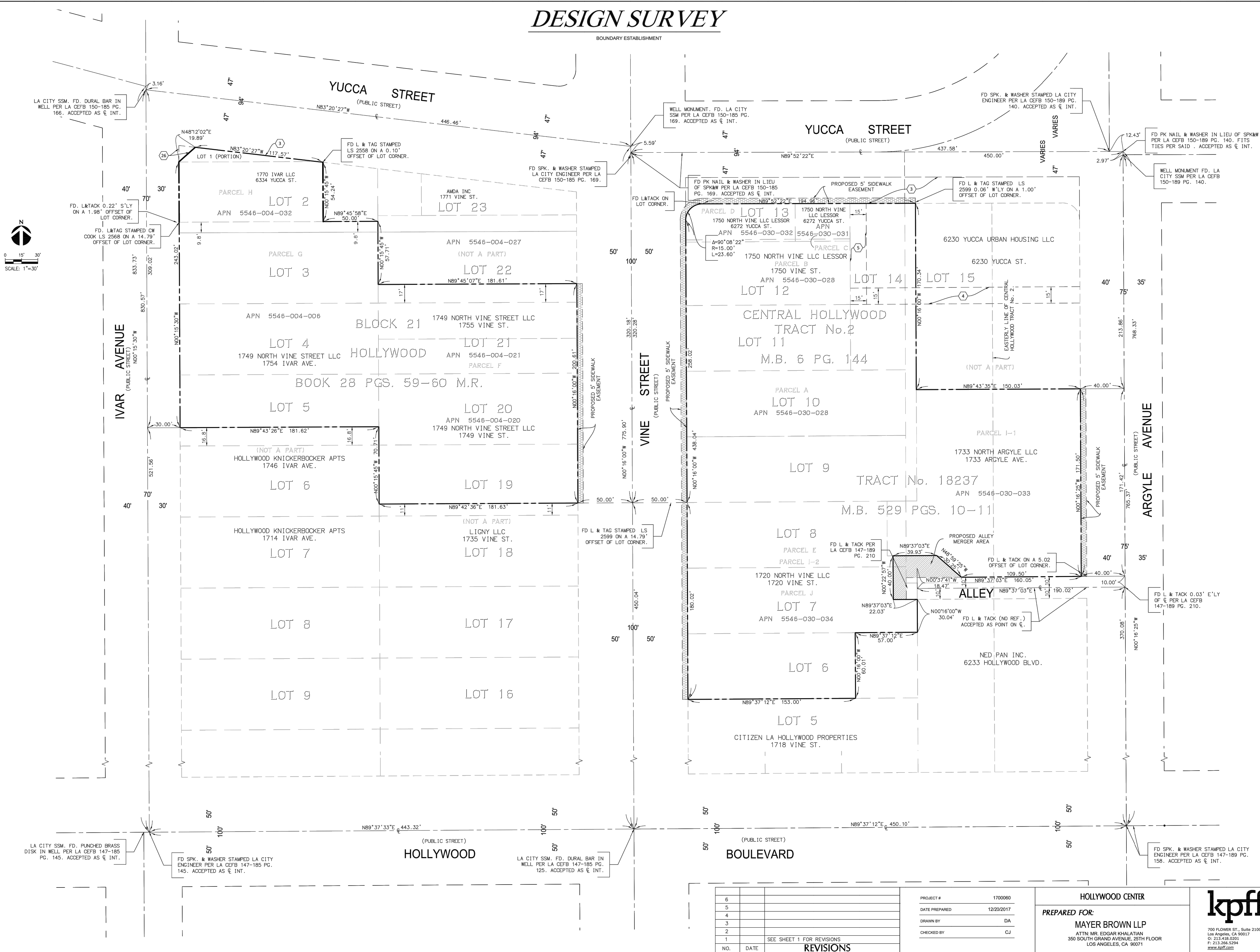
SURVEY
OVERALL SITE

DRAWING NO:

G-004

DESIGN SURVEY

BOUNDARY ESTABLISHMENT



NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		SEE SHEET 1 FOR REVISIONS

PROJECT #	1700080
DATE PREPARED	12/20/2017
DRAWN BY	DA
CHECKED BY	CJ

HOLLYWOOD CENTER
PREPARED FOR:
MAYER BROWN LLP
ATTN: MR. EDGAR KHALATIAN
350 SOUTH GRAND AVENUE, 25TH FLOOR
LOS ANGELES, CA 90071

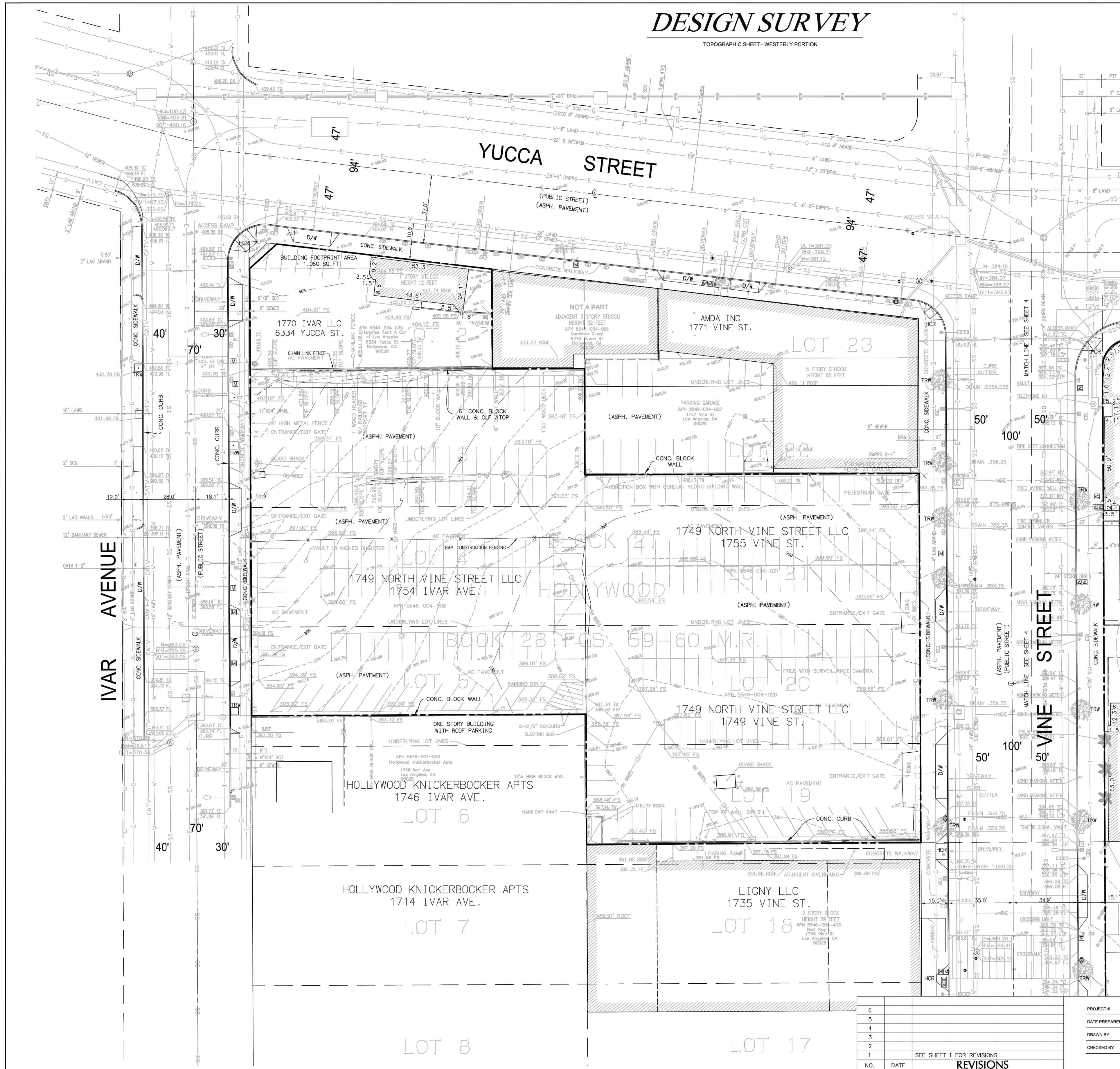
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F: 213.266.1294
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SHEET 2 OF 4

SURVEY WEST SITE
SCALE: NTS

DESIGN SURVEY

TOPOGRAPHIC SHEET - WESTERLY PORTION



ABBREVIATIONS

ASPH	ASPHALT
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BW	BACK OF WALK
CONC.	CONCRETE
CSW	CONCRETE BLOCK WALL
CD	CURB DRAIN
DI	DROP INLET
DG	DRAIN GRATE
D/W	DRIVEWAY APRON
ELEV	ELEVATION
ELEC.	ELECTRICAL
EV	ELECTRICAL VAULT
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISH SURFACE (HARDSCAPE)
GV	GAS VALVE
HCR	HANDICAP RAMP
INV	INVERT OF PIPE
LA	LANDSCAPE AREA
LIP	LIP OF GUTTER
MH	MANHOLE
NTS	NOT TO SCALE
SCD	SEWER CLEANOUT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SCT	SOUTHERN CALIFORNIA TELEPHONE
SL	STREET LIGHT
TD	TOP OF CURB
TRW	TREE WELL
TS	TRAFFIC SIGNAL
VLT	VAULT
WLT	WATER VAULT
WV	WATER VALVE
N'LY	NORTHERLY
S'LY	SOUTHERLY
E'LY	EASTERLY
W'LY	WESTERLY
NE'LY	NORTHEASTERLY
NW'LY	NORTHWESTERLY
SE'LY	SOUTHEASTERLY
SW'LY	SOUTHWESTERLY
CL	CENTERLINE

LEGEND

AREA LIGHT	AREA LIGHT
BOLLARD	BOLLARD
DRAIN	DRAIN
ELECTRICAL MANHOLE	ELECTRICAL MANHOLE
FIRE HYDRANT	FIRE HYDRANT
FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION
GAS VALVE	GAS VALVE
GAS METER	GAS METER
PARKING METER	PARKING METER
STREET LIGHT	STREET LIGHT
STREET LIGHT PULL BOX	STREET LIGHT PULL BOX
SEWER MANHOLE	SEWER MANHOLE
SEWER CLEAN OUT	SEWER CLEAN OUT
SIGN	SIGN
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
TELEPHONE MANHOLE	TELEPHONE MANHOLE
TRAFFIC SIGNAL POLE	TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL PULLBOX	TRAFFIC SIGNAL PULLBOX
TREE	TREE
TREE PALM	TREE PALM
UTILITY POLE	UTILITY POLE
WATER VALVE	WATER VALVE
WATER METER	WATER METER
WATER MANHOLE	WATER MANHOLE
OVERHEAD LINE	OVERHEAD LINE
CONCRETE CURB	CONCRETE CURB
WALL	WALL
CHAIN LINK FENCE	CHAIN LINK FENCE
WROUGHT IRON FENCE	WROUGHT IRON FENCE

HOLLYWOOD
CENTER

APPLICANT

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LANDSCAPE ARCHITECT

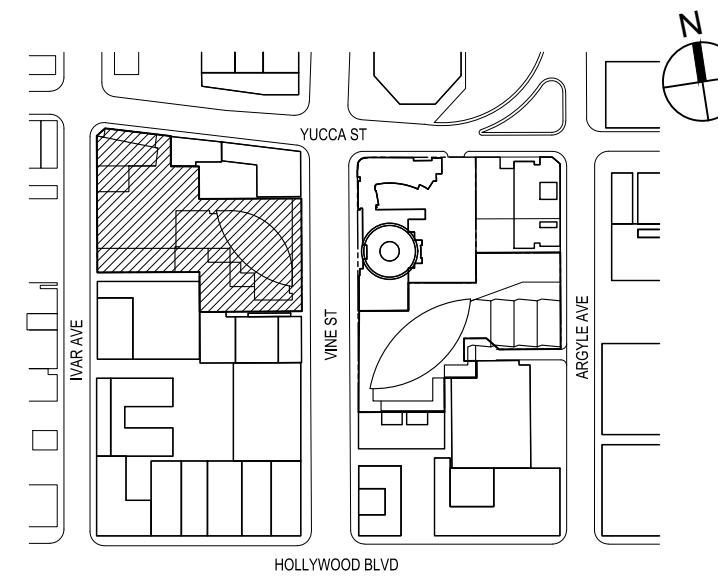
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SURVEY

KPFF
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Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE:	AS INDICATED
PROJECT NO:	1350
SEAL & SIGNATURE	

DRAWING TITLE:

SURVEY WEST
SITE

DRAWING NO:

G-005

HOLLYWOOD CENTER

G-006



UNIT MIX SUMMARY			
	WEST	EAST	TOTAL
RESIDENTIAL BUILDINGS			
0BR	131	0	131
1BR	366	0	366
2BR	181	0	181
3BR	92	0	92
SUB-TOTAL	770	0	770
SENIOR BUILDINGS			
1BR	133	0	133
2BR	0	0	0
SUBTOTAL	133	0	133
TOTAL PROVIDED	903	0	903
TOTAL ALLOWED (200,925 / 200)			1005

PARKING & BIKE SUMMARY						
	CAR		BIKE ³			
	REQ.	PROV.	SHORT TERM		LONG TERM	
			REQ.	PROV.	REQ.	PROV.
Residential	1020	1,110	36	36	360	360
Commercial	1,023	1,127 ²	48	49	82	81
TOTAL	2,043	2,237	84	85	442	441

- 1 PER AB 744, ANY NUMBER OTHER THAN A WHOLE NUMBER SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.
- 2 INCLUSIVE OF THE 97 CAPITOL RECORDS CoFo
- 3 DOES NOT INCLUDE BIKE PARKING FOR EXISTING USES

RESIDENTIAL OPEN SPACE SUMMARY			
	REQUIRED		PROVIDED
OPEN SPACE	101,725		101,725
PLANTING	19,931		19,932
TREES	226		226

PROJECT ADDRESS	6236-6334 West Yucca Street 1745-1770 North Vine Street 1733-1741 Argyle Avenue
GENERAL PLAN DESIGNATION	Regional Center Commercial
EXISTING ZONE	(T)(Q) C2-2-SN; C4-2D-SN
PROPOSED ZONE	C2-2-SN

APN & LEGAL				
APN	LOT	ARB	BLOCK	TRACT
5546-030-028	LT 1	2	None	TR 18237
5546-030-031	FR 13	3	None	Central Hollywood Tract No. 2
5546-030-032	FR 13	2	None	Central Hollywood Tract No. 2
5546-030-033	LT 1	3	None	TR 18237
5546-030-034	FR 6	None	None	Central Hollywood Tract No. 2
5546-004-032	FR 1	None	21	Hollywood
5546-004-029	FR 2	1	21	Hollywood
5546-004-006	4	1	21	Hollywood
5546-004-020	21	2	21	Hollywood
5546-004-021	21	1	21	Hollywood

SITE SUMMARY		
WEST SITE AREA	78,629	
EAST SITE AREA	+ 115,866	
TOTAL SITE AREA	194,495	SF
EAST SITE ALLEY MERGER	+ 1,313	
SIDEWALK MERGER AREA	+ 5,163	SF
TOTAL PROJECT SITE LOT AREA	200,971	
TOTAL PROPOSED		
BUILDABLE AREA @ 6.0 : 1 FAR (Base)	1,205,826	
BUILDABLE AREA @ 8.1 : 1 FAR (Density Bonus)	1,627,865	
WEST BUILDING	784,140	
WEST SENIOR BUILDING	102,211	
EAST BUILDING	400,749	
	+ 1,287,100	SF
TOTAL NEW PROPOSED FLOOR AREA		
EXISTING CAPITOL RECORDS BUILDING	+ 114,303	
TOTAL BUILDABLE AREA USED	1,401,403	SF
TOTAL FAR	6.973	

HOLLYWOOD CENTER

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LANDSCAPE ARCHITECT

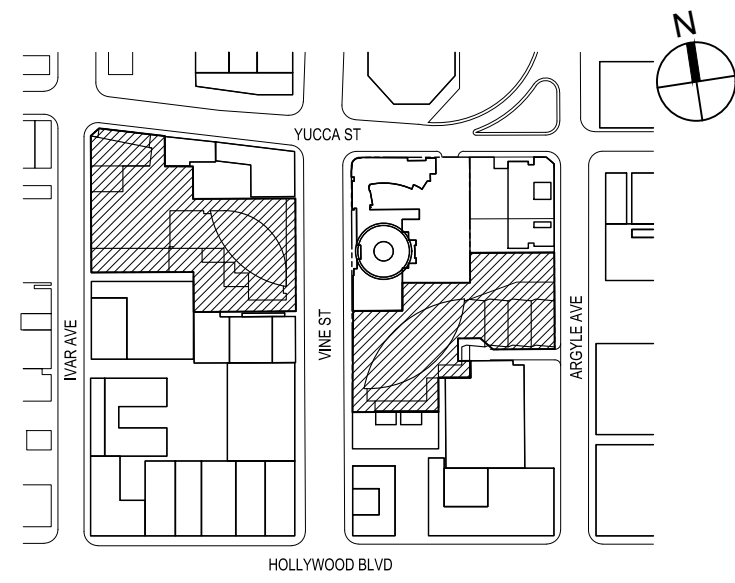
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NO.	DATE	ISSUANCE
	JUNE 2020	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

PROJECT SUMMARY

DRAWING NO:

G-007

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LANDSCAPE ARCHITECT

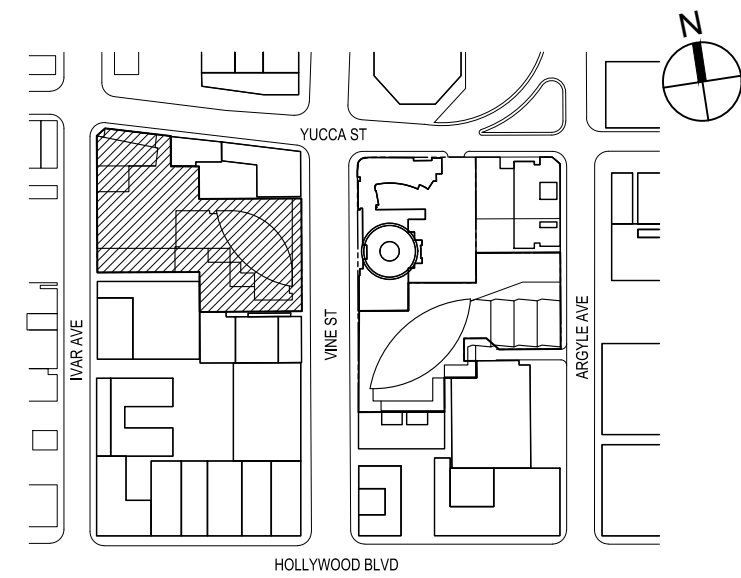
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE -
DATA

DRAWING NO:

G-008

WEST SITE UNIT MIX				
WEST BUILDING	TYPE	AVG. AREA	COUNT	AREA
	OBR	600 SF	131	78,600 SF
	1BR	800 SF	366	292,800 SF
	2BR	940 SF	181	170,140 SF
	3BR	1,044 SF	92	96,048 SF
TOTAL			770	637,588 SF *
WEST SENIOR BUILDING	TYPE	AVG. AREA	COUNT	AREA
	1BR	612 SF	133	81,452 SF
	2BR	N/A	0	0 SF
	TOTAL		133	81,452 SF *
TOTAL			903	719,040 *

* NOTE: NUMBERS ARE ROUNDED UP TO THE NEAREST WHOLE NUMBER WHEN DECIMAL IS GREATER THAN OR EQUAL TO .5

WEST SITE AREA BREAKDOWN						
	TOTAL BUILDING PROGRAM *		PARKING	RETAIL / RESTAURANT	RESIDENTIAL	RESIDENTIAL AMENITY, LOBBIES, BOH
	LEVEL	ZONING FLOOR AREA (SF)	AREA PER FLOOR (SF) (ZFA)	AREA PER FLOOR (SF) (ZFA)	AREA PER FLOOR (SF) (ZFA)	AREA PER FLOOR (SF) (ZFA)
WEST SENIOR BUILDING	IVAR GROUND	1,965	-	-	-	1,965.1
	2	8,579	-	-	7,339.8	1,239.2
	3-10 (8 FLOORS)	83,334	-	-	83,333.6	-
	MECH PH	8,333	-	-	3,096	5,238
	SUB-TOTAL	102,211 *	-	-	93,769.2	8,441.9
WEST BUILDING	B5	-	-	-	-	-
	B1-B4	-	-	-	-	-
	VINE GROUND	25,377	-	5,342.0	-	20,035.0
	1M	46,416	-	6,726.0	-	39,690.0
	2	15,162	-	-	7,290	7,872.0
	3-24 (LO-TIER, 22 FLOORS)	340,846	-	-	340,846.0	-
	25 (MECH FLOOR)	-	-	-	-	-
	26-47 (HI-TIER, 22 FLOORS)	340,846	-	-	340,846.0	-
	48 (PENTHOUSE)	15,493	-	-	15,493.0	-
	MECH PH	-	-	-	-	-
	SUB-TOTAL	784,140 **	-	12,068.0	704,475.0	67,597.0
WEST SITE DEVELOPMENT TOTALS						
		886,351 *	-	12,068.0	798,244.2	76,038.9

* NOTE: NUMBERS ARE ROUNDED UP TO NEAREST WHOLE NUMBER WHEN DECIMAL IS GREATER THAN .5

- NOTES
1. ALL FIGURES APPROXIMATE
 2. GROSS TO ZONING FACTOR ASSUMPTIONS: 4% RETAIL, 8% RESIDENTIAL, 8% HOTEL, 8% HOTEL COMMON, 8% SPORTS CLUB
 3. ASSUMES HEIGHT AND NUMBER OF STORIES FOR EACH TOWER CALCULATED INDEPENDENTLY, AND THAT MECHANICAL FLOORS DO NOT COUNT AS STORIES

CAR PARKING WEST SITE					
WEST BUILDING					
UNIT TYPE	sp/br	# Units	Code Required	Provided	
0 BR	1	131	131.0	131	
1 BR	1	366	366.0	366	
2 BR	1.5	181	272.0	272	
3 BR	2	92	184.0	184	
SUBTOTAL		770	953.0	953	
WEST SENIOR BUILDING					
	sp/br	# Units	Code Required	Provided	
0 BR	0.5	0	0.0	0	
1 BR	0.5	133	67.0	67	
2 BR	0.5	0	0.0	0	
SUBTOTAL		133	67.0	67	
COMMERCIAL					
Per 1000sf	2	12,068	24.0	24	
Additional spaces				90	
TOTAL PARKING SPACES			1,044	1,134	
NUMBER OF EV SPACES (INCLUSIVE)				340	

* NOTE: PER AB 744, ANY NUMBER OTHER THAN A WHOLE NUMBER SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.

BIKE PARKING					
LONG TERM				SHORT TERM	
Unit Range	sp/unit	# Units	Req/Prd	sp/unit	Req/Prd
1~25	1.00	25	25	0.100	2.50
26~100	0.67	75	50	0.067	5.00
101~200	0.50	100	50	0.050	5.00
200+	0.25	570	143	0.025	14.25
		770	268	27.0	
sp/ unit		# Units	Req/Prd		
1~25	1.00	25	25	0.100	2.5
26~100	0.67	75	50	0.067	5.0
101~200	0.50	33	17	0.050	1.7
		133	92	9.0	
1 / 2000sf		12,068	6	6	
TOTAL BIKE SPACES REQUIRED & PROVIDED			366	42	

WEST SITE TREE CALCULATION	
PER LAMC SECTION 12.21 G.2 - MIN. 24" BOX TREE PER 4 UNITS REQUIRED	
TREES REQUIRED WITH 770 UNITS	192.50
TREES REQUIRED WITH 133 UNITS	33.25
TOTAL WEST SITE TREES REQUIRED	226.00
WEST SITE TREES PROVIDED:	215
WEST SITE STREET TREES PROVIDED:	11
TOTAL TREES PROVIDED	226





REFER TO LANDSCAPE SHEETS L-001 TO L-136 FOR ADDITIONAL INFORMATION

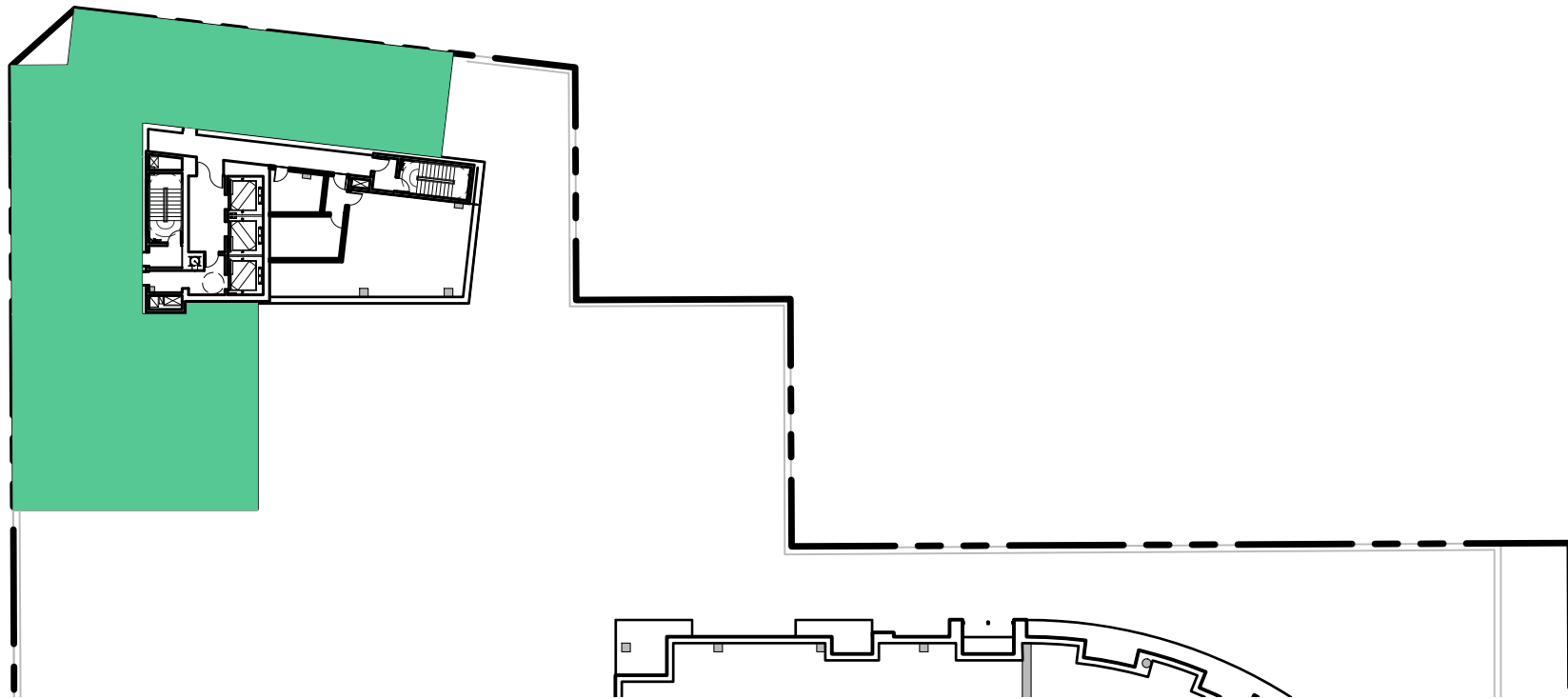
WEST SITE OPEN SPACE PROVIDED	
OUTDOOR COMMON OPEN SPACE	
West Site Paseo (Grade Level)	11,925
West Bldg Sunken Garden (Mezz Level)	2,000
West Bldg Amenity Deck (Level 2)	31,000
Sr. Affordable Common Terrace (Level 2)	1,350
Sr. Affordable Common Roof Terrace (Level 13)	7,250
TOTAL OUTDOOR COMMON SPACE	53,525 SF
<i>MIN. REQUIRED OUTDOOR COMMON SPACE (50% OF TOTAL)</i>	<i>50,863</i>
INDOOR AMENITY SPACES	
West BldgIndoor Amenities (Mezz Level)	14,500
West BldgIndoor Amenities (Level 2)	7,000
Sr. Affordable Multi-purpose Room (Level 2)	1,200
Sr. Affordable Multi-purpose Room (Level 13)	3,500
TOTAL INDOOR AMENITY SPACE	26,200 SF
<i>MAX. PERMITTED INDOOR COMMON SPACE (25% OF TOTAL)</i>	<i>25,431</i>
PRIVATE OPEN SPACE	
West Bldg Private Residential Balconies	22,000 SF
<i>MAX. PERMITTED PRIVATE OPEN SPACE (50% OF TOTAL)</i>	<i>50,863</i>
TOTAL OPEN SPACE PROVIDED	101,725 SF
TOTAL OPEN SPACE REQUIRED	101,725 SF

WEST SITE - OPEN SPACE REQUIRED			
WEST BUILDING			
UNIT TYPE (HABITABLE ROOMS)	NUMBER	RQ'D AREA/UNIT	RQ'D OPEN SPACE
0BR	131 DU	100 SF	13,100 SF
1BR	366 DU	100 SF	36,600 SF
2 BR	181 DU	125 SF	22,625 SF
3 BR	92 DU	175 SF	16,100 SF
TOTAL	770 DU		88,425 SF
WEST SENIOR BUILDING			
UNIT TYPE (HABITABLE ROOMS)	NUMBER	RQ'D AREA/UNIT	RQ'D OPEN SPACE
0BR	0 DU	100 SF	0 SF
1BR	133 DU	100 SF	13,300 SF
2 BR	0 DU	125 SF	0 SF
3 BR	0 DU	175 SF	0 SF
TOTAL	133 DU		13,300 SF

TOTAL 101,725 SF

PLANTING REQUIREMENT -	
25% OF COMMON OPEN SPACE IS REQUIRED TO BE PLANTED	
= 50,100 sf + 21,325 sf = 71,325 sf x 25%	19,931 SF
West Site Paseo (Grade Level) PLANTING	1,789
West Bldg Sunken Garden (Mezz Level) PLANTING	1,200
West Bldg Amenity Deck (Level 2) PLANTING	13,485
Sr. Affordable Common Terrace (Level 2) PLANTING	543
Sr. Affordable Common Roof Terrace (Level 13) PLANTING	2,915
SF OF PLANTED COMMON OPEN SPACE PROVIDED	19,932 SF

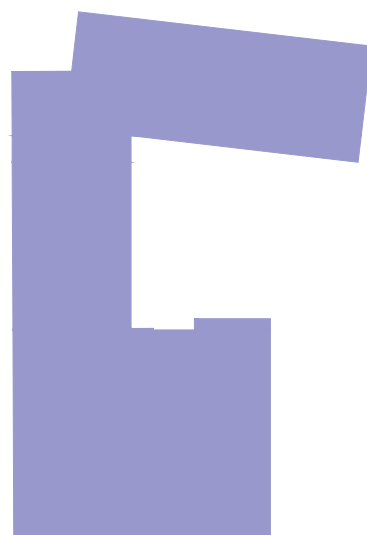
LEGEND	
	INDOOR AMENITY SPACE
	OUTDOOR COMMON SPACE
	SENIOR OUTDOOR COMMON SPACE
	BALCONY/TERRACE SPACE



SENIOR AFFORDABLE ROOF PLAN

SCALE: NTS

4



SENIOR PENTHOUSE PLAN

SCALE: NTS

3



LEVEL 2 AMENITY DECK

SCALE: NTS

2



GROUND LEVEL PLAN

SCALE: NTS

1

HOLLYWOOD CENTER

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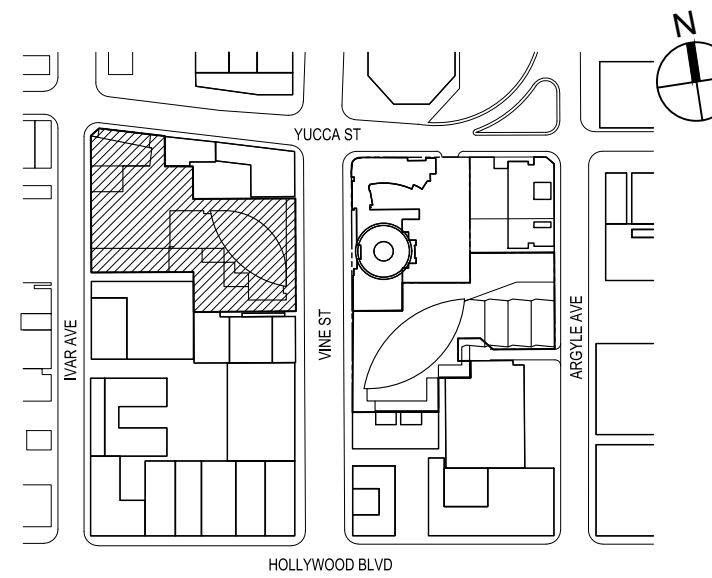
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NO.	DATE	ISSUANCE
JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE -
OPEN SPACE

DRAWING NO:

G-009

HOLLYWOOD CENTER

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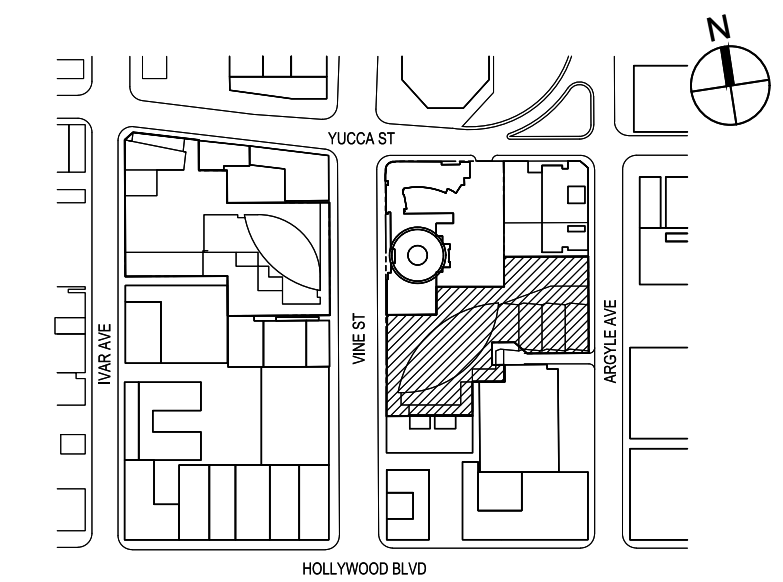
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[illegible]

KEY PLAN



SCALE:	AS INDICATED
PROJECT NO:	1350
SEAL & SIGNATURE	

DRAWING TITLE:

EAST SITE - DATA

DRAWING NO:

G-010

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EAST SITE AREA BREAKDOWN						
	TOTAL BUILDING PROGRAM *		PARKING	RETAIL / RESTAURANT	OFFICE	OFFICE AMENITY, LOBBIES, BOH
	LEVEL	ZONING FLOOR AREA (SF)		AREA PER FLOOR (SF)	AREA PER FLOOR (SF)	AREA PER FLOOR (SF)
EAST BUILDING						
	B7	-	-	-	-	-
	B1-B6	-	-	-	-	-
	VINE GROUND	17,224	-	6,018.0	-	11,205.6
	ARGYLE GROUND	14,256		8,788.0	-	5,467.6
	MEZZ	19,348			-	19,347.6
	2-8 (7 FLOORS)	175,084	-	-	175,084.0	-
	9 (MECHANICAL)	-	-	-	-	-
	10-11 (2 FLOORS)	50,024	-	-	50,024.0	-
	12-13 (2 FLOORS)	45,814	-	-	45,814.0	-
	14-15 (2 FLOORS)	41,604	-	-	41,604.0	-
	16-17 (2 FLOORS)	37,396	-	-	37,396.0	-
	MECH PH	-	-	-	-	-
SUB-TOTAL		400,749 *	-	14,806.0	349,922.0	36,020.8
EAST SITE DEVELOPMENT TOTALS		400,749 *	-	14,806.0	349,922.0	36,020.8

* NOTE: NUMBERS ARE ROUNDED UP TO NEAREST WHOLE NUMBER WHEN DECIMAL IS GREATER THAN .5

NOTES

1. ALL FIGURES APPROXIMATE
2. GROSS TO ZONING FACTOR ASSUMPTIONS: 4% RETAIL, 8% RESIDENTIAL, 8% HOTEL, 8% HOTEL COMMON, 8% SPORTS CLUB
3. ASSUMES HEIGHT AND NUMBER OF STORIES FOR EACH TOWER CALCULATED INDEPENDENTLY, AND THAT MECHANICAL FLOORS DO NOT COUNT AS STORIES
4. PARKING ASSUMPTIONS: BELOW GRADE VALET DOUBLE STACKERS @ 225SF/SPACE.
5. DUPLEXES ASSUME MEZZANINE 25% FACTOR OF NET FLOOR AREA INCREASE.

CAR PARKING EAST SITE					
EAST BUILDING					
	UNIT TYPE	spaces	ZFA (SF)	Code Required	Provided
OFFICE (COMMERCIAL)					
	Per 1000sf	2	385,943	772.0	876
COMMERCIAL					
	Per 1000sf	2	14,806	29.6	30
CAPITOL RECORDS REPLACEMENT				197.0	197.0
(PER C of O)					
TOTAL PARKING SPACES				999 *	1,103
NUMBER OF EV SPACES (INCLUSIVE)					331

* NOTE: PER AB 744, ANY NUMBER OTHER THAN A WHOLE NUMBER SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.

BIKE PARKING			
LONG TERM		SHORT TERM	
	Req/Prd		Req/Prd
OFFICE (COMMERCIAL)			
1 per 5000 sf, min 2	69.0	1 per 10,000 sf, min 2	37.0
COMMERCIAL			
1 per 2000, min 2	6.0	1 per 2000, min 2	6.0
CAPITOL RECORDS			
No new spaces req'd	0.0	No new spaces req'd	0.0
TOTAL BIKE SPACES REQUIRED & PROVIDED	75		43

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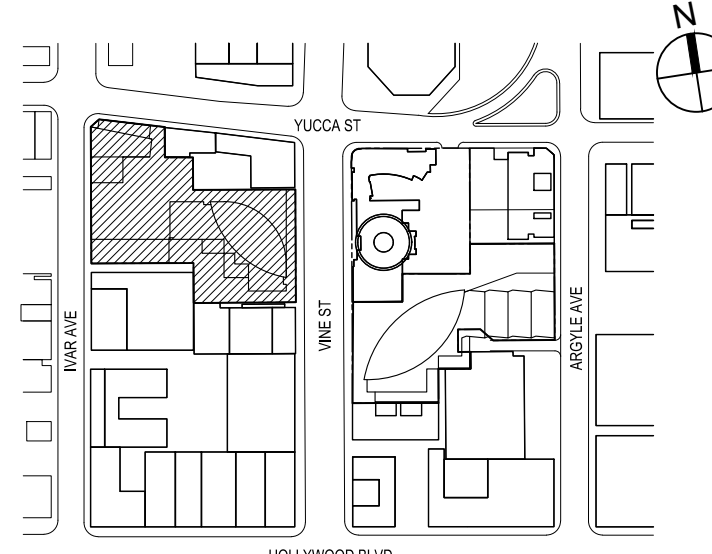
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	JUNE 2020	ENTITLEMENT SUBMISSION

KEY PLAN



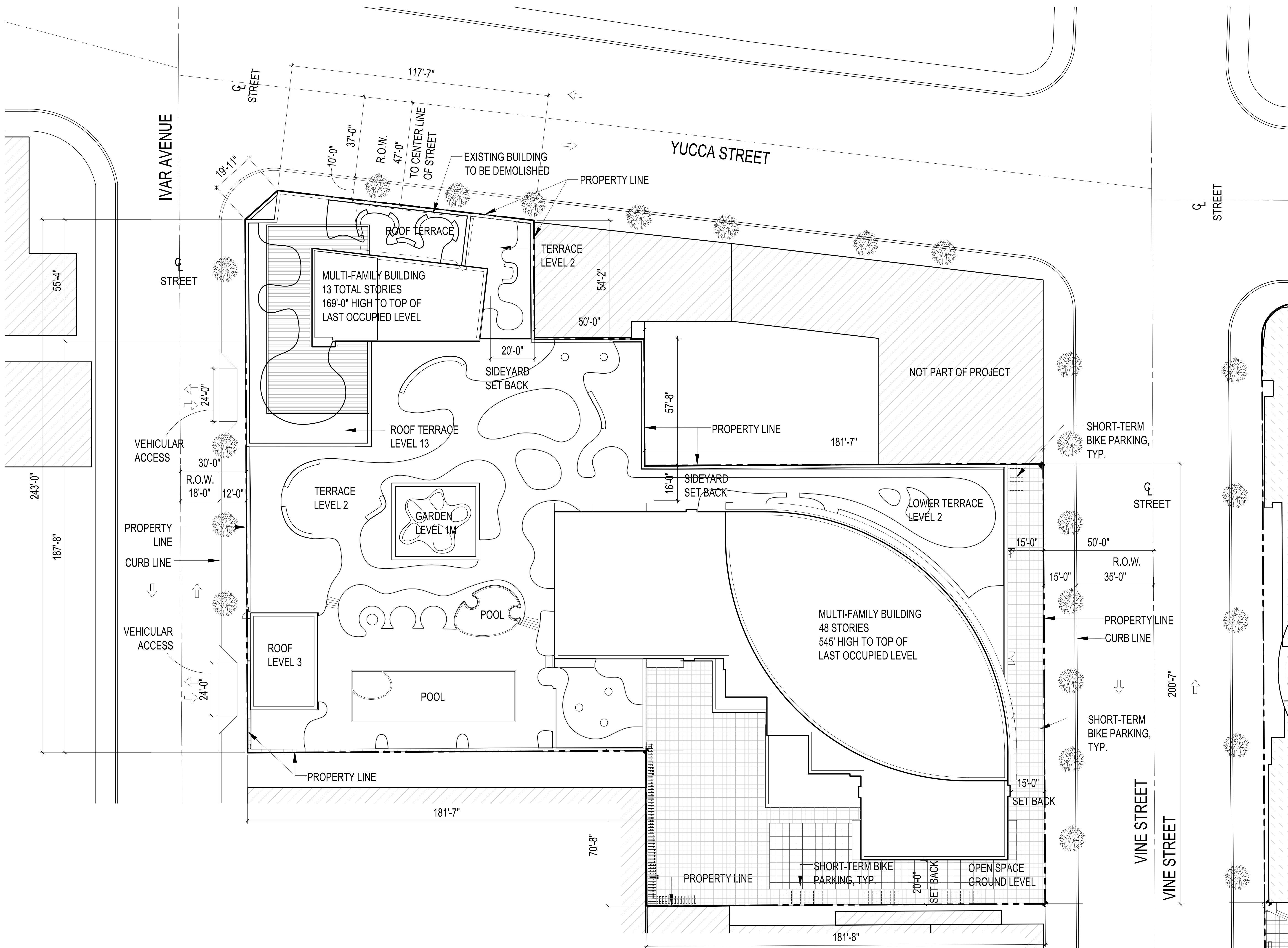
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PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE -
PLOT PLAN

DRAWING NO:

G-011



WEST SITE - PLOT PLAN

SCALE: 1"= 20'

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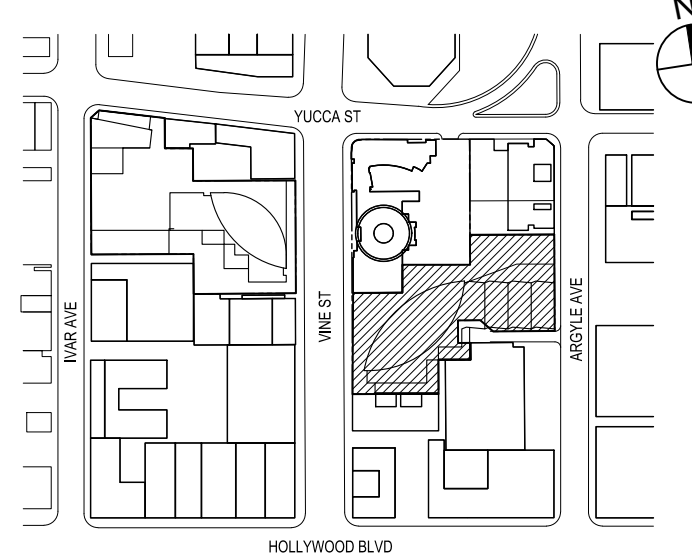
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



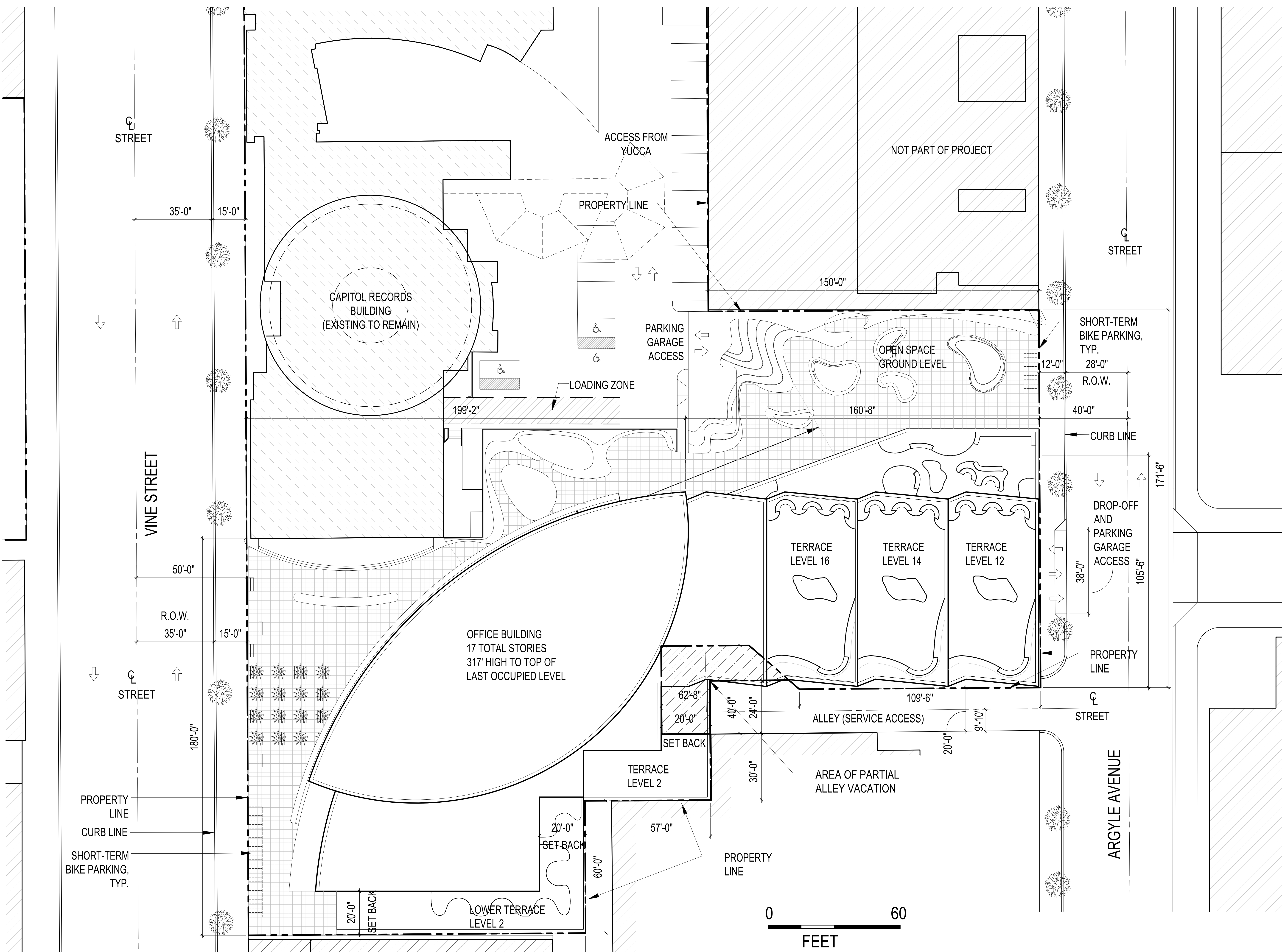
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PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE -
PLOT PLAN

DRAWING NO:

G-012



EAST SITE - PLOT PLAN

SCALE: 1"=20'

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KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
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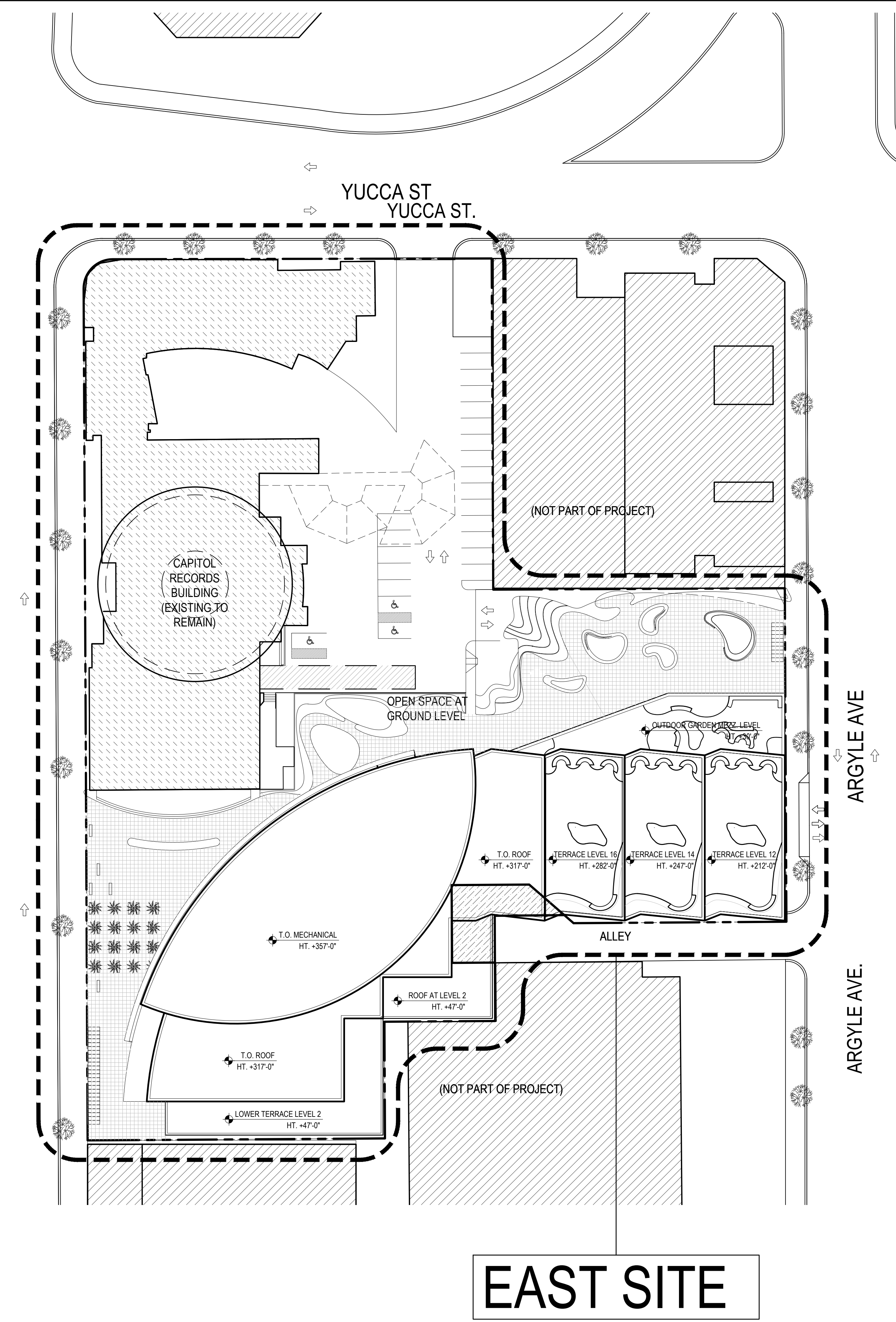
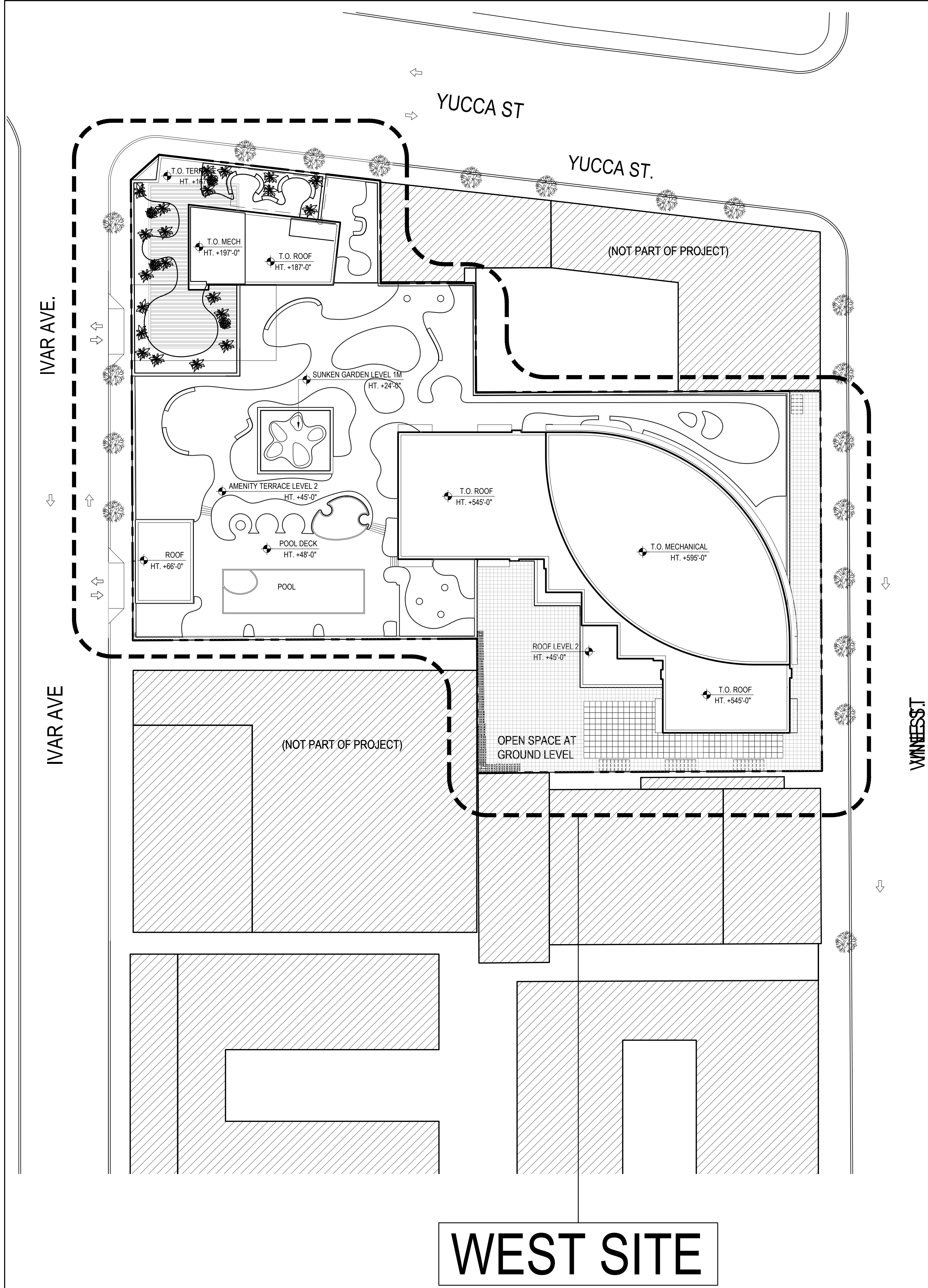
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FULL SITE PLAN

DRAWING NO:

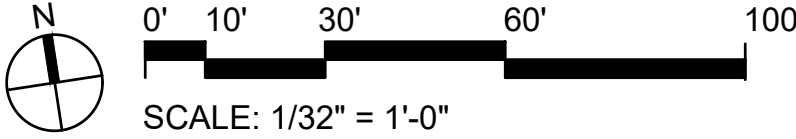
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OVERALL SITE PLAN

SCALE: 1/32" = 1'-0"



SCALE: 1/32" = 1'-0"

HOLLYWOOD CENTER

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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
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WEST SITE -
LEVEL B5

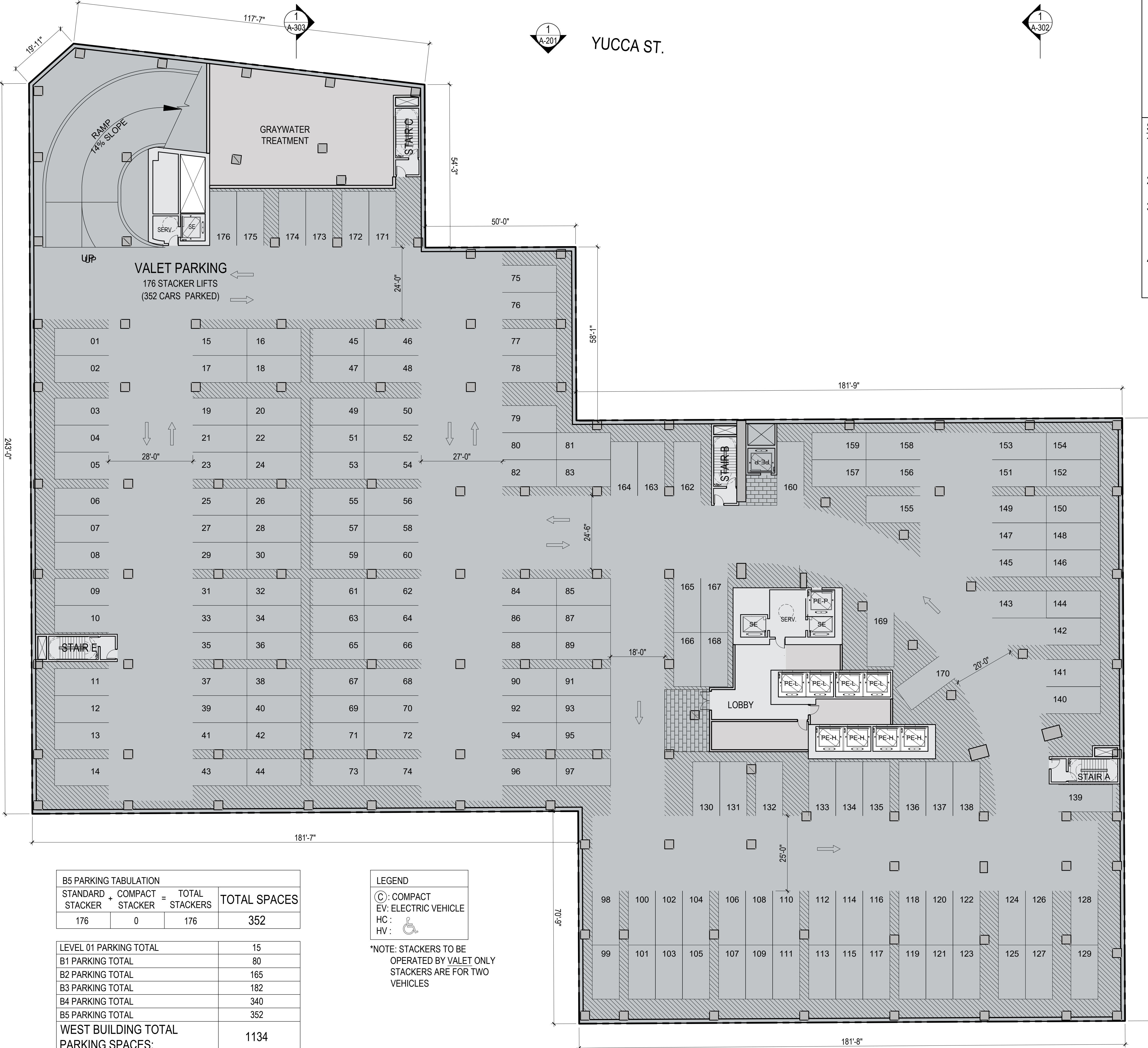
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- LEGEND
- RESI. BUILDINGS
 - RESI. SENIOR BUILD.
 - RESI. AMENITY
 - RETAIL/ RESTAURANT
 - B.O.H/ MECH.
 - PARKING

- SHEET NOTES - WEST SITE
- REFER TO SHEET 1, 2, 3, & 4 / A-161 FOR TYP. RESIDENTIAL UNIT PLANS
 - REFER TO SHEET 5 / A-161 FOR TYP. SENIOR UNIT PLANS
 - REFER TO A-151, A-152 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
 - REFER TO SHEETS A-141 & A-142 FOR ENLARGED RESTAURANT RETAIL PLANS



B5 PARKING TABULATION			
STANDARD	COMPACT	TOTAL	TOTAL SPACES
STACKER	STACKER	STACKERS	
176	0	176	352

LEVEL 01 PARKING TOTAL	15
B1 PARKING TOTAL	80
B2 PARKING TOTAL	165
B3 PARKING TOTAL	182
B4 PARKING TOTAL	340
B5 PARKING TOTAL	352
WEST BUILDING TOTAL PARKING SPACES:	1134

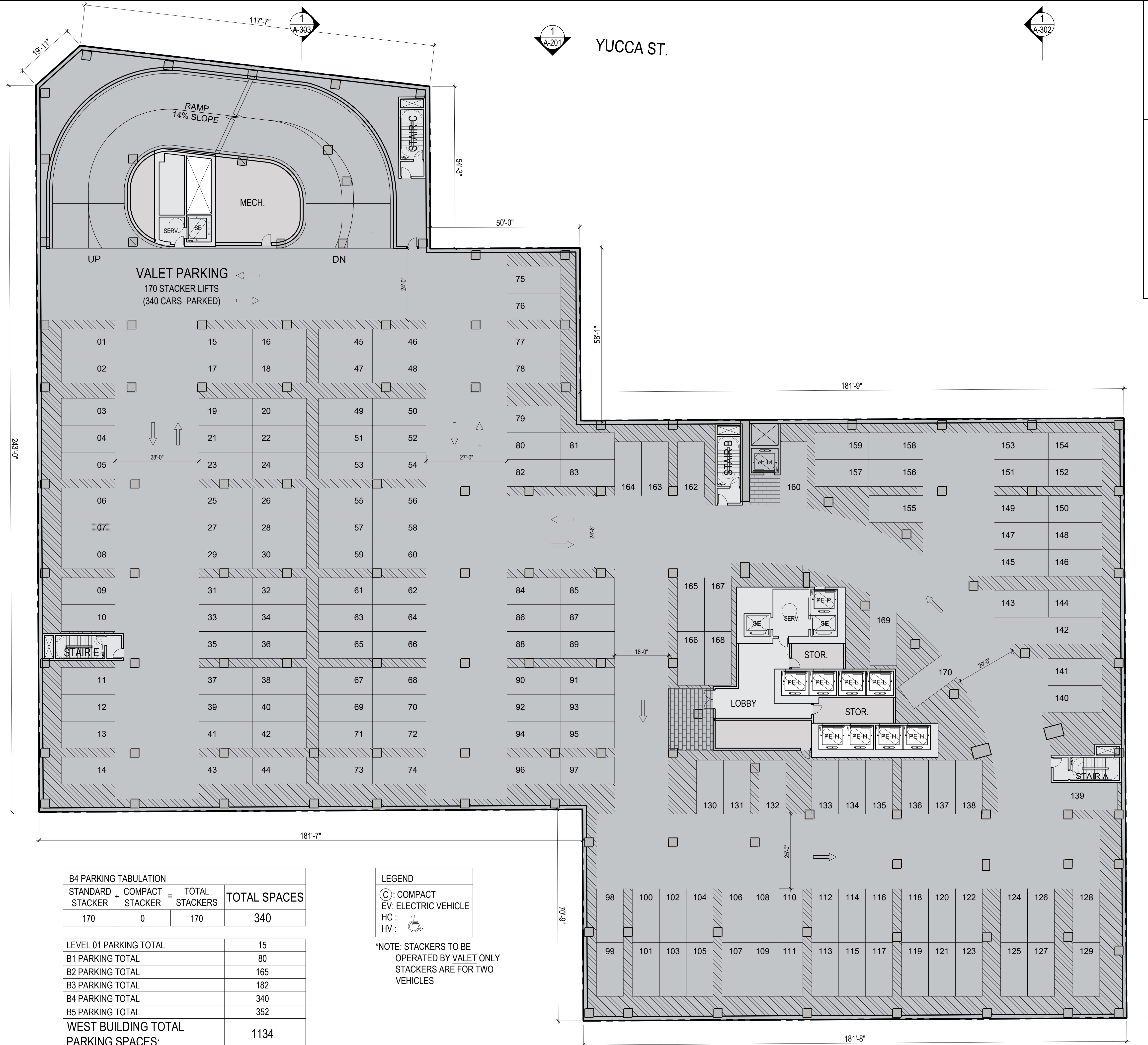
- LEGEND
- COMPACT
 - EV: ELECTRIC VEHICLE
 - HC:
 - HV:

*NOTE: STACKERS TO BE OPERATED BY VALET ONLY
STACKERS ARE FOR TWO VEHICLES

SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL B5
SCALE: 1/16" = 1'-0"

1



B4 PARKING TABULATION			
STANDARD	COMPACT	TOTAL	TOTAL SPACES
STACKER	STACKER	STACKERS	
170	0	170	340

LEVEL 01 PARKING TOTAL	15
B1 PARKING TOTAL	80
B2 PARKING TOTAL	165
B3 PARKING TOTAL	182
B4 PARKING TOTAL	340
B5 PARKING TOTAL	352
WEST BUILDING TOTAL PARKING SPACES:	1134

LEGEND	
(C): COMPACT	
EV: ELECTRIC VEHICLE	
HC:	
HV:	

*NOTE: STACKERS TO BE OPERATED BY VALET ONLY
STACKERS ARE FOR TWO VEHICLES

LEGEND	
	RESI. BUILDINGS
	RESI. SENIOR BUILD.
	RESI. AMENITY
	RETAIL/ RESTAURANT
	B.O.H/ MECH.
	PARKING

SHEET NOTES - WEST SITE
1.REFER TO SHEET 1, 2, 3, & 4 / A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2.REFER TO SHEET 5 / A-161 FOR TYP. SENIOR UNIT PLANS
3.REFER TO A-151, A-152 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4.REFER TO SHEETS A-141 & A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

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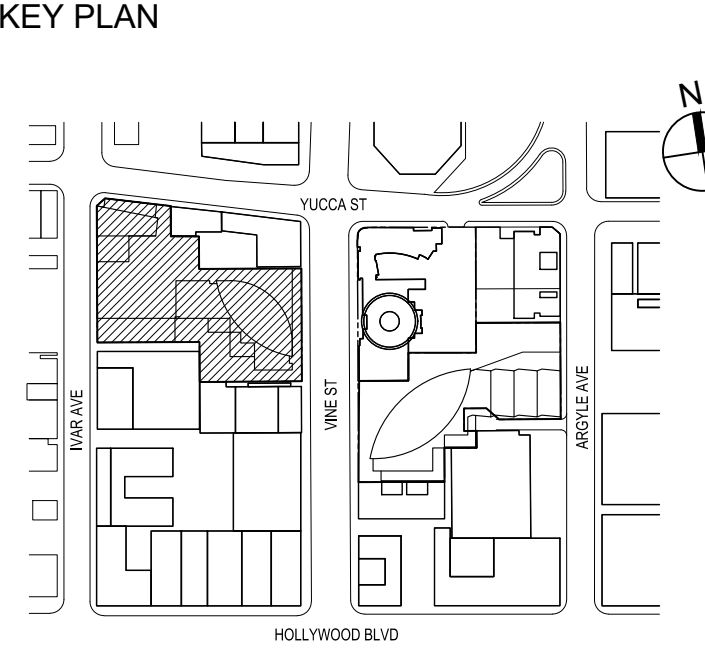
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KPFF
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Los Angeles, CA 90017
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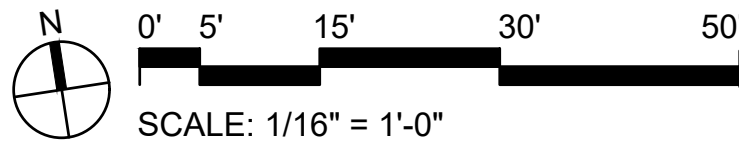
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JUNE 2020	ENTITLEMENT SUBMISSION	



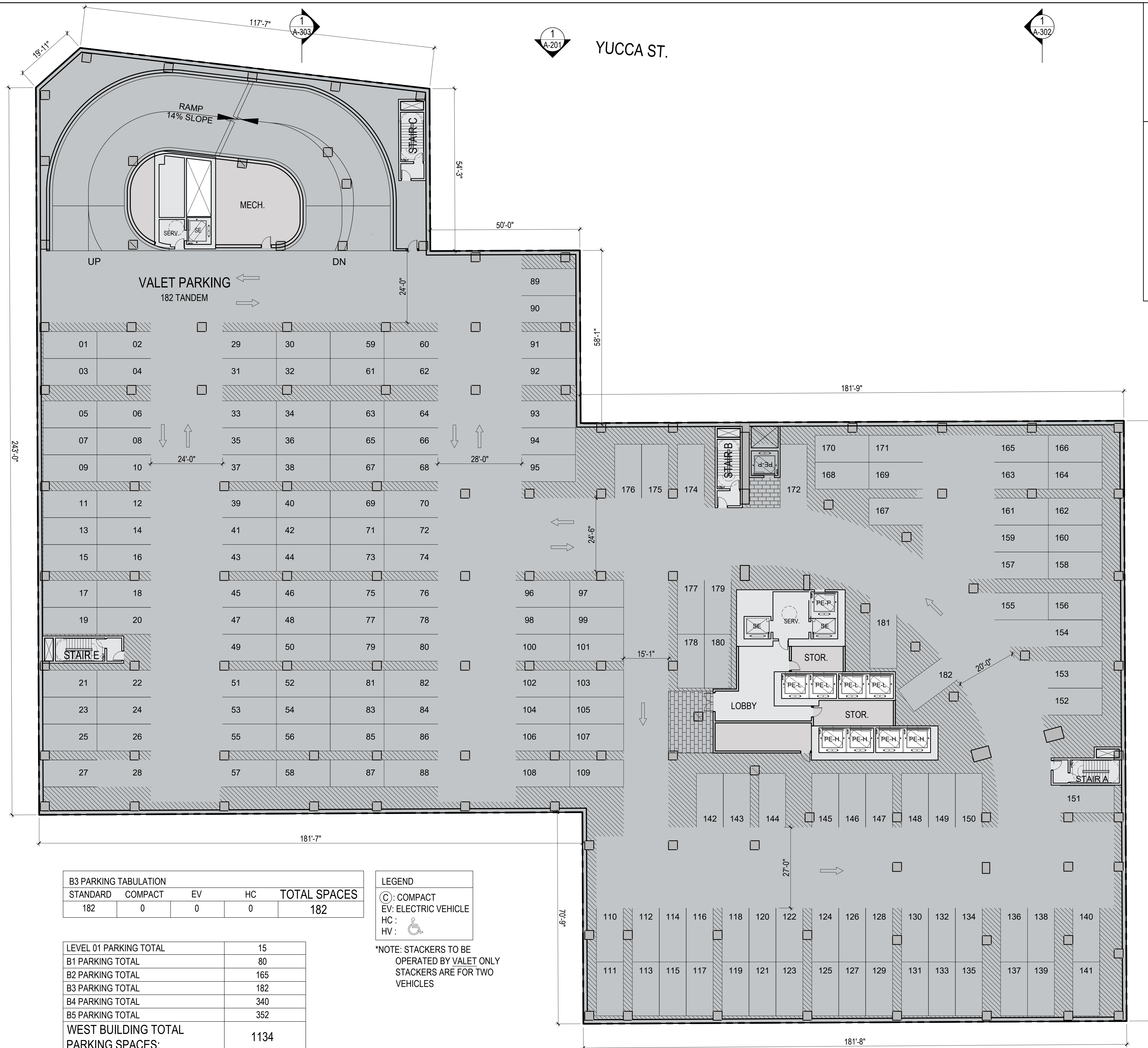
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PROJECT NO: 1350
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DRAWING TITLE:
WEST SITE - LEVEL B4

DRAWING NO:
A-102
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WEST SITE - LEVEL B4
SCALE: 1/16"= 1'-0" 1



B3 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
182	0	0	0	182

LEVEL 01 PARKING TOTAL	15
B1 PARKING TOTAL	80
B2 PARKING TOTAL	165
B3 PARKING TOTAL	182
B4 PARKING TOTAL	340
B5 PARKING TOTAL	352
WEST BUILDING TOTAL PARKING SPACES:	1134

LEGEND	
(C): COMPACT	
EV: ELECTRIC VEHICLE	
HC:	
HV:	

*NOTE: STACKERS TO BE OPERATED BY VALET ONLY
STACKERS ARE FOR TWO VEHICLES

LEGEND	
	RESI. BUILDINGS
	RESI. SENIOR BUILD.
	RESI. AMENITY
	RETAIL/ RESTAURANT
	B.O.H/ MECH.
	PARKING

SHEET NOTES - WEST SITE
1.REFER TO SHEET 1, 2, 3, & 4 / A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2.REFER TO SHEET 5 / A-161 FOR TYP. SENIOR UNIT PLANS
3.REFER TO A-151, A-152 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4.REFER TO SHEETS A-141 & A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

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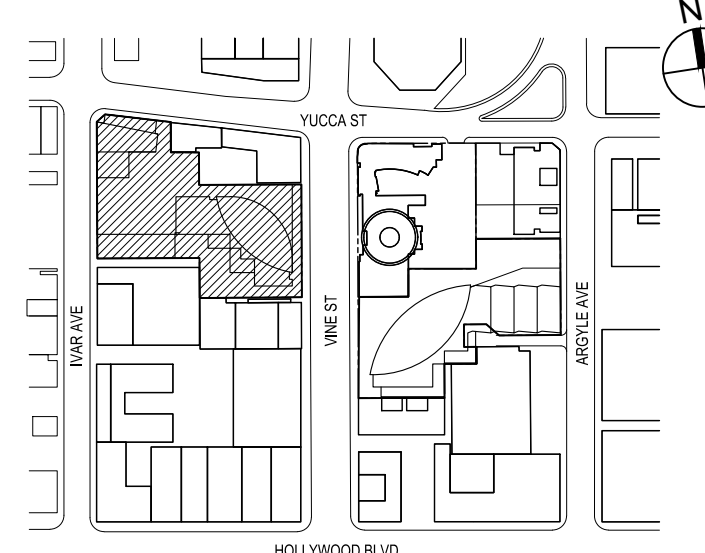
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KEY PLAN



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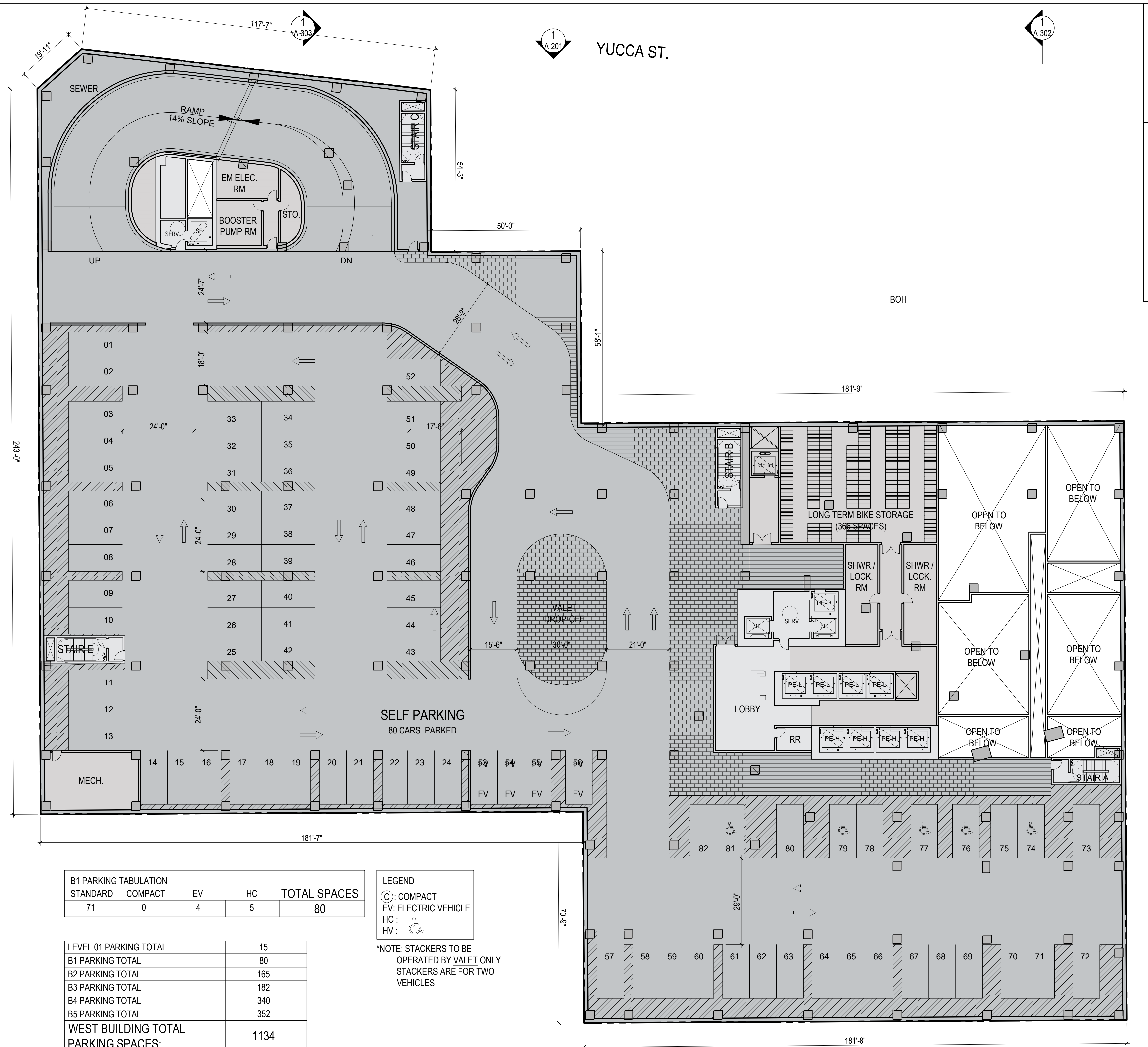
WEST SITE -
LEVEL B3

DRAWING NO:

A-103



SCALE: 1/16"= 1'-0"



B1 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
71	0	4	5	80

LEVEL 01 PARKING TOTAL	15
B1 PARKING TOTAL	80
B2 PARKING TOTAL	165
B3 PARKING TOTAL	182
B4 PARKING TOTAL	340
B5 PARKING TOTAL	352
WEST BUILDING TOTAL PARKING SPACES:	1134

LEGEND	
(C)	COMPACT
EV	ELECTRIC VEHICLE
HC	
HV	

*NOTE: STACKERS TO BE OPERATED BY VALET ONLY
STACKERS ARE FOR TWO VEHICLES

LEGEND	
	RESI. BUILDINGS
	RESI. SENIOR BUILD.
	RESI. AMENITY
	RETAIL/ RESTAURANT
	B.O.H/ MECH.
	PARKING

SHEET NOTES - WEST SITE
1.REFER TO SHEET 1, 2, 3, & 4 / A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2.REFER TO SHEET 5 / A-161 FOR TYP. SENIOR UNIT PLANS
3.REFER TO A-151, A-152 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4.REFER TO SHEETS A-141 & A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

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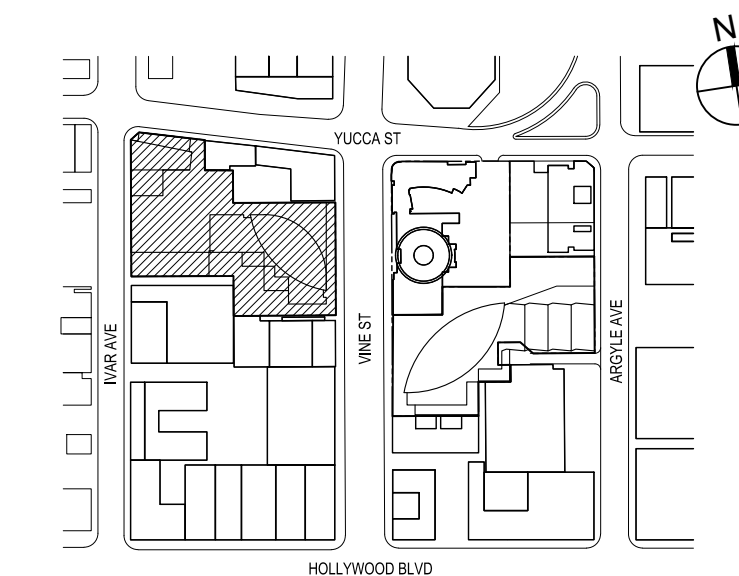
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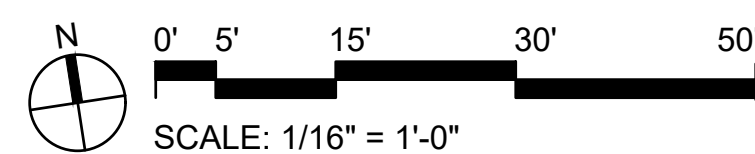
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WEST SITE -
LEVEL B1

DRAWING NO:

A-105

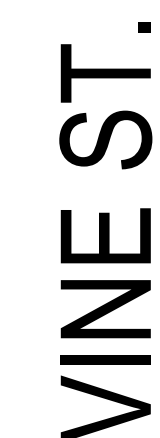
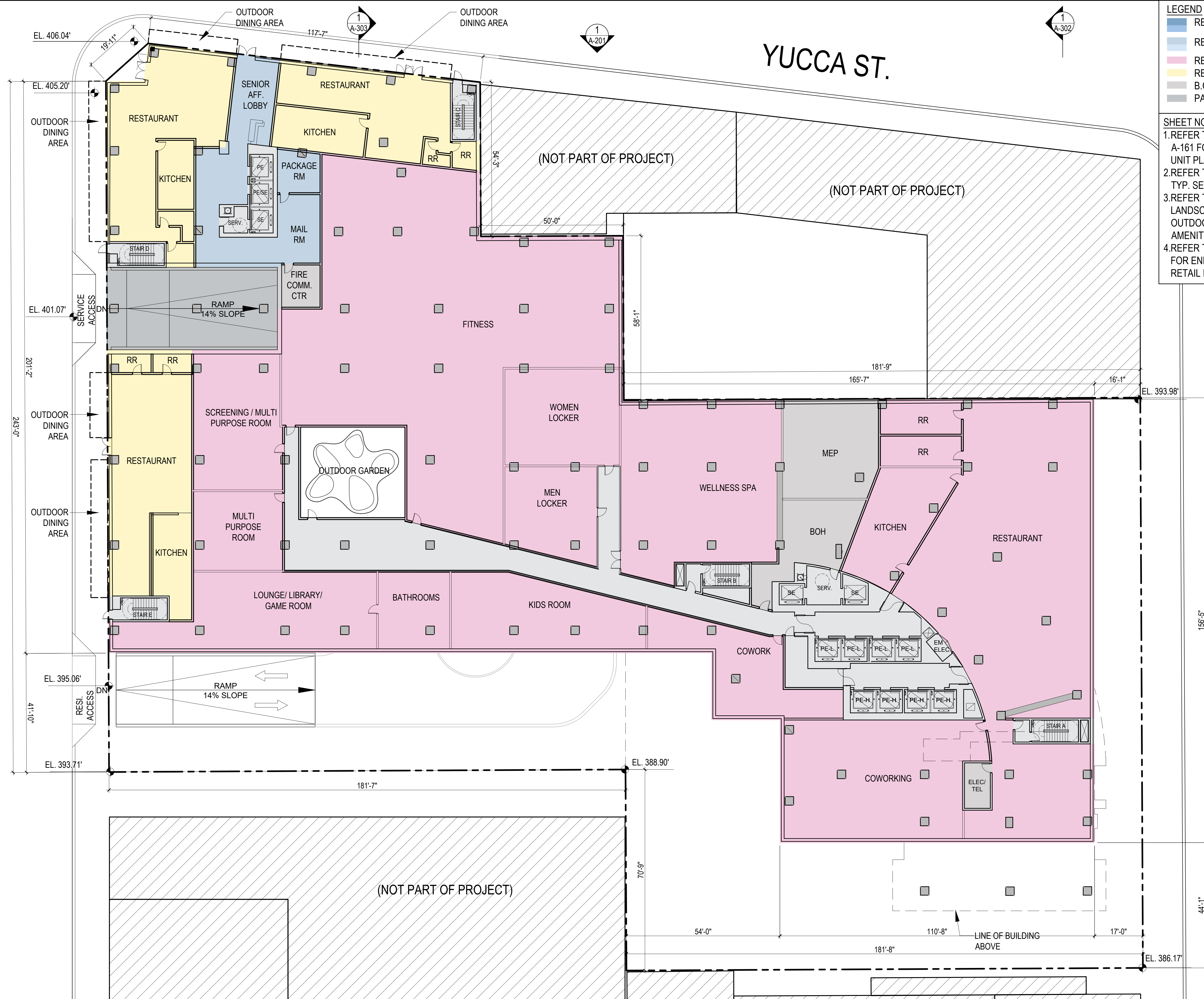
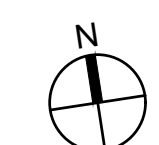
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WEST SITE - LEVEL B1

SCALE: 1/16"= 1'-0"

1



- LEGEND**
- RESI. BUILDINGS
 - RESI. SENIOR BUILD.
 - RESI. AMENITY
 - RETAIL/ RESTAURANT
 - B.O.H/ MECH.
 - PARKING

- SHEET NOTES - WEST SITE**
- 1.REFER TO SHEET 1, 2, 3, & 4 /
A-161 FOR TYP. RESIDENTIAL
UNIT PLANS
 - 2.REFER TO SHEET 5 / A-161 FOR
TYP. SENIOR UNIT PLANS
 - 3.REFER TO A-151, A-152 &
LANDSCAPE DRAWINGS FOR
OUTDOOR RESIDENTIAL
AMENITY DECK
 - 4.REFER TO SHEETS A-141 & A-142
FOR ENLARGED RESTAURANT
RETAIL PLANS

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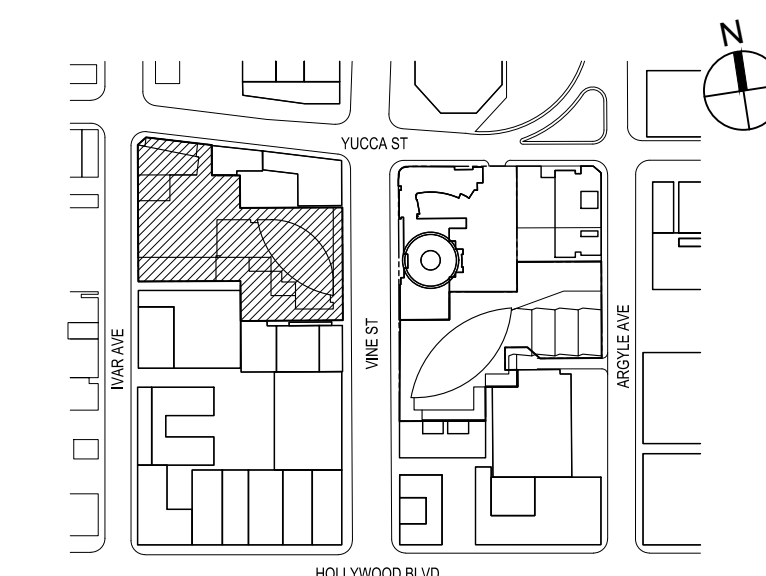
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KEY PLAN



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PROJECT NO:	1350
SEAL & SIGNATURE	

DRAWING TITLE:
WEST SITE -
LEVEL 01 MEZZ
(IVAR)

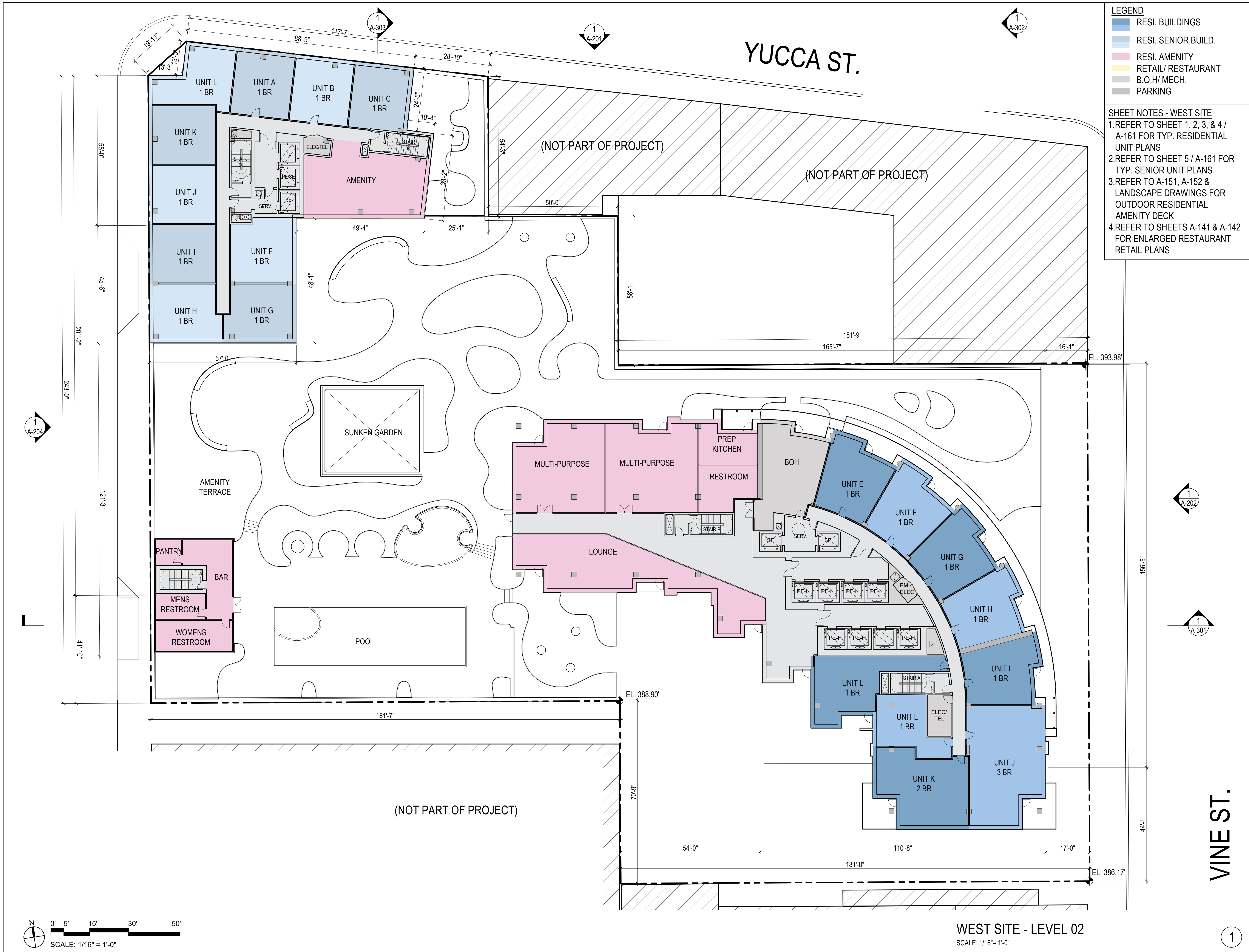
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A-107

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WEST SITE - LEVEL 01 MEZZ IVAR

SCALE: 1/16"= 1'-0"



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1	JUNE 2020	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
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DRAWING TITLE:

WEST SITE -
LEVEL 02

DRAWING NO:

A-108



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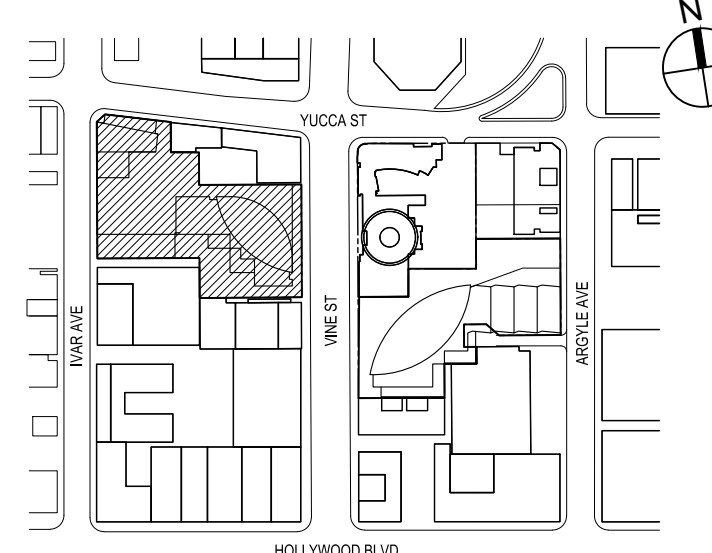
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KEY PLAN

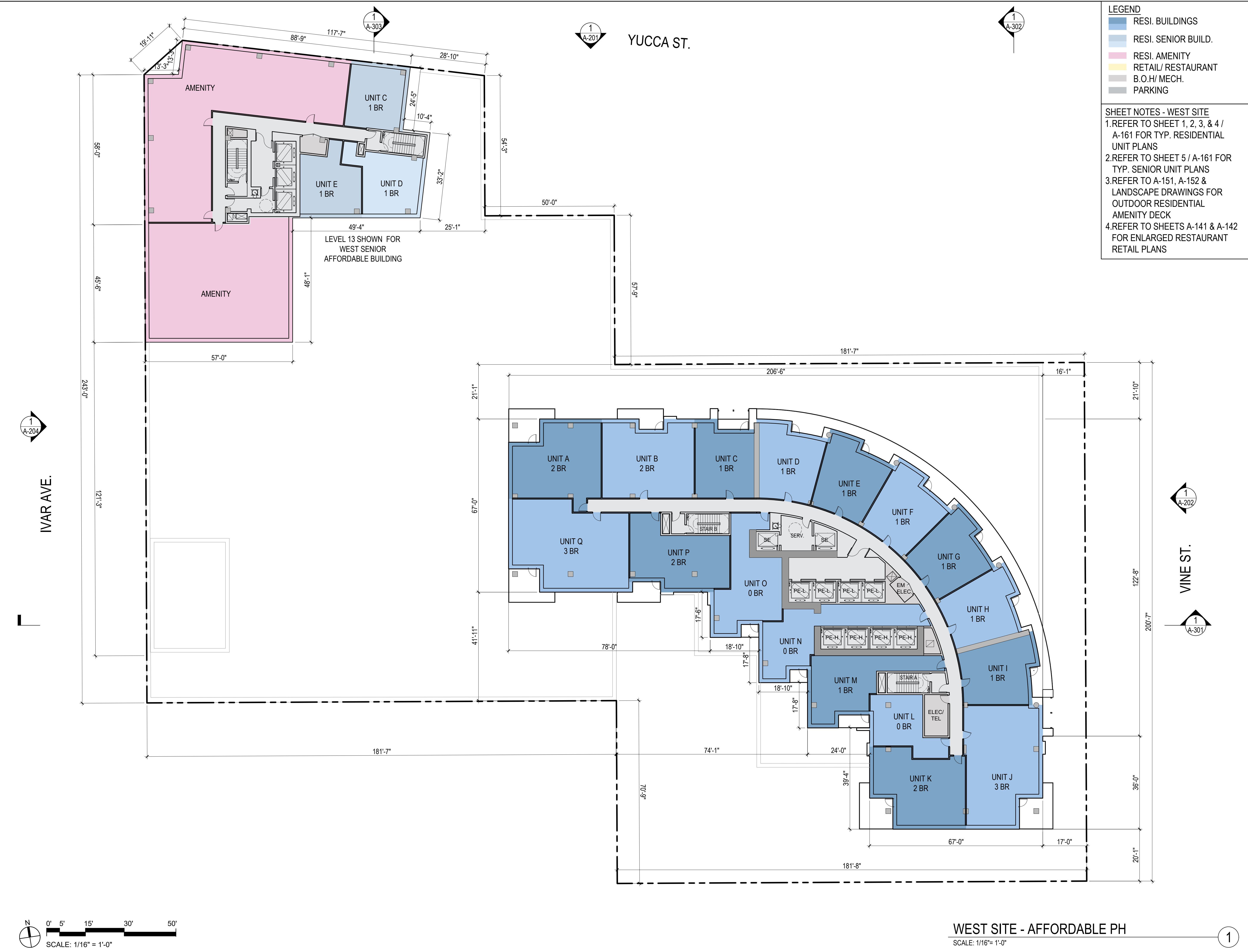


SCALE: AS INDICATED
PROJECT NO: 1350
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DRAWING TITLE:
WEST SITE -
TYPICAL TOWER
LOWER TIER
LEVEL 02-24

DRAWING NO:

A-109



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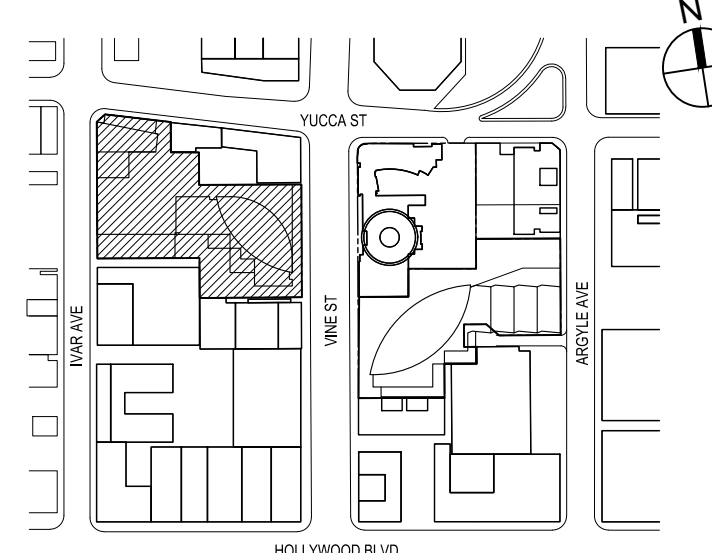
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



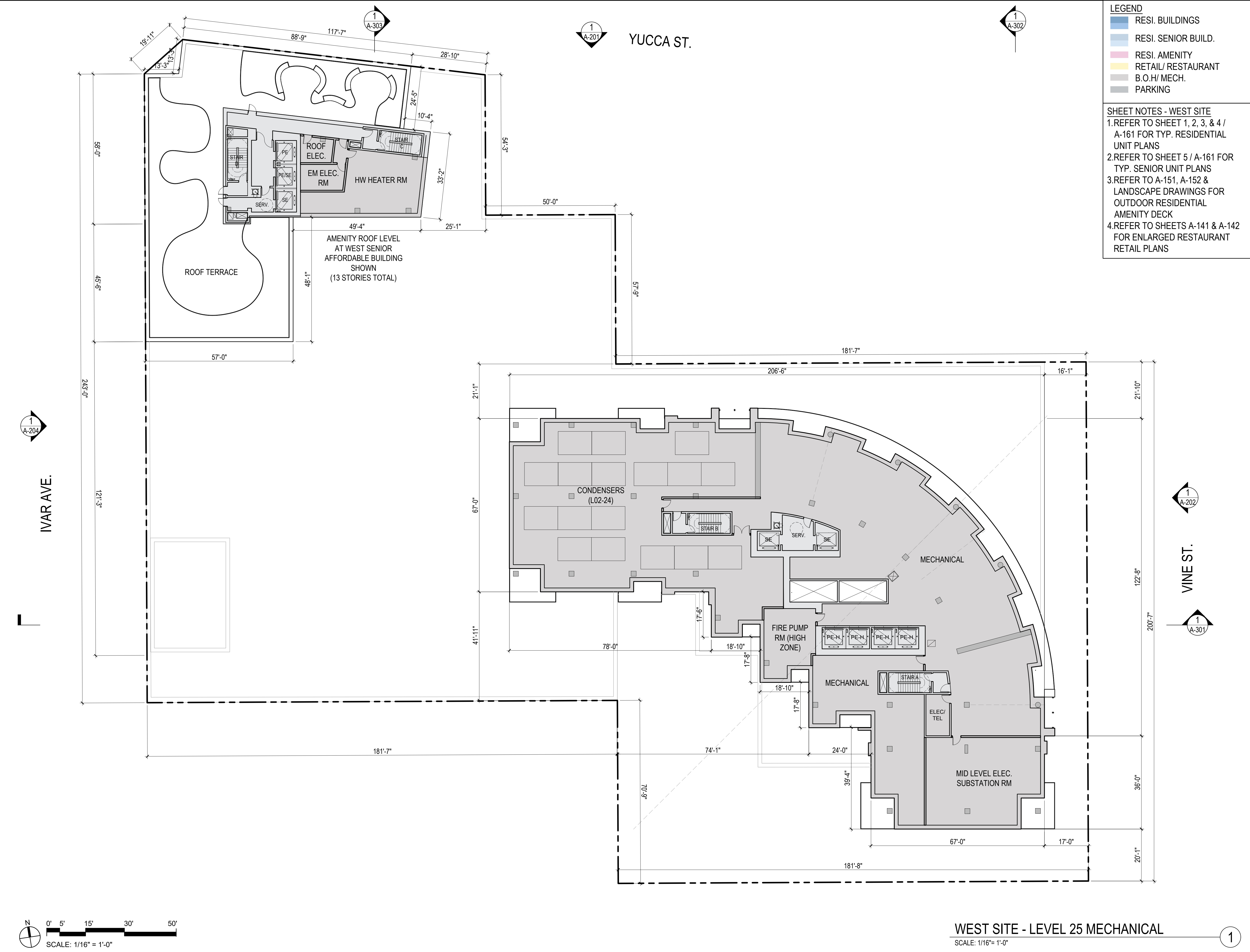
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DRAWING TITLE:

WEST SITE - AFFORDABLE PH

DRAWING NO:

A-110



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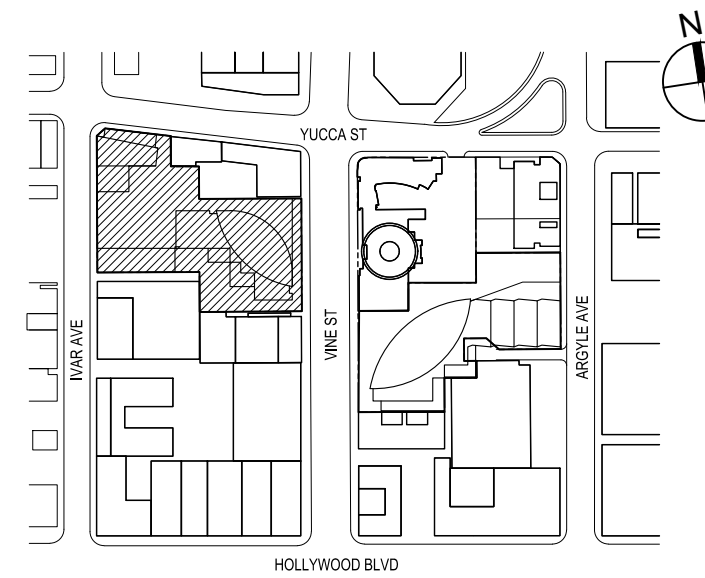
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KEY PLAN



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PROJECT NO: 1350
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DRAWING TITLE:

WEST SITE -
LEVEL 25
MECHANICAL

DRAWING NO:

A-111



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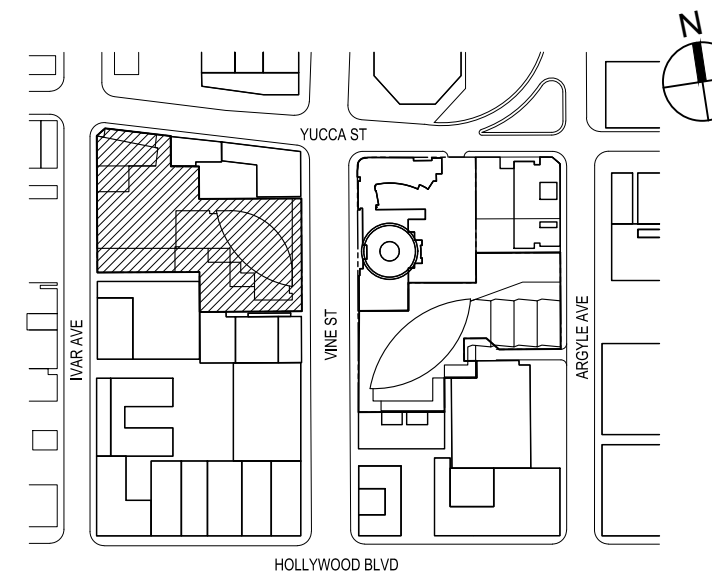
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KEY PLAN



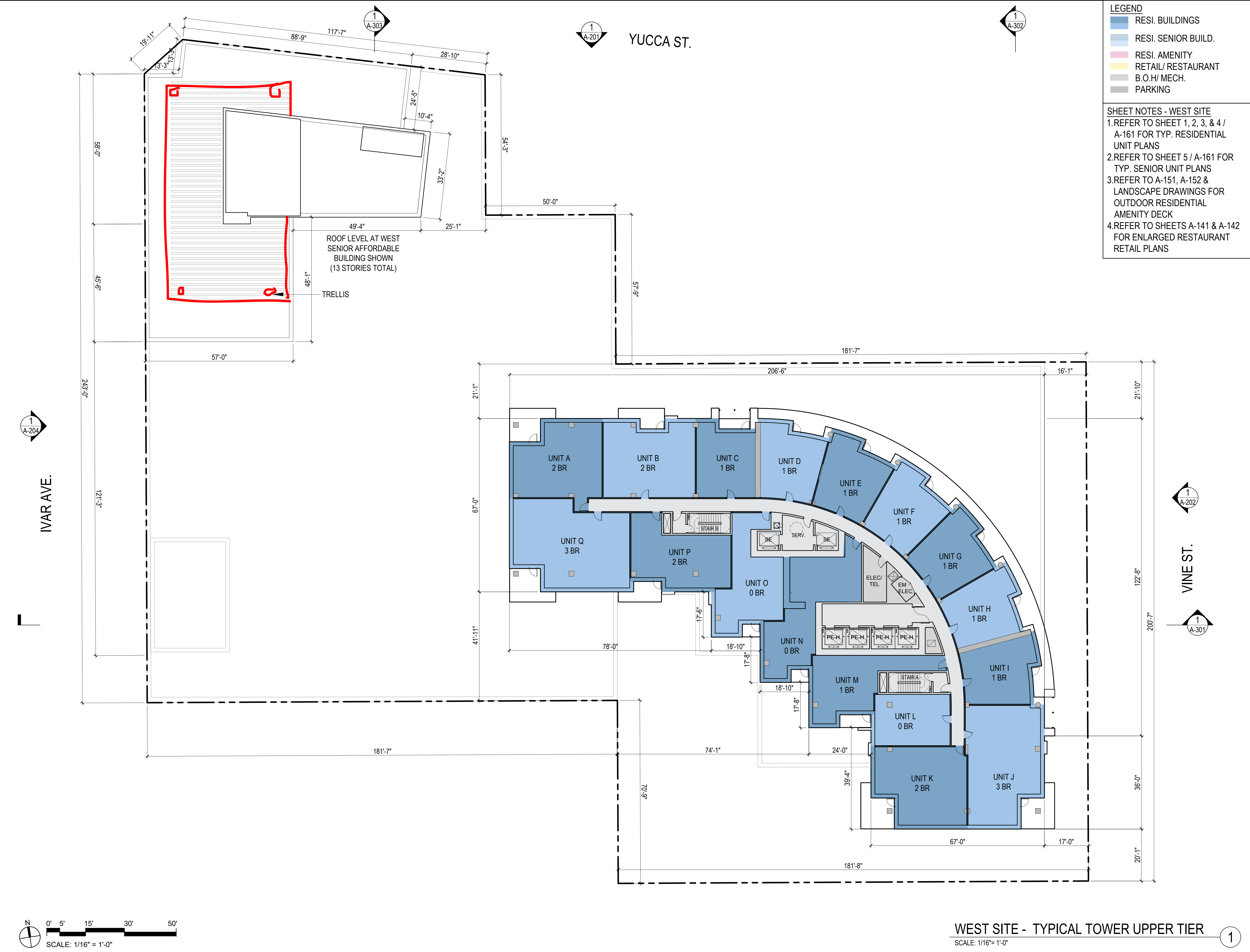
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE -
LEVEL 26 - 27

DRAWING NO:

A-112



- LEGEND
- RESI. BUILDINGS
 - RESI. SENIOR BUILD.
 - RESI. AMENITY
 - RETAIL/ RESTAURANT
 - B.O.H/ MECH.
 - PARKING

SHEET NOTES - WEST SITE

1.REFER TO SHEET 1, 2, 3, & 4 / A-161 FOR TYP. RESIDENTIAL UNIT PLANS

2.REFER TO SHEET 5 / A-161 FOR TYP. SENIOR UNIT PLANS

3.REFER TO A-151, A-152 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK

4.REFER TO SHEETS A-141 & A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

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KEY PLAN

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DRAWING TITLE:
WEST SITE -
TYPICAL TOWER
UPPER TIER
LEVEL 26-47

DRAWING NO:

A-113

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- LEGEND
- RESI. BUILDINGS
 - RESI. SENIOR BUILD.
 - RESI. AMENITY
 - RETAIL/ RESTAURANT
 - B.O.H/ MECH.
 - PARKING

SHEET NOTES - WEST SITE

1.REFER TO SHEET 1, 2, 3, & 4 / A-161 FOR TYP. RESIDENTIAL UNIT PLANS

2.REFER TO SHEET 5 / A-161 FOR TYP. SENIOR UNIT PLANS

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KEY PLAN

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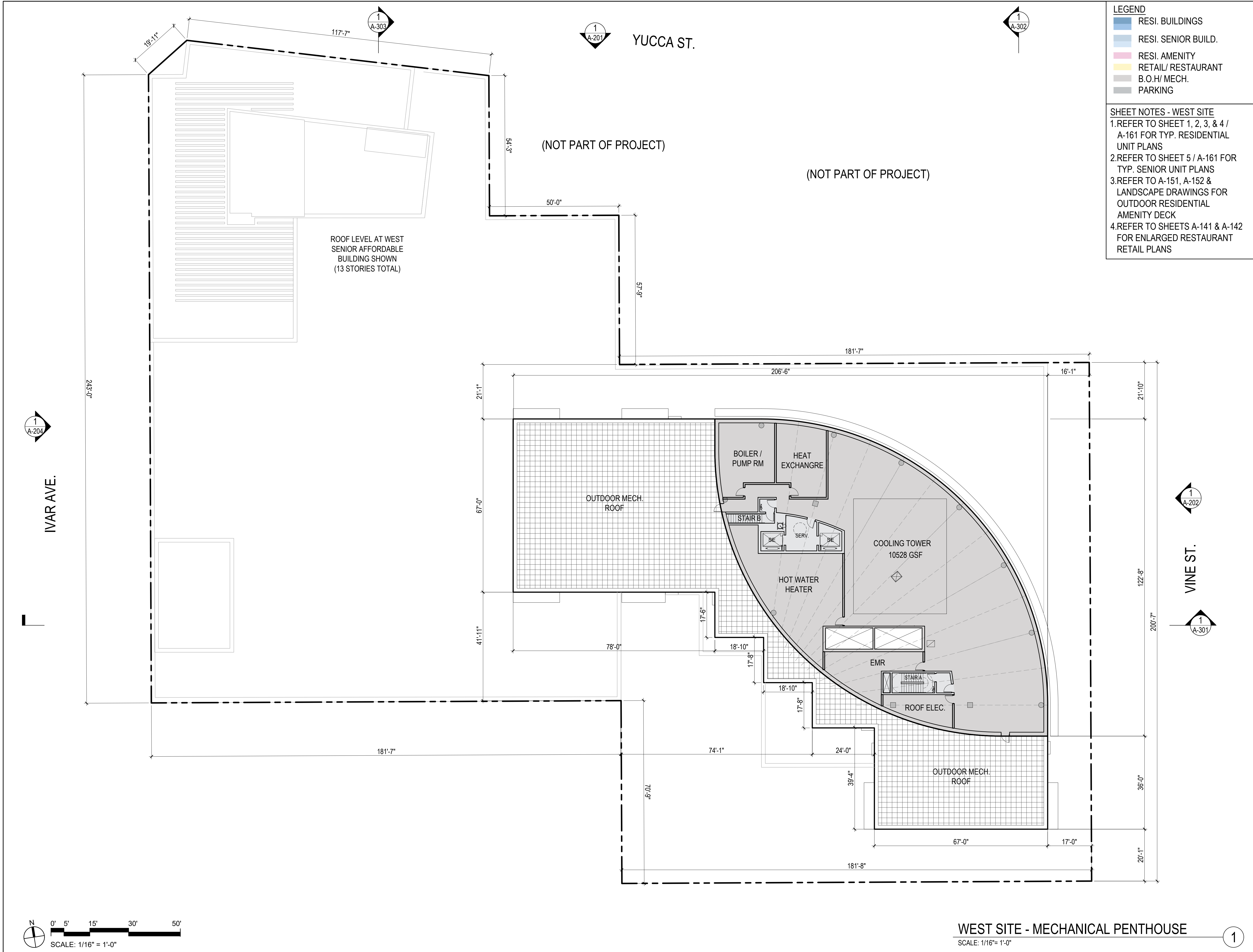
DRAWING TITLE:

WEST SITE -
LEVEL 48
PENTHOUSE

DRAWING NO:

A-114

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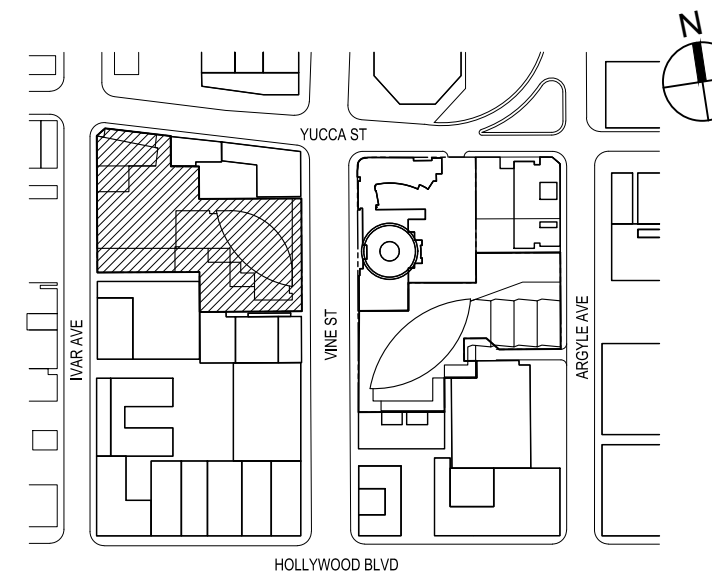
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F: 212.433.1451

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1	JUNE 2020	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE -
MECHANICAL
PENTHOUSE

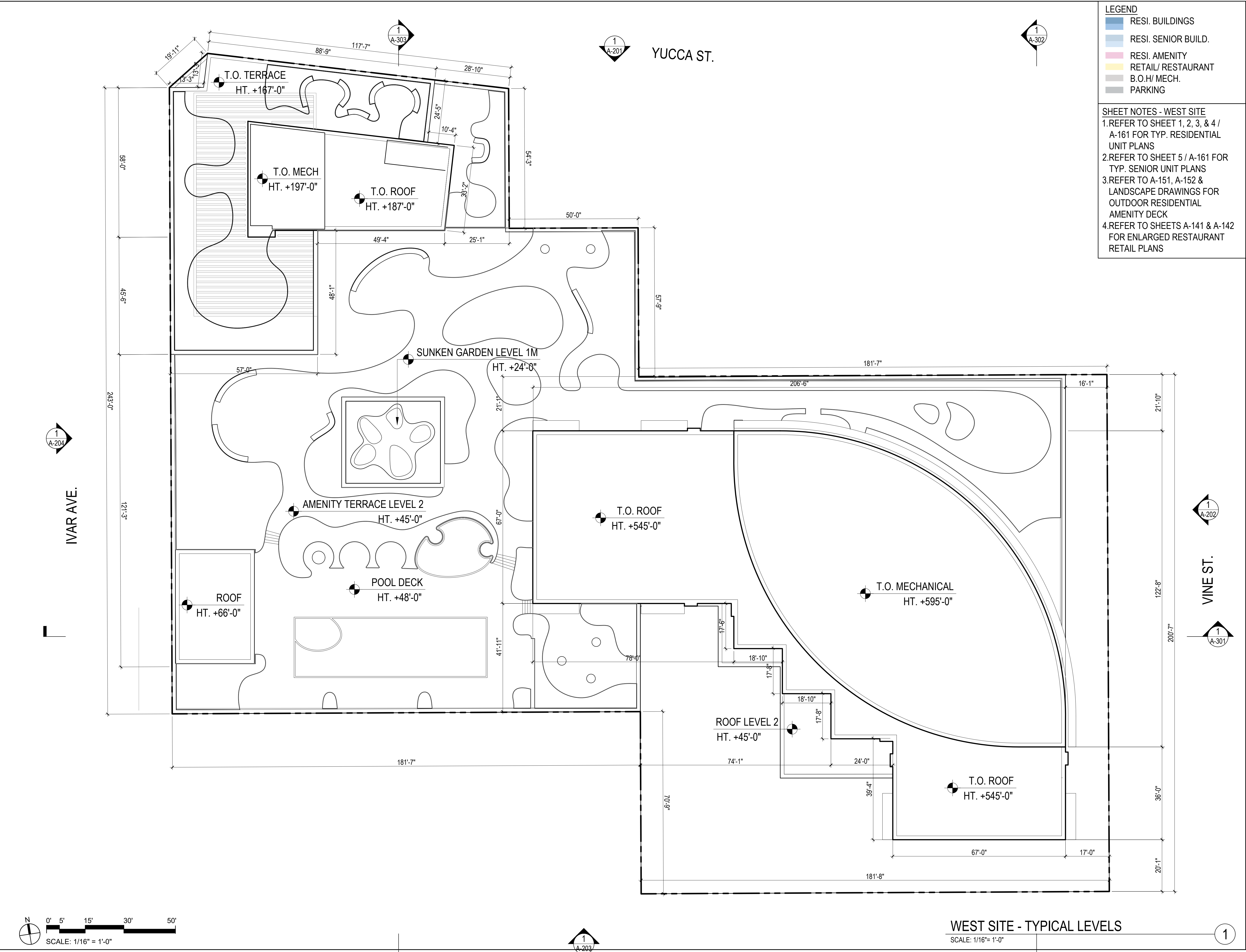
DRAWING NO:

A-115

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WEST SITE - MECHANICAL PENTHOUSE

SCALE: 1/16"= 1'-0"



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KEY PLAN



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PROJECT NO:	1350
SEAL & SIGNATURE	

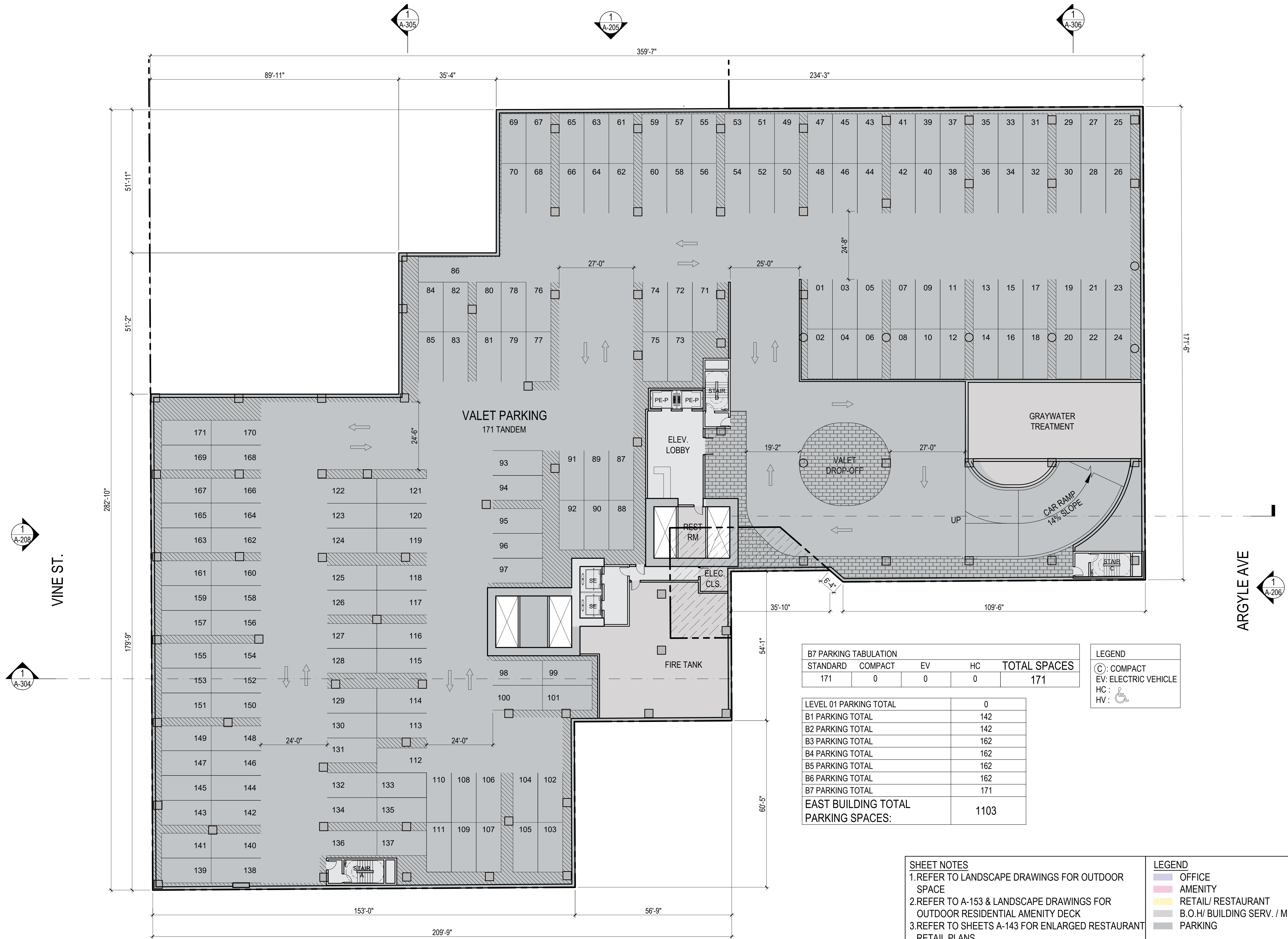
DRAWING TITLE:

EAST SITE -
LEVEL B7

DRAWING NO:

A-121



Handel Architects LLP 2020



B7 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
171	0	0	0	171

LEVEL 01 PARKING TOTAL	0
B1 PARKING TOTAL	142
B2 PARKING TOTAL	142
B3 PARKING TOTAL	162
B4 PARKING TOTAL	162
B5 PARKING TOTAL	162
B6 PARKING TOTAL	162
B7 PARKING TOTAL	171
EAST BUILDING TOTAL PARKING SPACES:	1103






LEGEND

Ⓒ: COMPACT
EV: ELECTRIC VEHICLE
HC: 
HV: 

SHEET NOTES

- 1.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR SPACE
- 2.REFER TO A-153 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
- 3.REFER TO SHEETS A-143 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

	OFFICE
	AMENITY
	RETAIL/ RESTAURANT
	B.O.H/ BUILDING SERV. / MECH.
	PARKING

WEST SITE - LEVEL B7

SCALE: 1/16"= 1'-0"

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
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New York, NY 10023
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F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
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New York, NY 10021
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

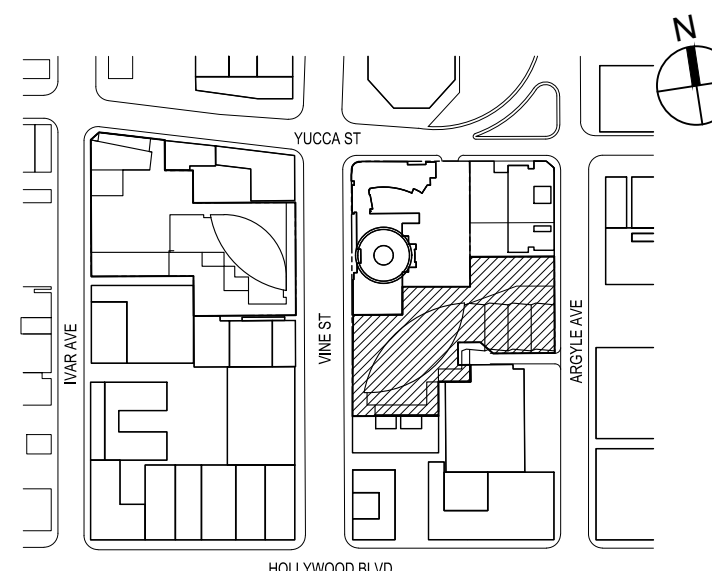
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F: 212.433.1451

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NO.	DATE	ISSUANCE
JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

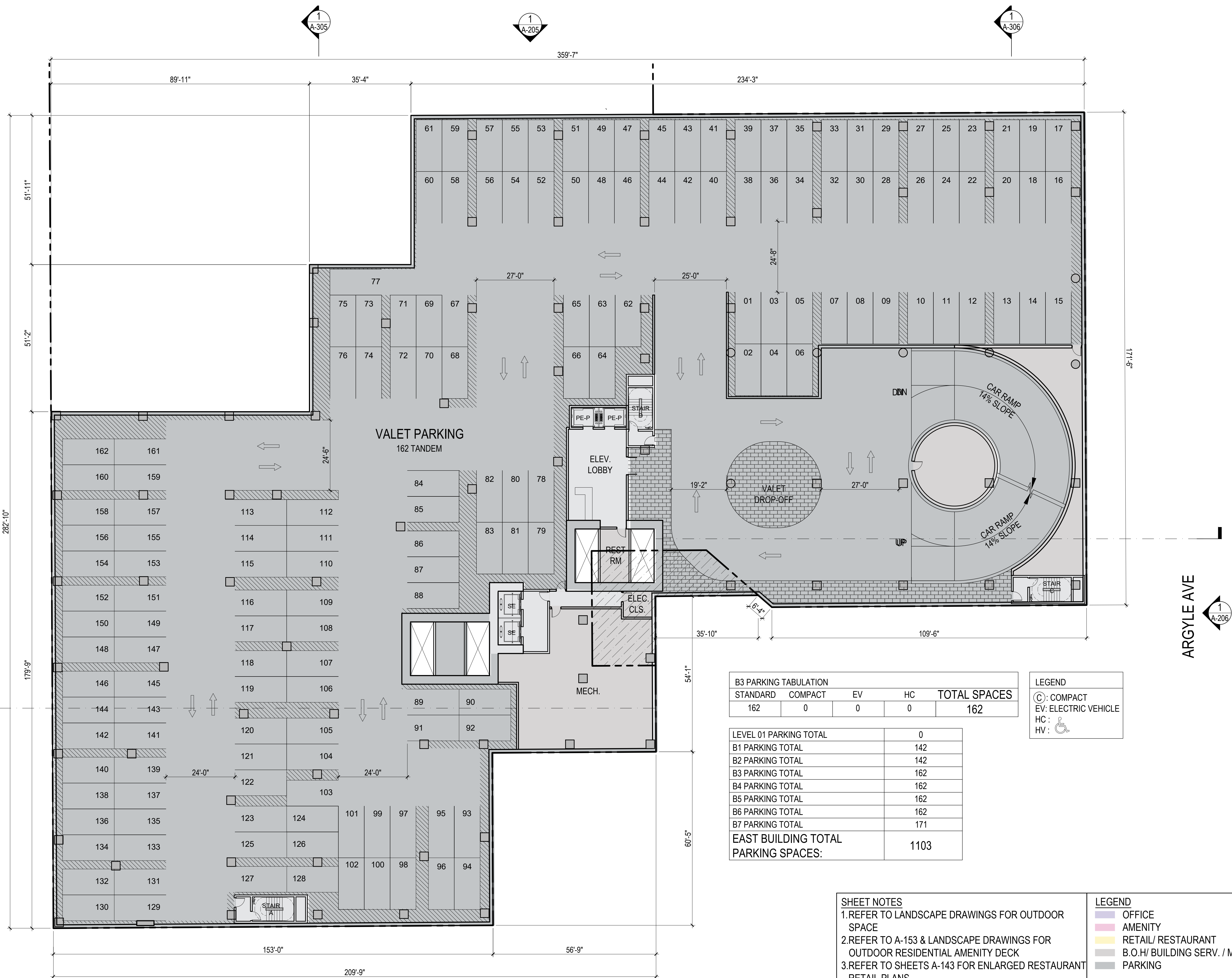
DRAWING TITLE:

EAST SITE -
LEVEL B3 - B6

DRAWING NO:

A-122

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EAST SITE - LEVEL B3 - B6

SCALE: 1/16" = 1'-0"

1

SCALE: 1/16" = 1'-0"

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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

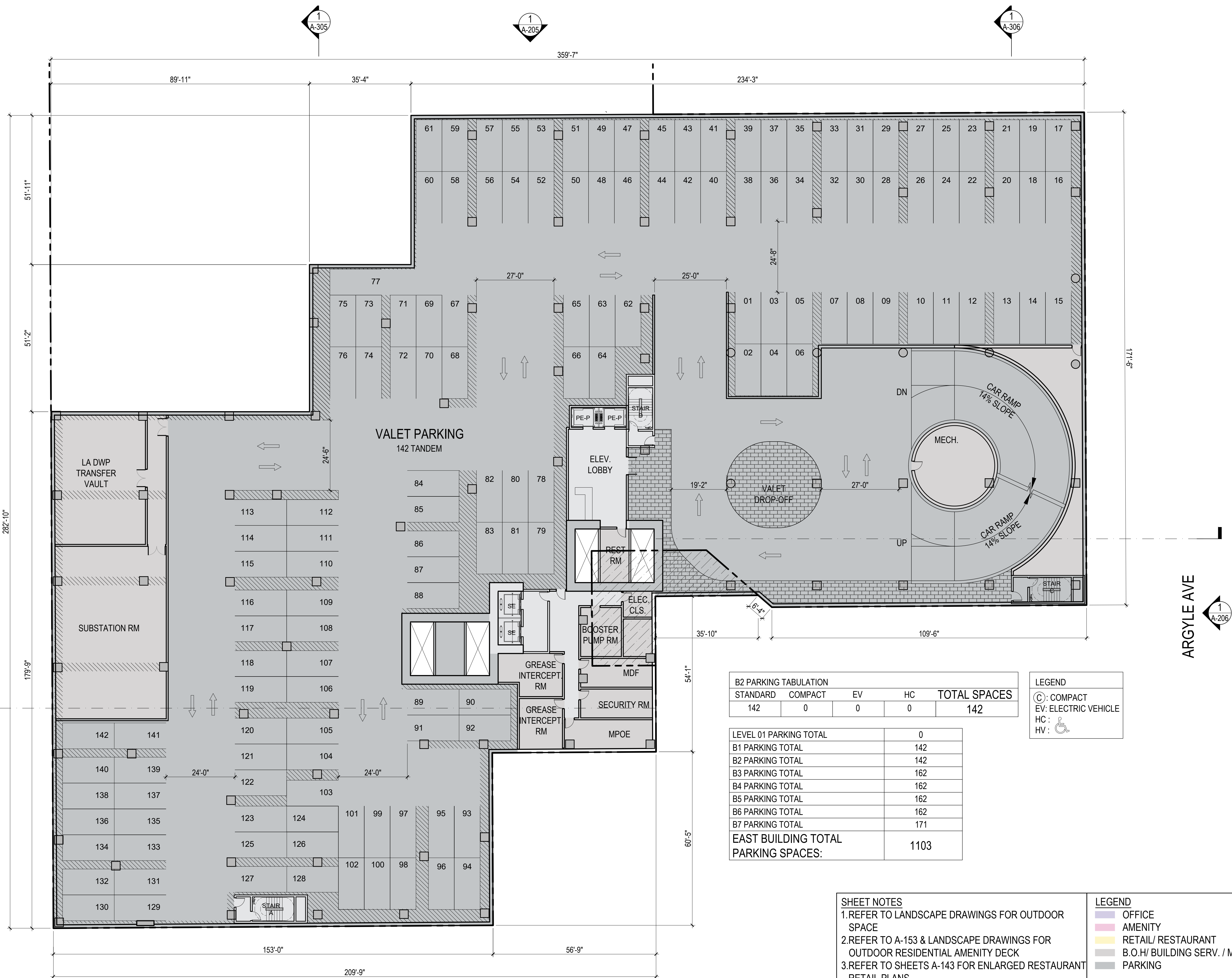
DRAWING TITLE:

EAST SITE -
LEVEL B2

DRAWING NO:

A-123

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B2 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
142	0	0	0	142

LEVEL 01 PARKING TOTAL	0
B1 PARKING TOTAL	142
B2 PARKING TOTAL	142
B3 PARKING TOTAL	162
B4 PARKING TOTAL	162
B5 PARKING TOTAL	162
B6 PARKING TOTAL	162
B7 PARKING TOTAL	171
EAST BUILDING TOTAL PARKING SPACES:	1103

LEGEND	
⊙	COMPACT
EV	ELECTRIC VEHICLE
HC	
HV	

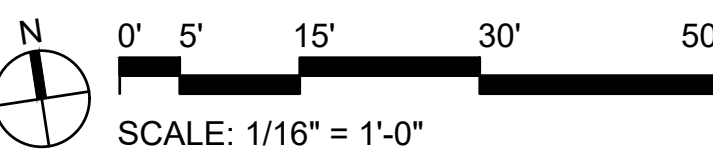
- SHEET NOTES**
- REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR SPACE
 - REFER TO A-153 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
 - REFER TO SHEETS A-143 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND	
	OFFICE
	AMENITY
	RETAIL/ RESTAURANT
	B.O.H/ BUILDING SERV. / MECH.
	PARKING

EAST SITE - LEVEL B2

SCALE: 1/16" = 1'-0"

1



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F: 212.595.9032

LANDSCAPE ARCHITECT

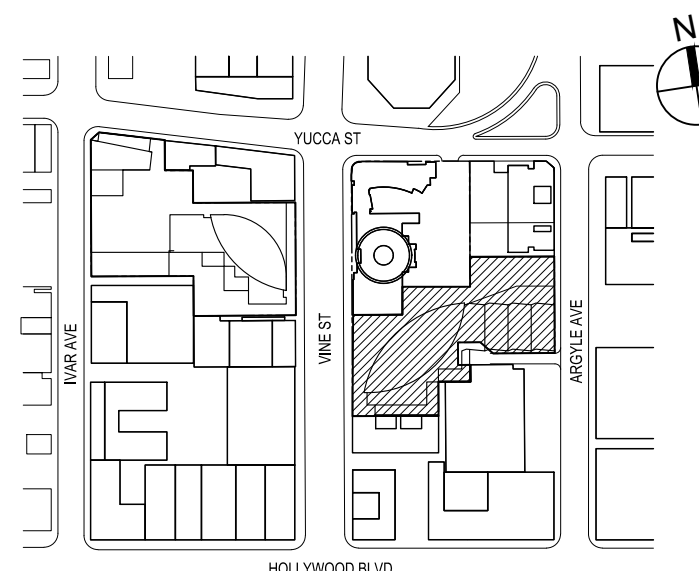
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

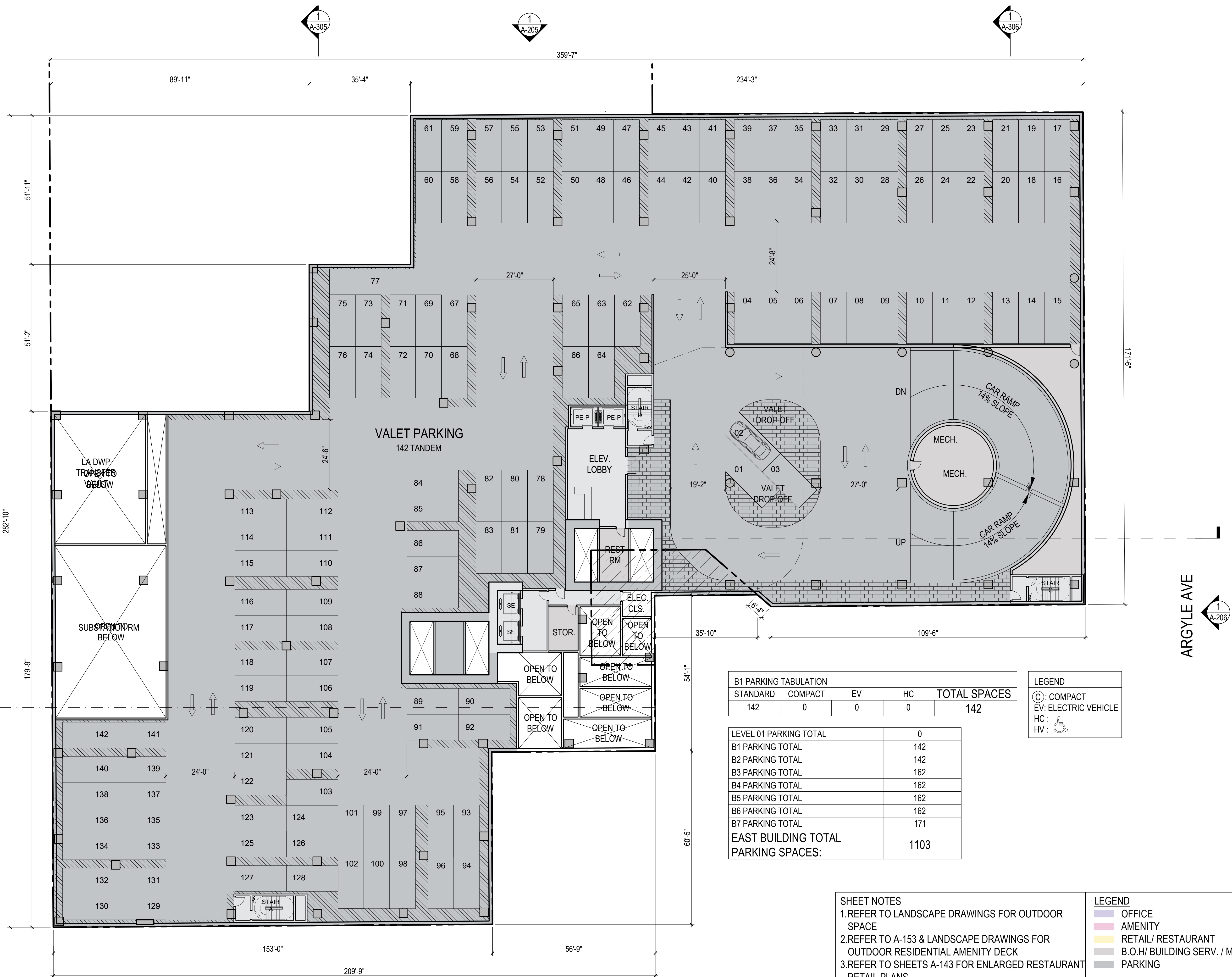
DRAWING TITLE:

EAST SITE -
LEVEL B1

DRAWING NO:

A-124

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B1 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
142	0	0	0	142

LEGEND	
Ⓢ	COMPACT
EV	ELECTRIC VEHICLE
HC	
HV	

LEVEL 01 PARKING TOTAL		0
B1 PARKING TOTAL		142
B2 PARKING TOTAL		142
B3 PARKING TOTAL		162
B4 PARKING TOTAL		162
B5 PARKING TOTAL		162
B6 PARKING TOTAL		162
B7 PARKING TOTAL		171
EAST BUILDING TOTAL PARKING SPACES:		1103

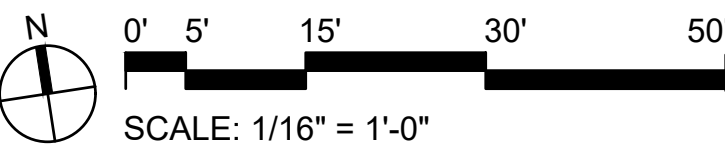
SHEET NOTES
1.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR SPACE
2.REFER TO A-153 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
3.REFER TO SHEETS A-143 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND	
	OFFICE
	AMENITY
	RETAIL/ RESTAURANT
	B.O.H/ BUILDING SERV. / MECH.
	PARKING

EAST SITE - LEVEL B1

SCALE: 1/16"= 1'-0"

1



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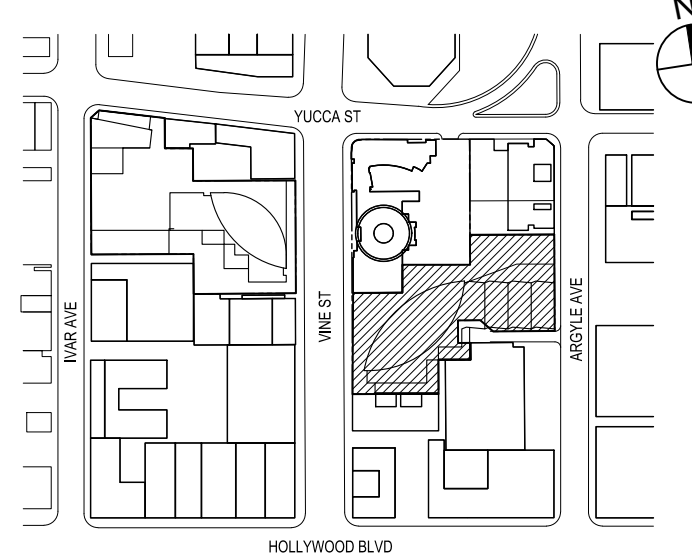
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

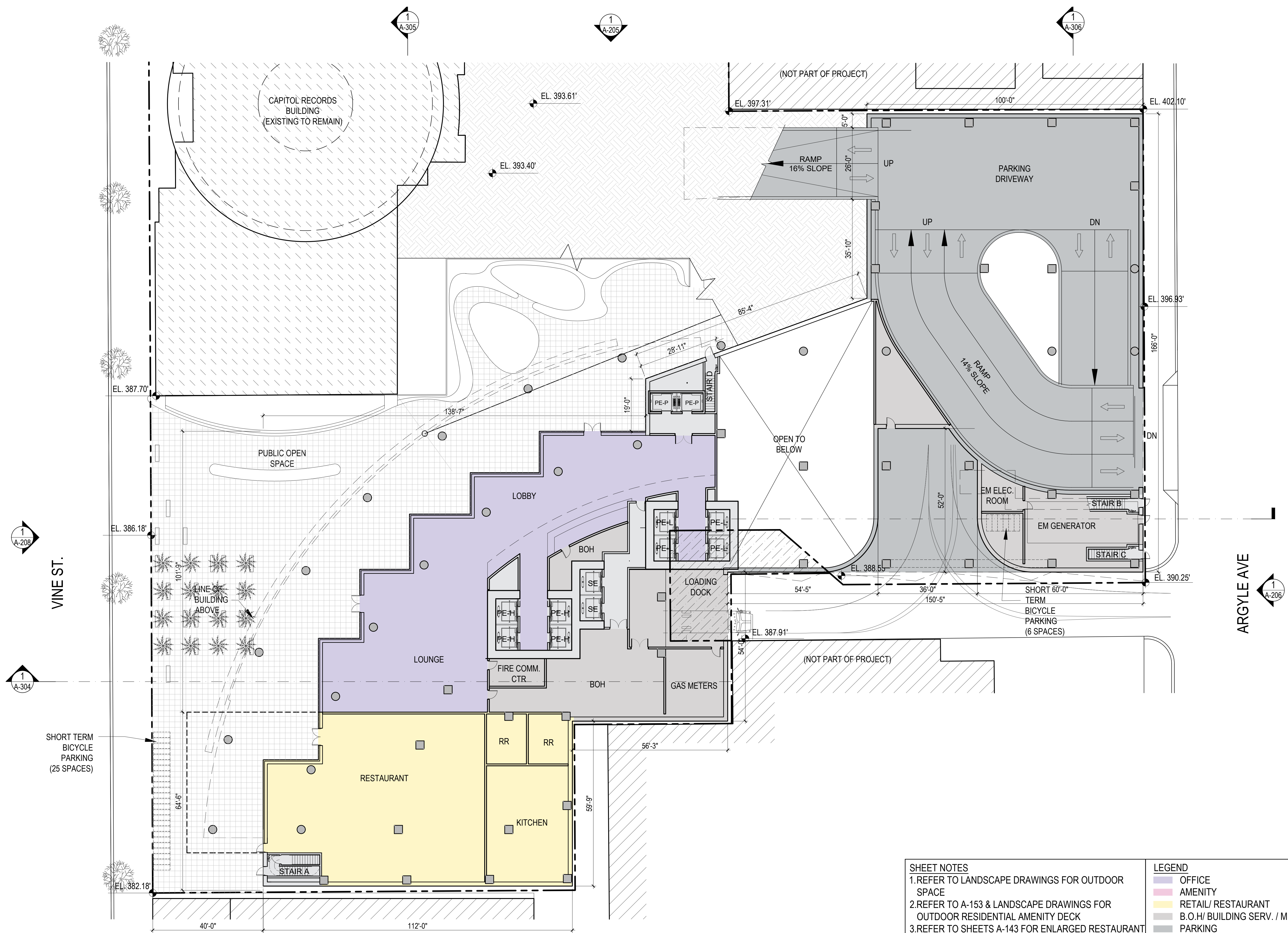
DRAWING TITLE:

EAST SITE -
LEVEL 01 (VINE)

DRAWING NO:

A-125

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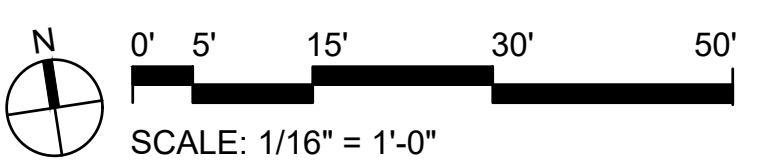


SHEET NOTES	LEGEND
1.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR SPACE	OFFICE
2.REFER TO A-153 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	AMENITY
3.REFER TO SHEETS A-143 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	B.O.H/ BUILDING SERV. / MECH.
	PARKING

EAST SITE - LEVEL 01 VINE

SCALE: 1/16" = 1'-0"

1



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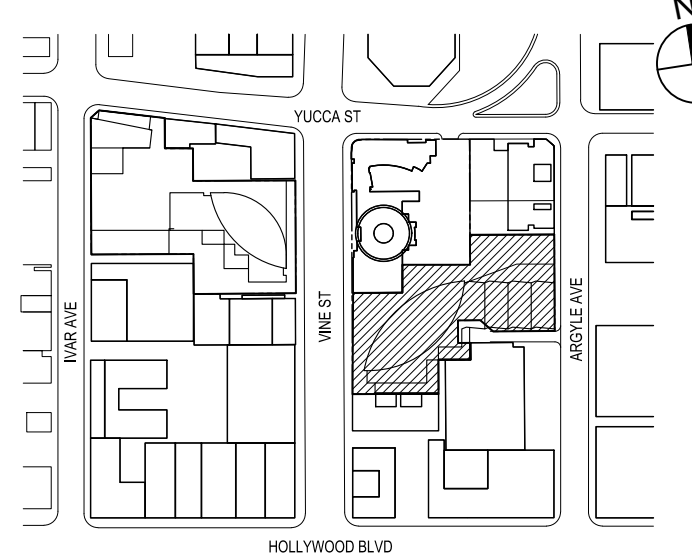
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

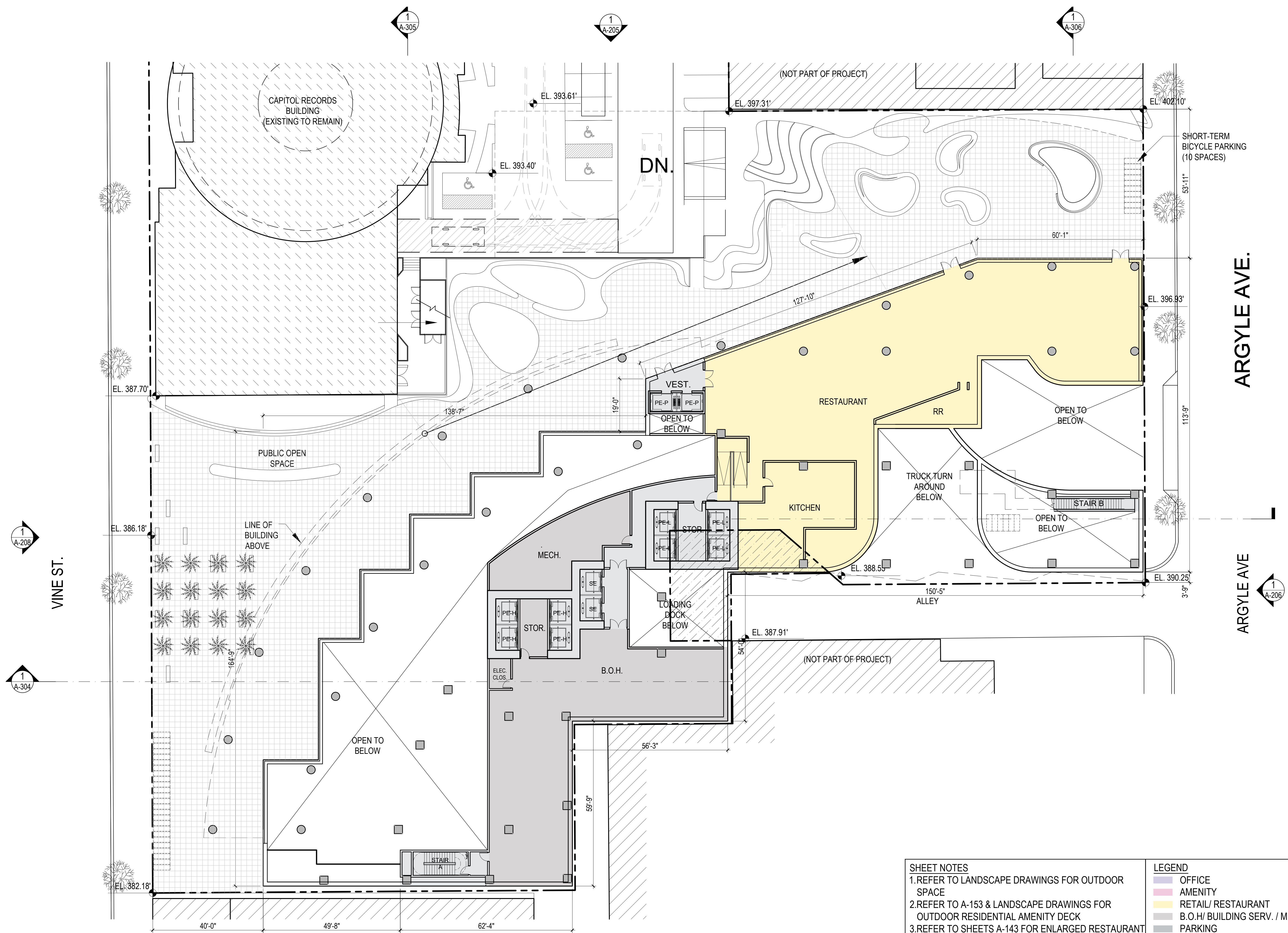
DRAWING TITLE:

EAST SITE -
LEVEL 01
(ARGYLE)

DRAWING NO:

A-126

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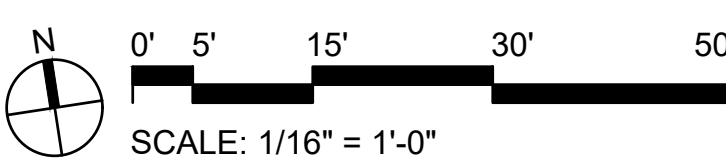
- SHEET NOTES**
- REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR SPACE
 - REFER TO A-153 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
 - REFER TO SHEETS A-143 FOR ENLARGED RESTAURANT RETAIL PLANS

- LEGEND**
- OFFICE
 - AMENITY
 - RETAIL/ RESTAURANT
 - B.O.H/ BUILDING SERV. / MECH.
 - PARKING

EASY SITE - LEVEL 01 ARGYLE

SCALE: 1/16" = 1'-0"

1



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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

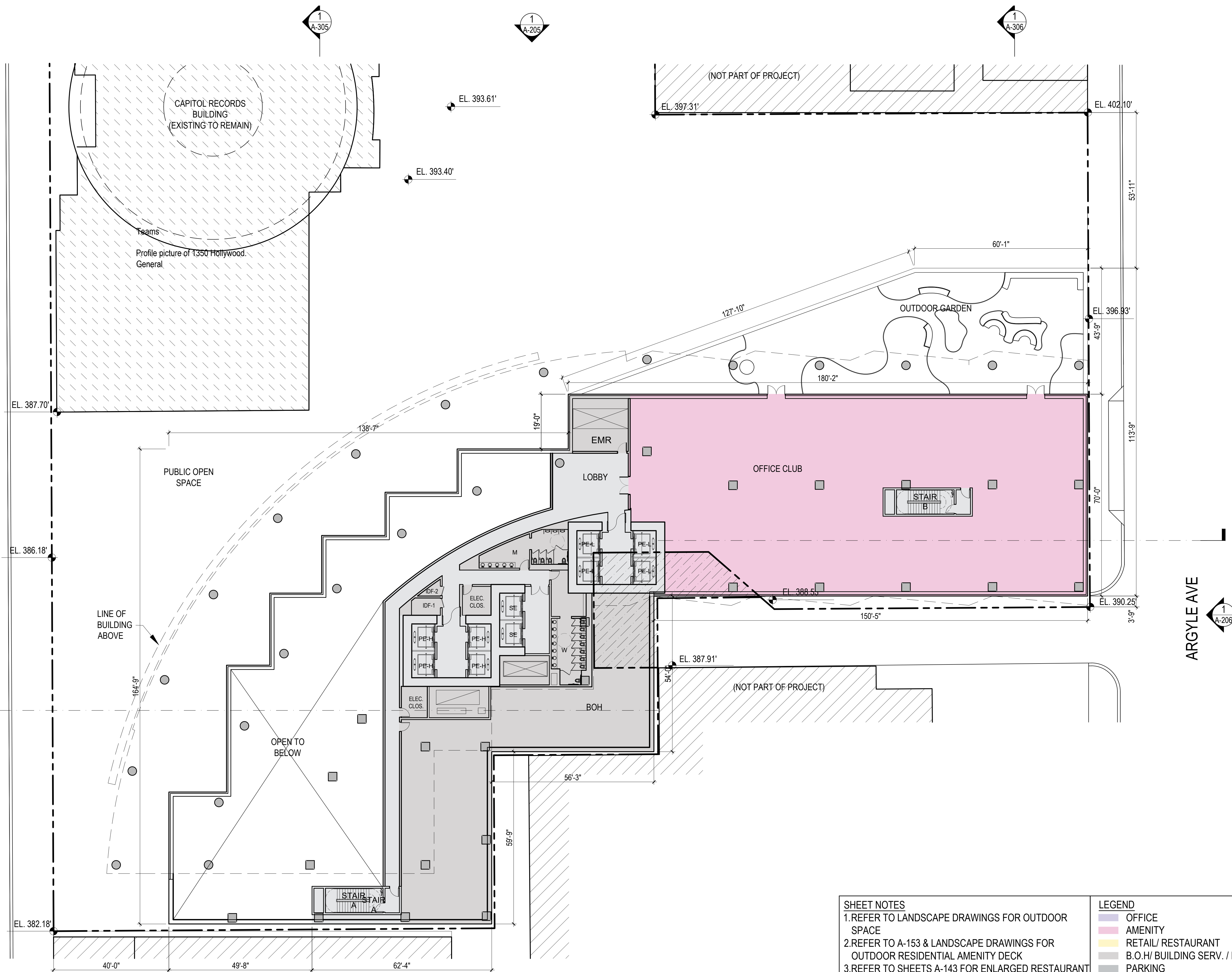
DRAWING TITLE:

EAST SITE -
LEVEL 01 MEZZ

DRAWING NO:

A-127

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1. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR SPACE
2. REFER TO A-153 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
3. REFER TO SHEETS A-143 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

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F: 212.595.1831

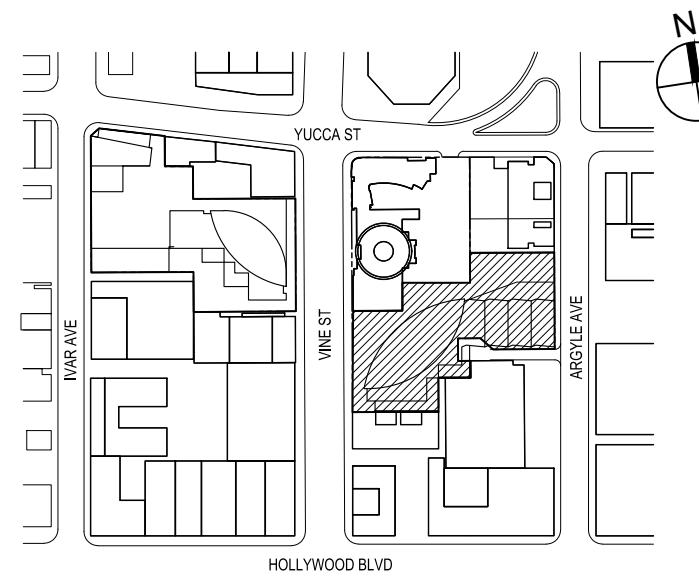
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F: 212.433.1451

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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

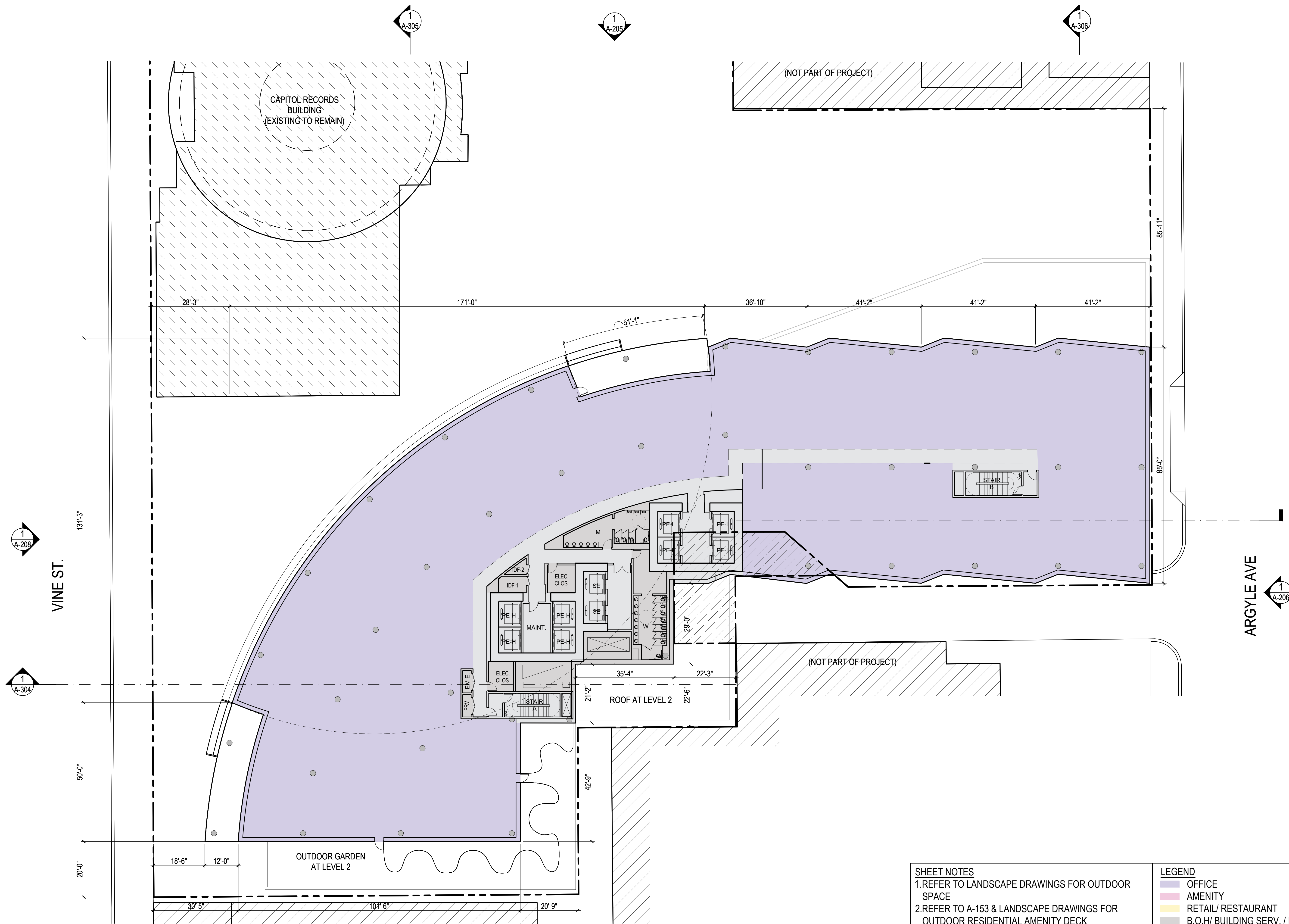
DRAWING TITLE:

EAST SITE -
LEVEL 02-08 &
10-11

DRAWING NO:

A-128

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SHEET NOTES
1. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR SPACE
2. REFER TO A-153 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
3. REFER TO SHEETS A-143 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
OFFICE
AMENITY
RETAIL/ RESTAURANT
B.O.H/ BUILDING SERV. / MECH.
PARKING

EASY SITE - LEVEL 02 - 08 AND 10 - 11

SCALE: 1/16" = 1'-0"

1

0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

HOLLYWOOD CENTER

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F: 212.433.1451

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NO.	DATE	ISSUANCE
JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

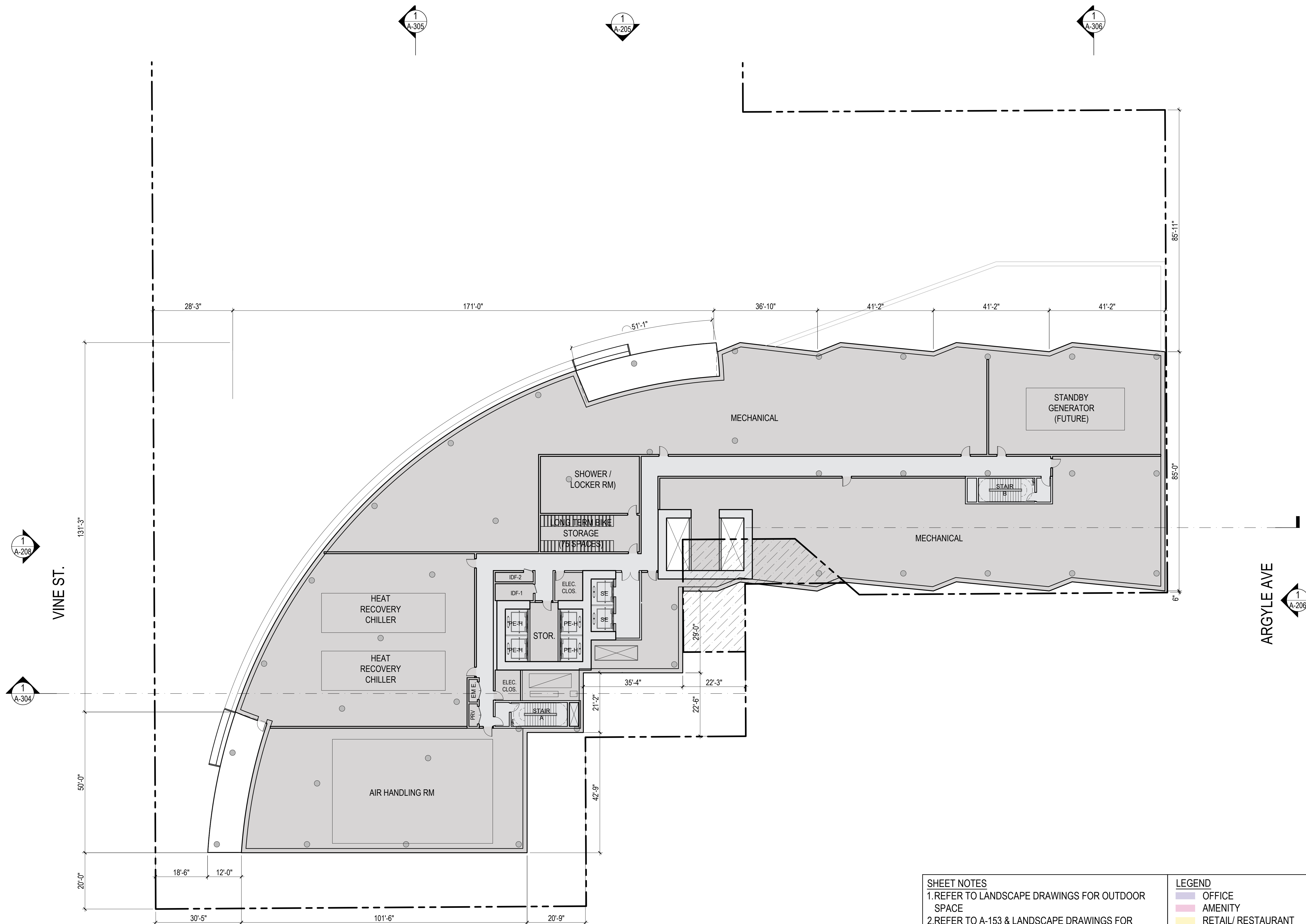
DRAWING TITLE:

EAST SITE -
LEVEL 09
MECHANICAL

DRAWING NO:

A-129

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- SHEET NOTES**
1. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR SPACE
 2. REFER TO A-153 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
 3. REFER TO SHEETS A-143 FOR ENLARGED RESTAURANT RETAIL PLANS

- LEGEND**
- OFFICE
 - AMENITY
 - RETAIL/ RESTAURANT
 - B.O.H/ BUILDING SERV. / MECH.
 - PARKING

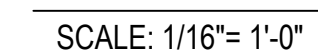
EAST SITE - LEVEL 09 MECHANICAL

SCALE: 1/16" = 1'-0"

1

SCALE: 1/16" = 1'-0"

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LANDSCAPE ARCHITECT

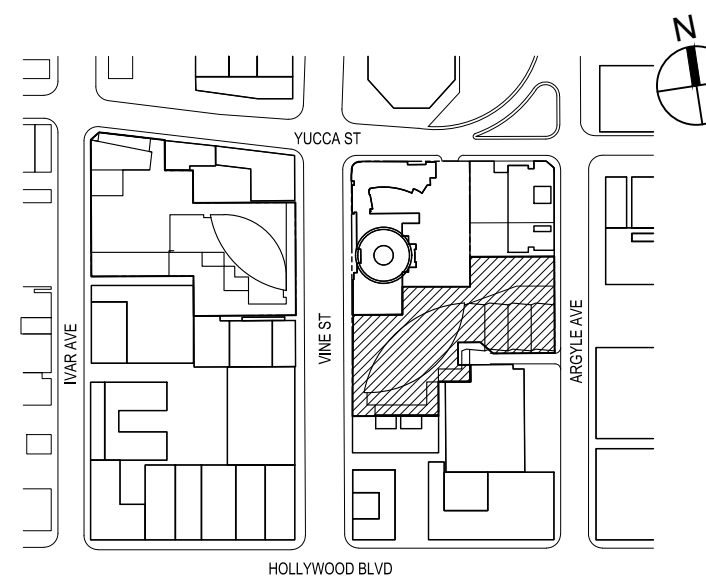
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

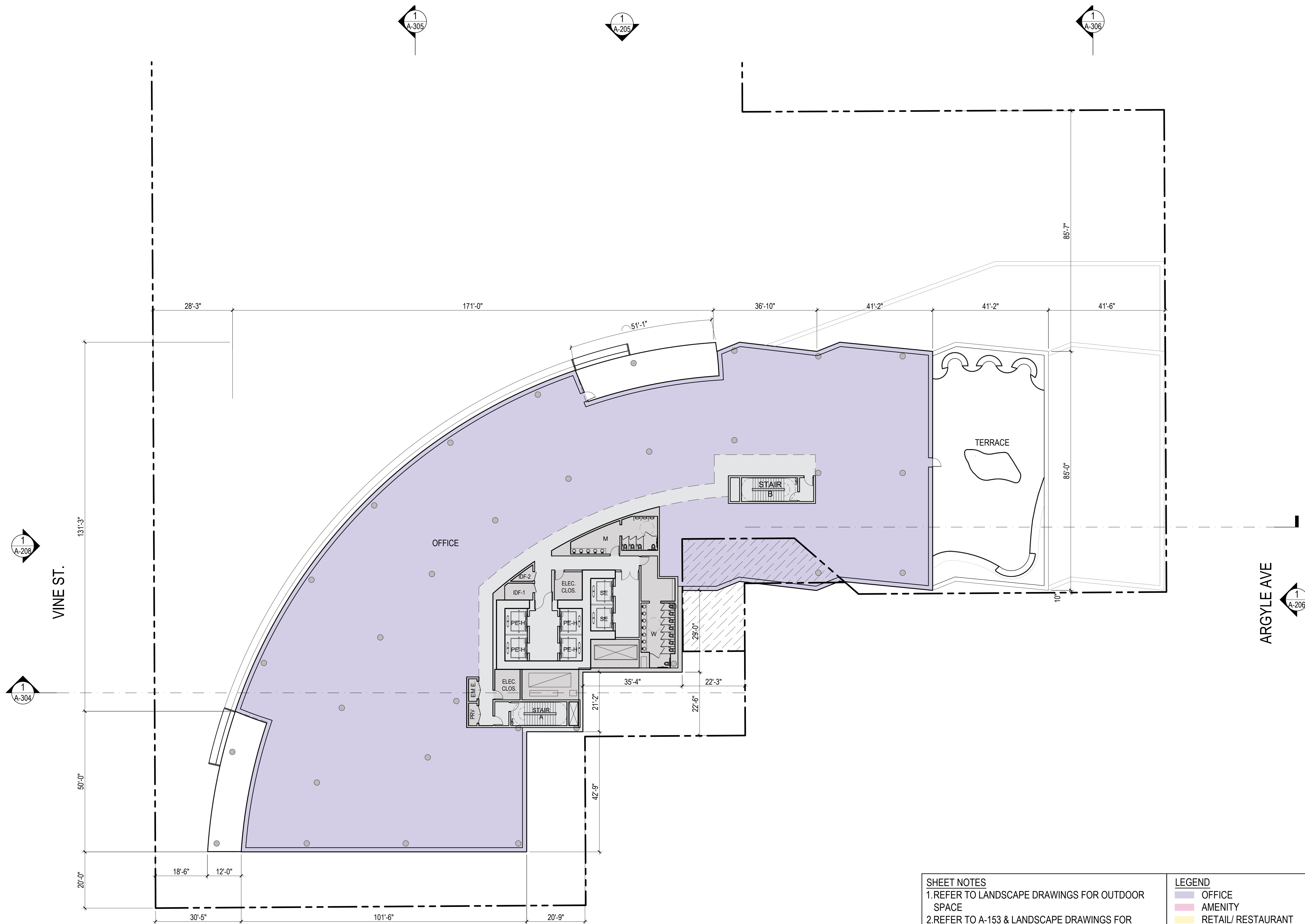
DRAWING TITLE:

EAST SITE -
LEVEL 14 - 15

DRAWING NO:

A-131

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- SHEET NOTES**
1. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR SPACE
 2. REFER TO A-153 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
 3. REFER TO SHEETS A-143 FOR ENLARGED RESTAURANT RETAIL PLANS

- LEGEND**
- OFFICE
 - AMENITY
 - RETAIL/ RESTAURANT
 - B.O.H/ BUILDING SERV. / MECH.
 - PARKING

EAST SITE - LEVEL 14 - 15

SCALE: 1/16"= 1'-0"

1

0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

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LANDSCAPE ARCHITECT

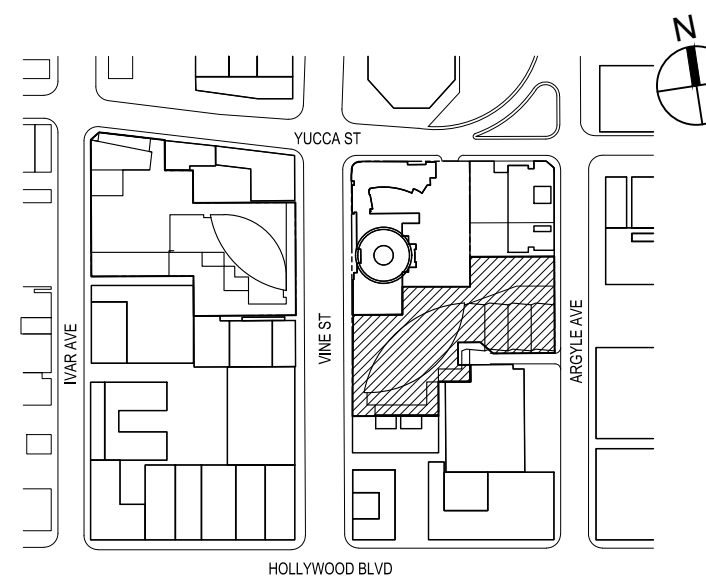
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NO.	DATE	ISSUANCE
JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

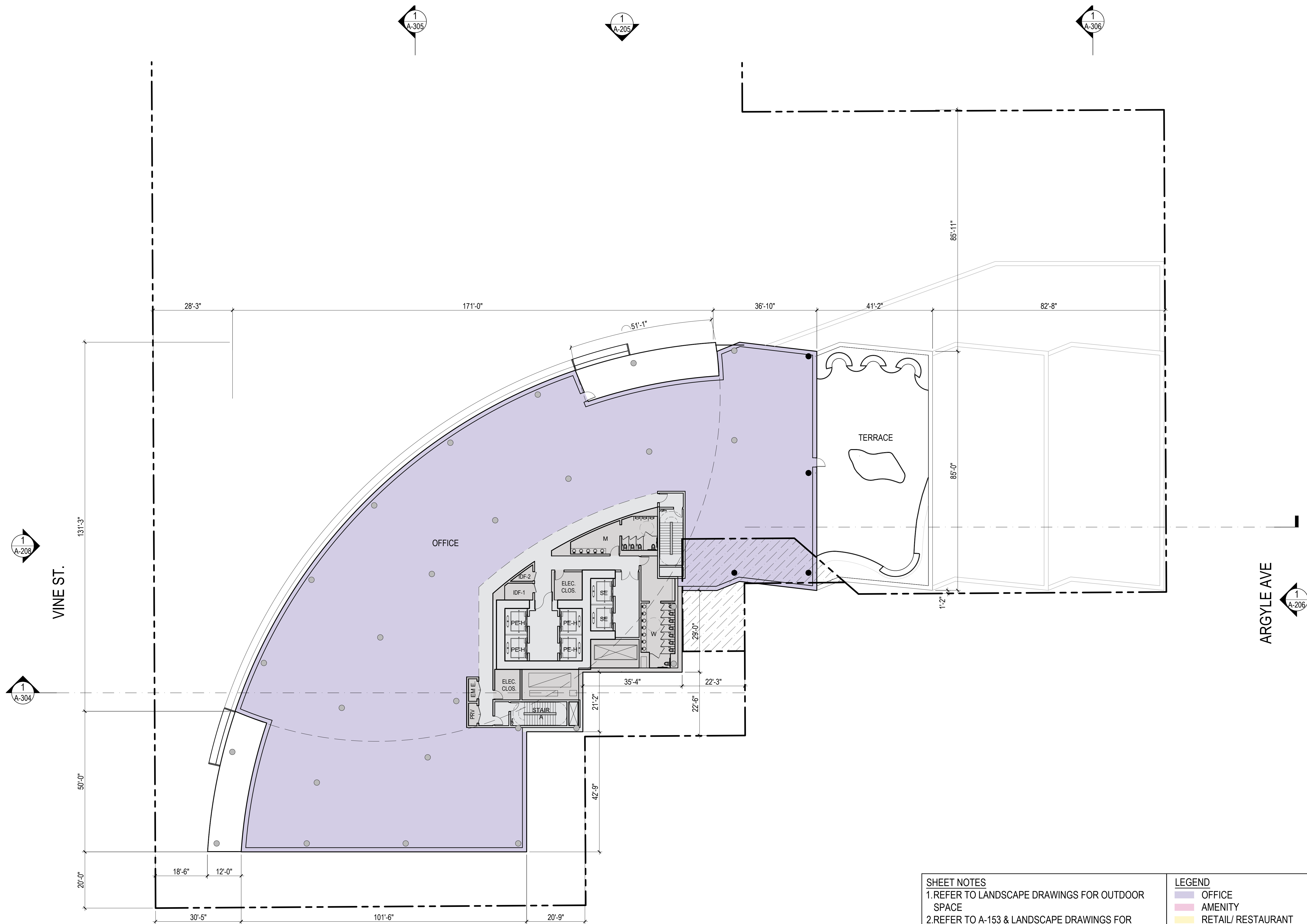
DRAWING TITLE:

EAST SITE -
LEVEL 16 - 17

DRAWING NO:

A-132

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- SHEET NOTES**
1. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR SPACE
 2. REFER TO A-153 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
 3. REFER TO SHEETS A-143 FOR ENLARGED RESTAURANT RETAIL PLANS

- LEGEND**
- OFFICE
 - AMENITY
 - RETAIL/ RESTAURANT
 - B.O.H/ BUILDING SERV. / MECH.
 - PARKING

EAST SITE - LEVEL 16 - 17

SCALE: 1/16"= 1'-0"

1

0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

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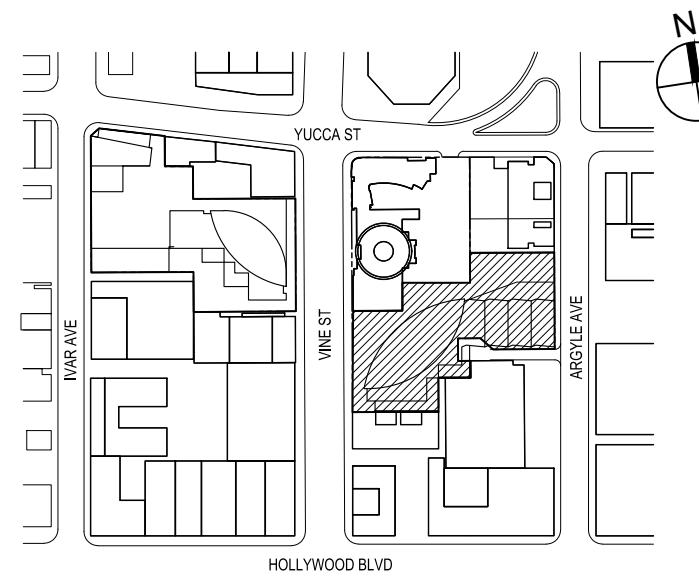
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NO.	DATE	ISSUANCE
JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

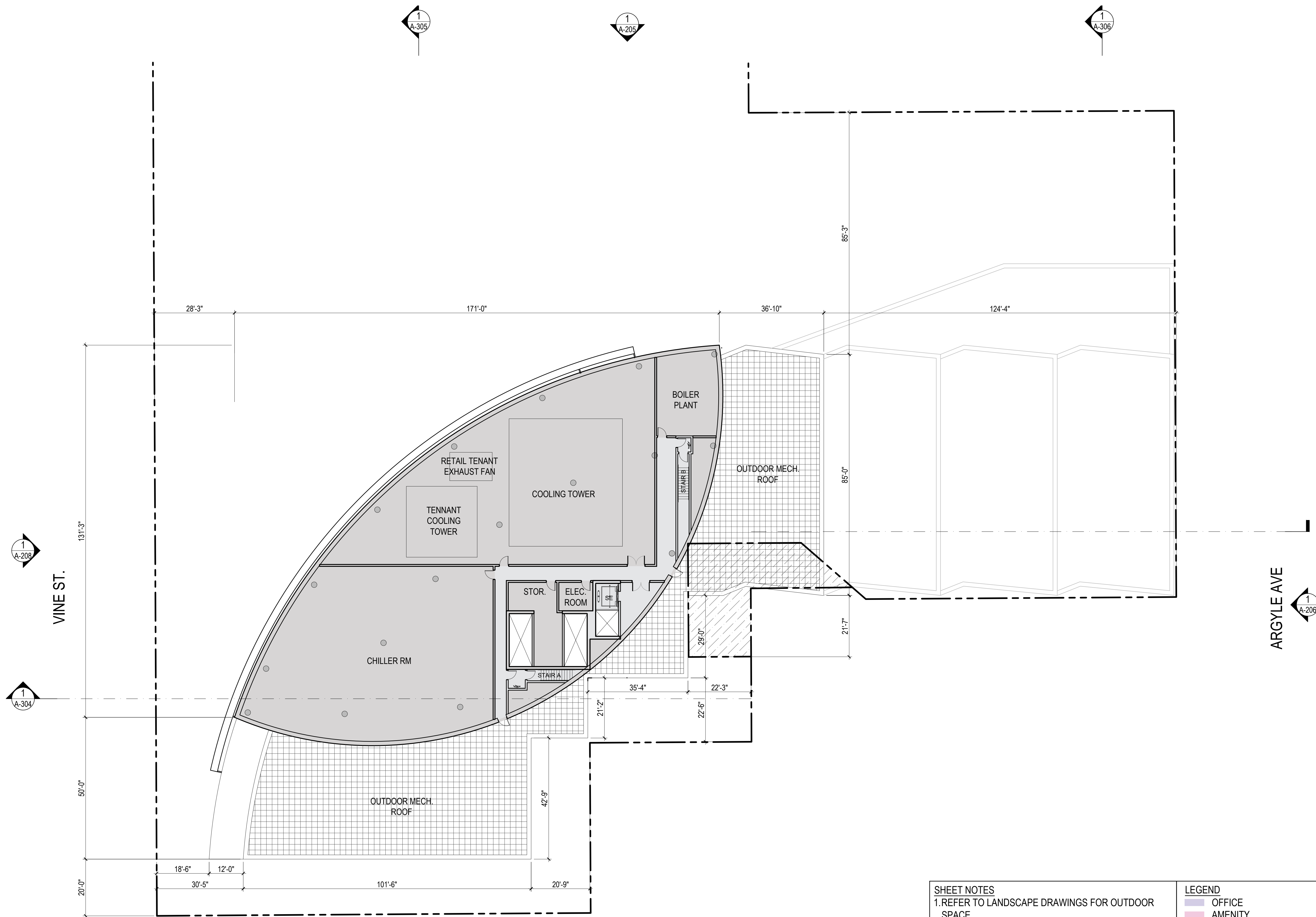
DRAWING TITLE:

EAST SITE -
MECHANICAL
PENTHOUSE

DRAWING NO:

A-133

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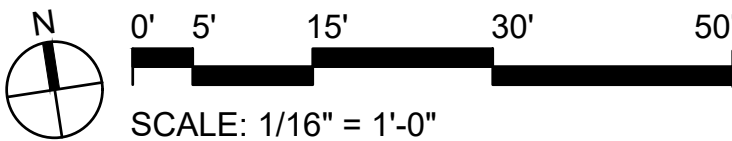
- SHEET NOTES**
- 1.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR SPACE
 - 2.REFER TO A-153 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
 - 3.REFER TO SHEETS A-143 FOR ENLARGED RESTAURANT RETAIL PLANS

- LEGEND**
- OFFICE
 - AMENITY
 - RETAIL/ RESTAURANT
 - B.O.H/ BUILDING SERV. / MECH.
 - PARKING

EAST SITE - MECHANICAL PENTHOUSE

SCALE: 1/16"= 1'-0"

1



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LANDSCAPE ARCHITECT

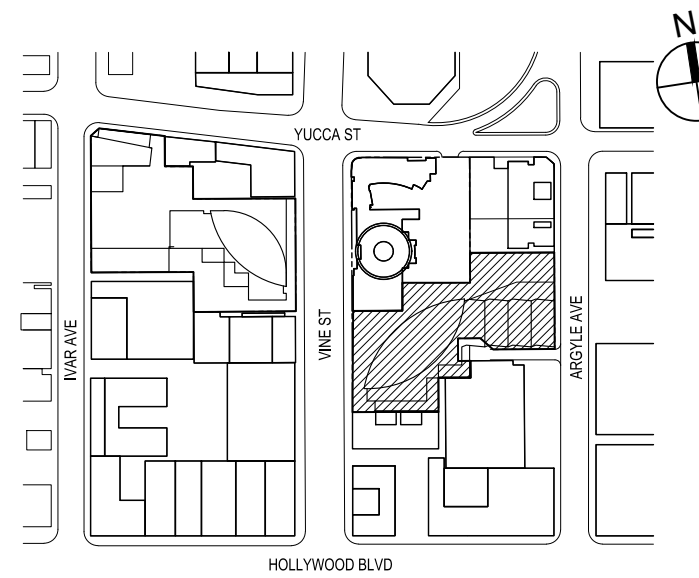
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

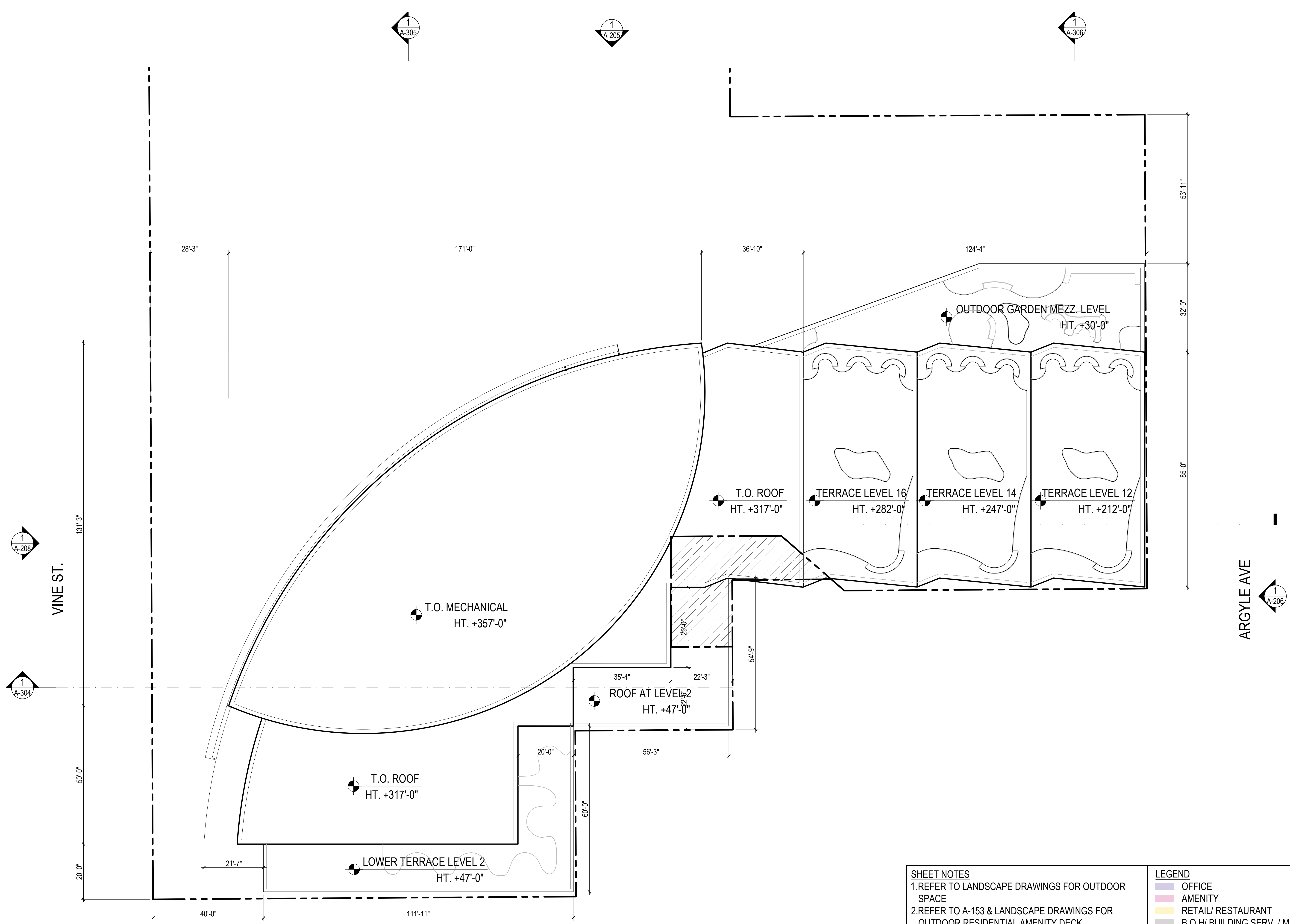
DRAWING TITLE:

EAST SITE -
ROOF

DRAWING NO:

A-134

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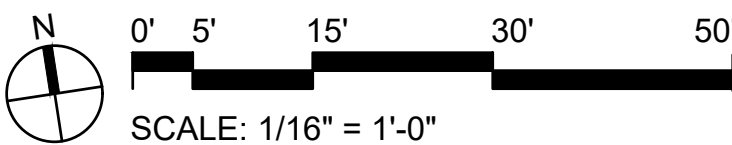
- SHEET NOTES
- 1.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR SPACE
 - 2.REFER TO A-153 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
 - 3.REFER TO SHEETS A-143 FOR ENLARGED RESTAURANT RETAIL PLANS

- LEGEND
- OFFICE
 - AMENITY
 - RETAIL/ RESTAURANT
 - B.O.H/ BUILDING SERV. / MECH.
 - PARKING

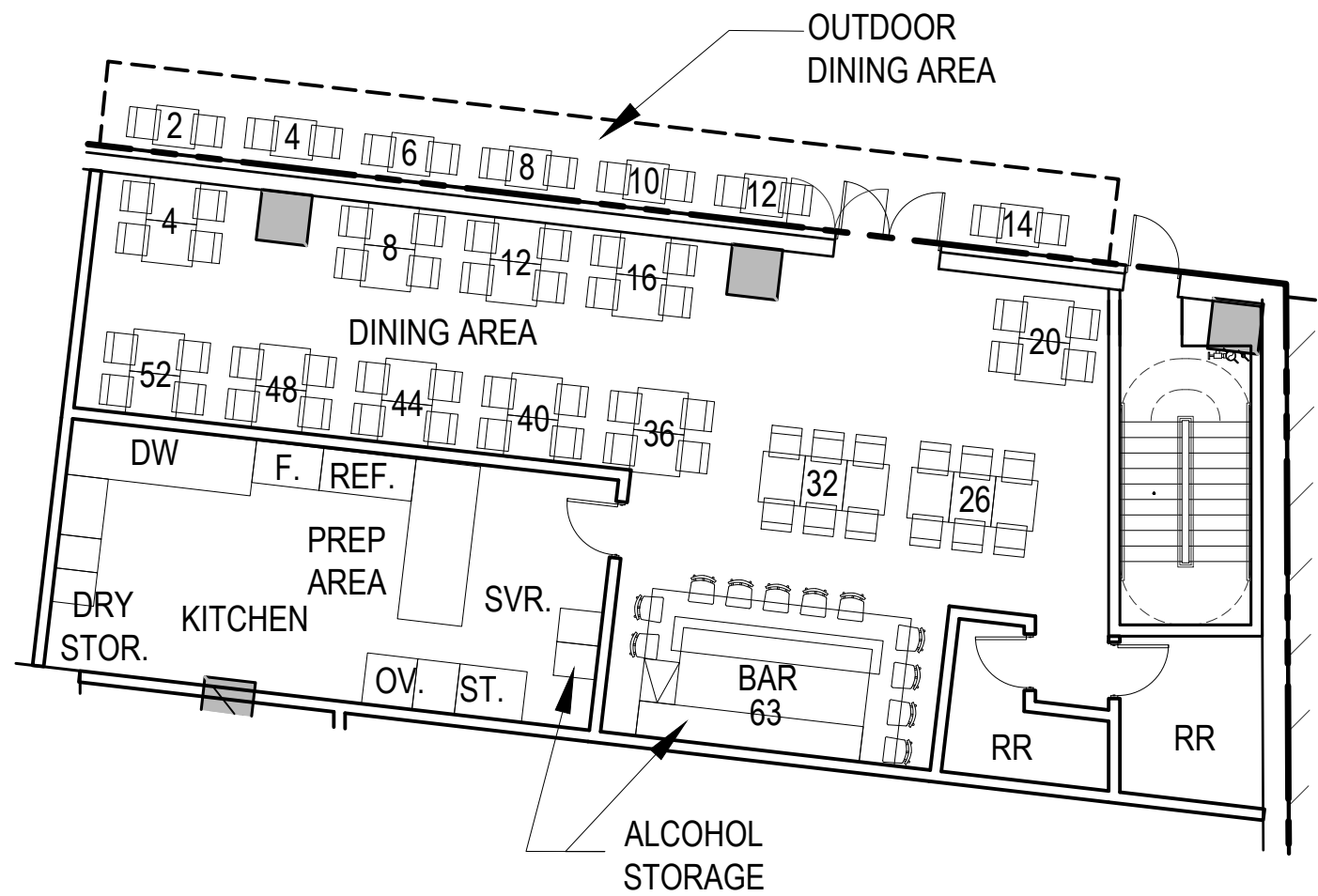
EAST SITE - ROOF

SCALE: 1/16"= 1'-0"

1



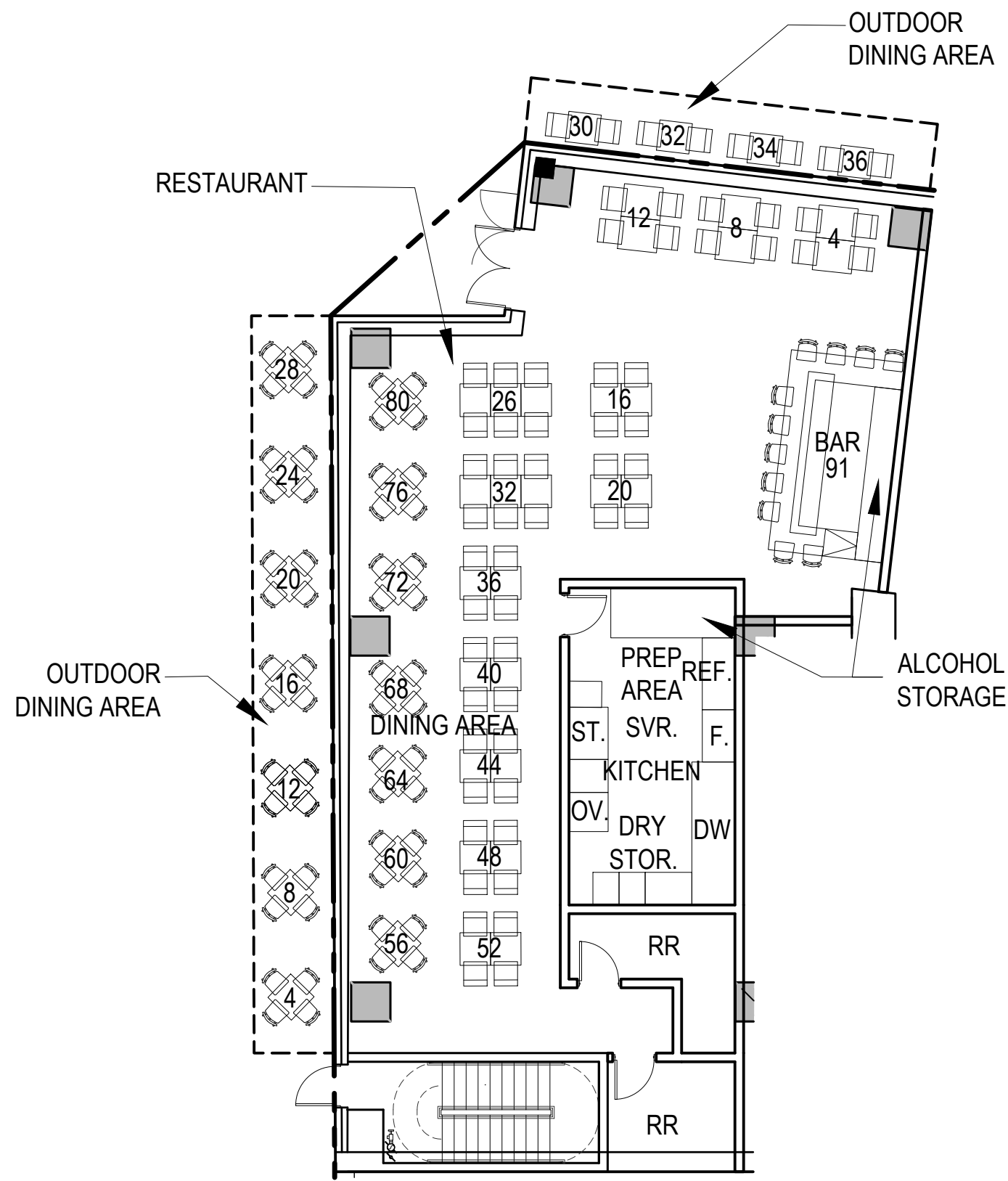
PROGRAM AREA	RESTAURANT 1	RESTAURANT 2	RESTAURANT 3	RESTAURANT 4
INDOOR DINING AREA	4,331 GSF	1,746 GSF	1,706 GSF	1207 GSF
OUTDOOR AREA	731 GSF	423 GSF	502 GSF	300 GSF
TOTAL INDOOR AREA	5,806 GSF	2,798 GSF	2,490 GSF	2,023 GSF
INDOOR SEATING	263	113	91	63
OUTDOOR SEATING	32	36	36	14
TOTAL SEATING	295	149	127	77



ENLARGED PLAN_RESTAURANT 4 AT WEST SITE

SCALE: 3/32"= 1'-0"

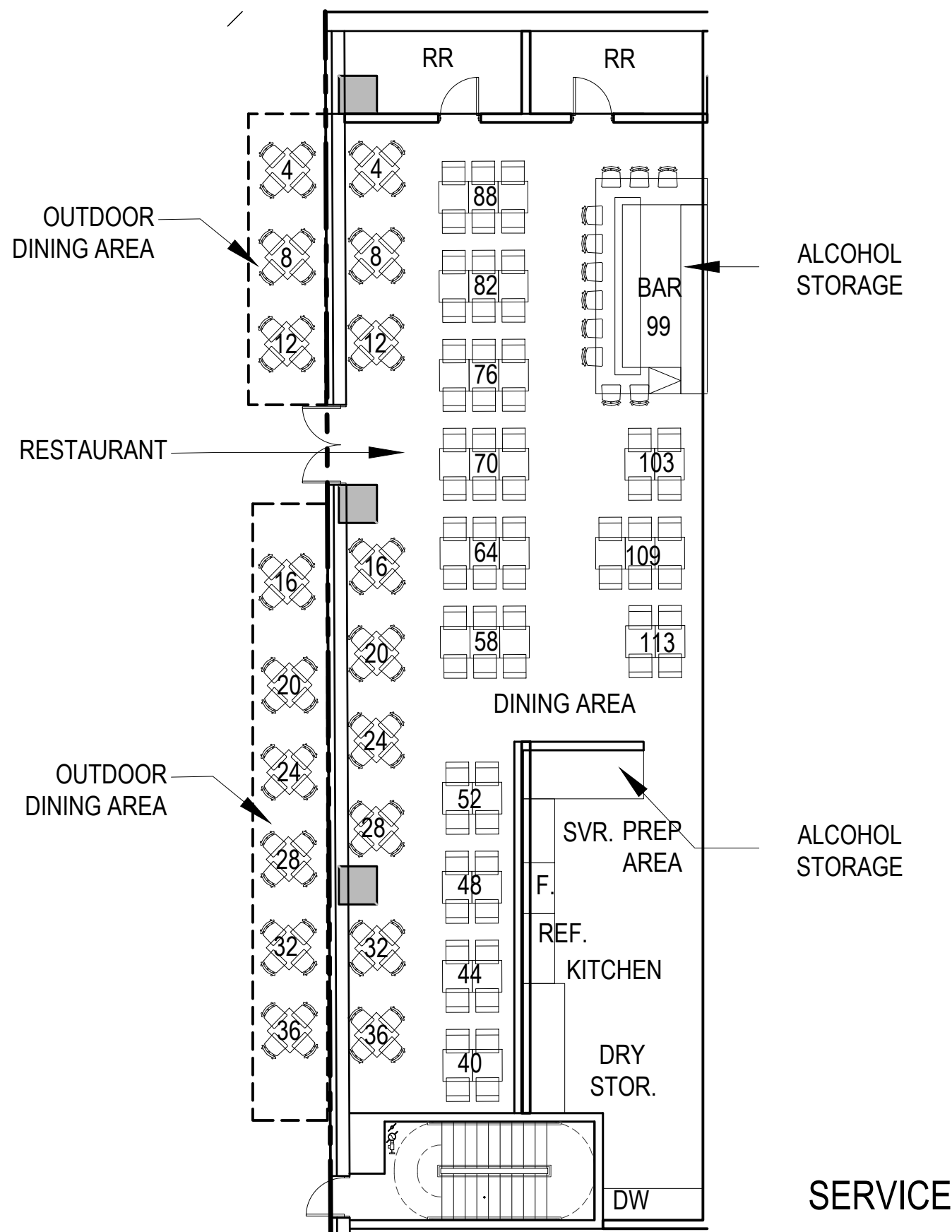
4



ENLARGED PLAN_RESTAURANT 3 AT WEST SITE

SCALE: 3/32"= 1'-0"

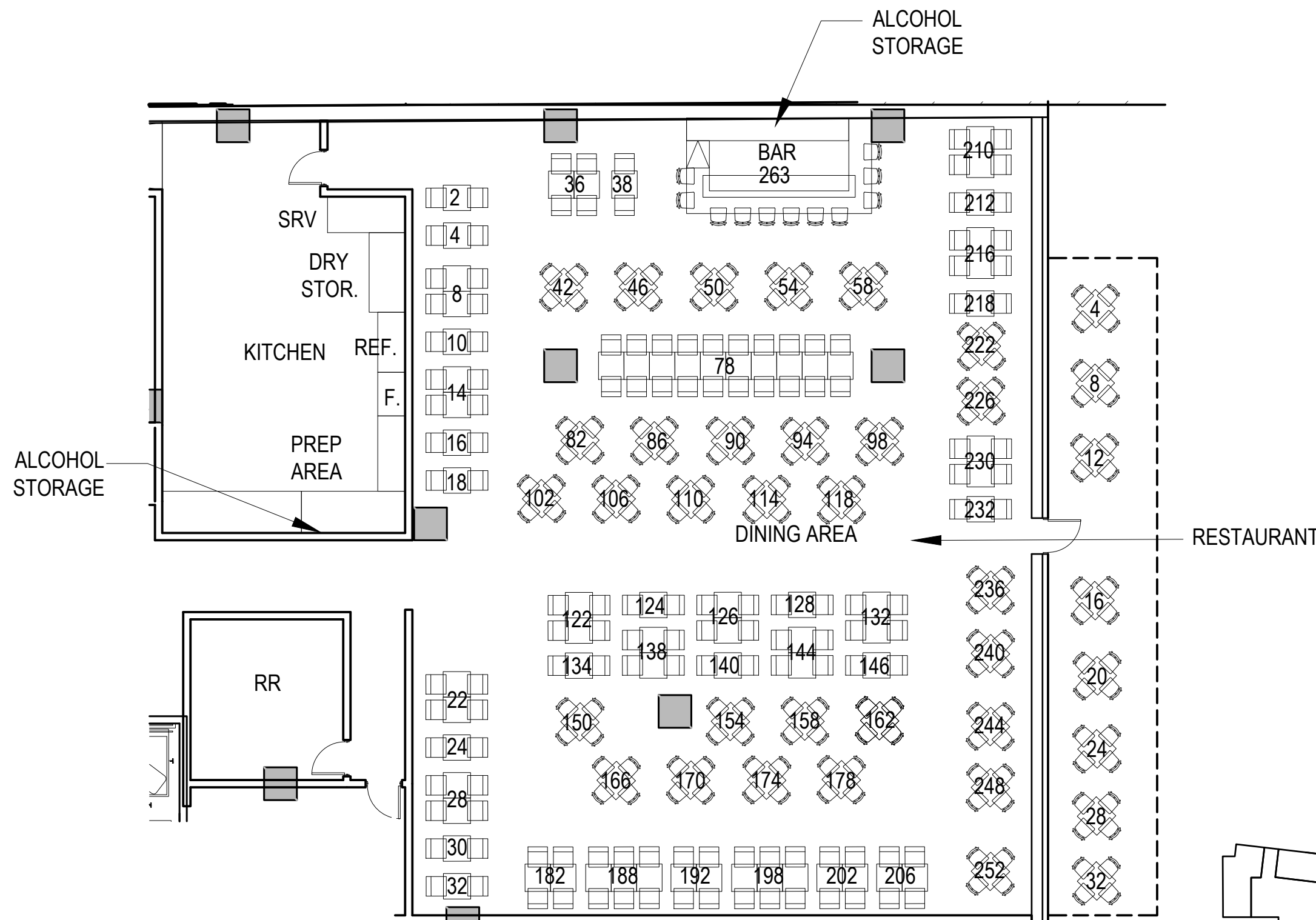
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ENLARGED PLAN_RESTAURANT 2 AT WEST SITE

SCALE: 3/32"= 1'-0"

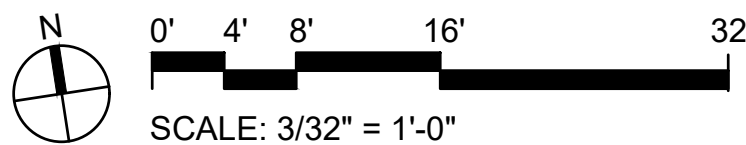
2



ENLARGED PLAN_RESTAURANT 1 AT WEST SITE

SCALE: 3/32"= 1'-0"

1



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LANDSCAPE ARCHITECT

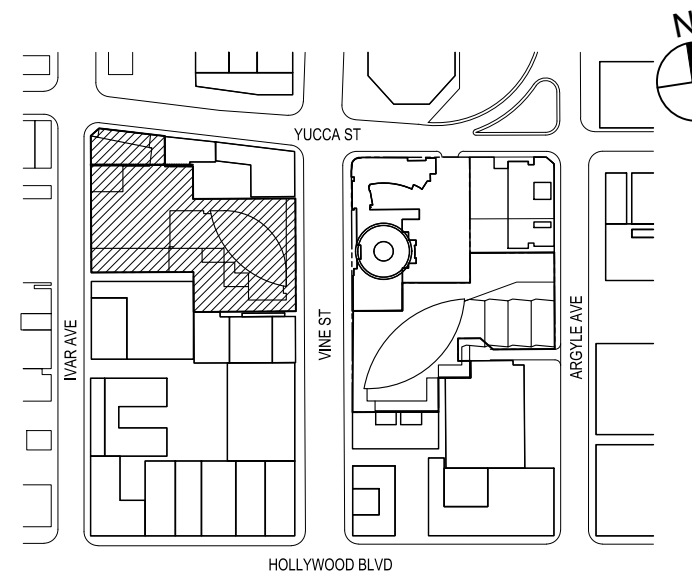
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PROJECT NO: 1350
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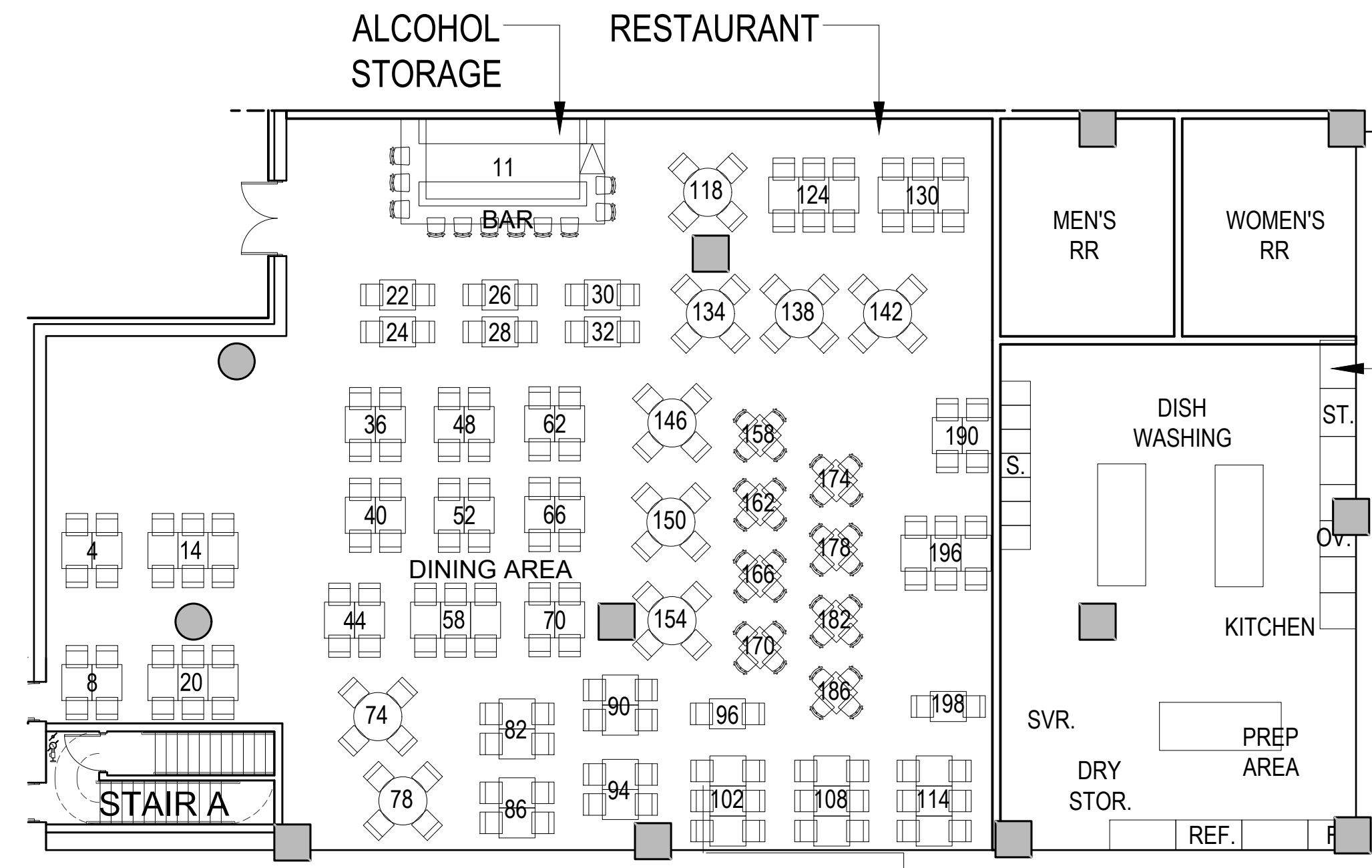
DRAWING TITLE:

WEST SITE
ENLARGED
RETAIL PLANS

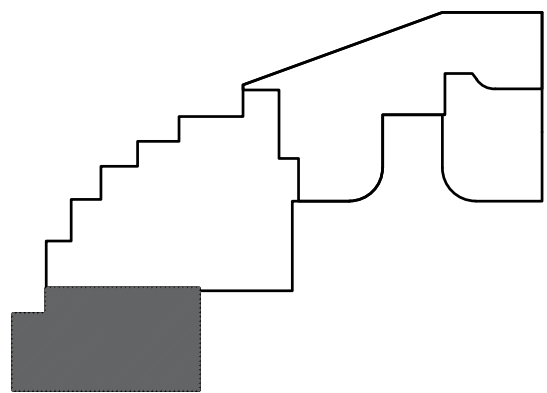
DRAWING NO:

A-141

PROGRAM AREA	RESTAURANT 1	RESTAURANT 2
INDOOR DINING AREA	4,222 GSF	6,574 GSF
OUTDOOR AREA	0 GSF	877 GSF
TOTAL INDOOR AREA	6,541 GSF	9,552 GSF
INDOOR SEATING	198	373
OUTDOOR SEATING	0	72
TOTAL SEATING	198	445



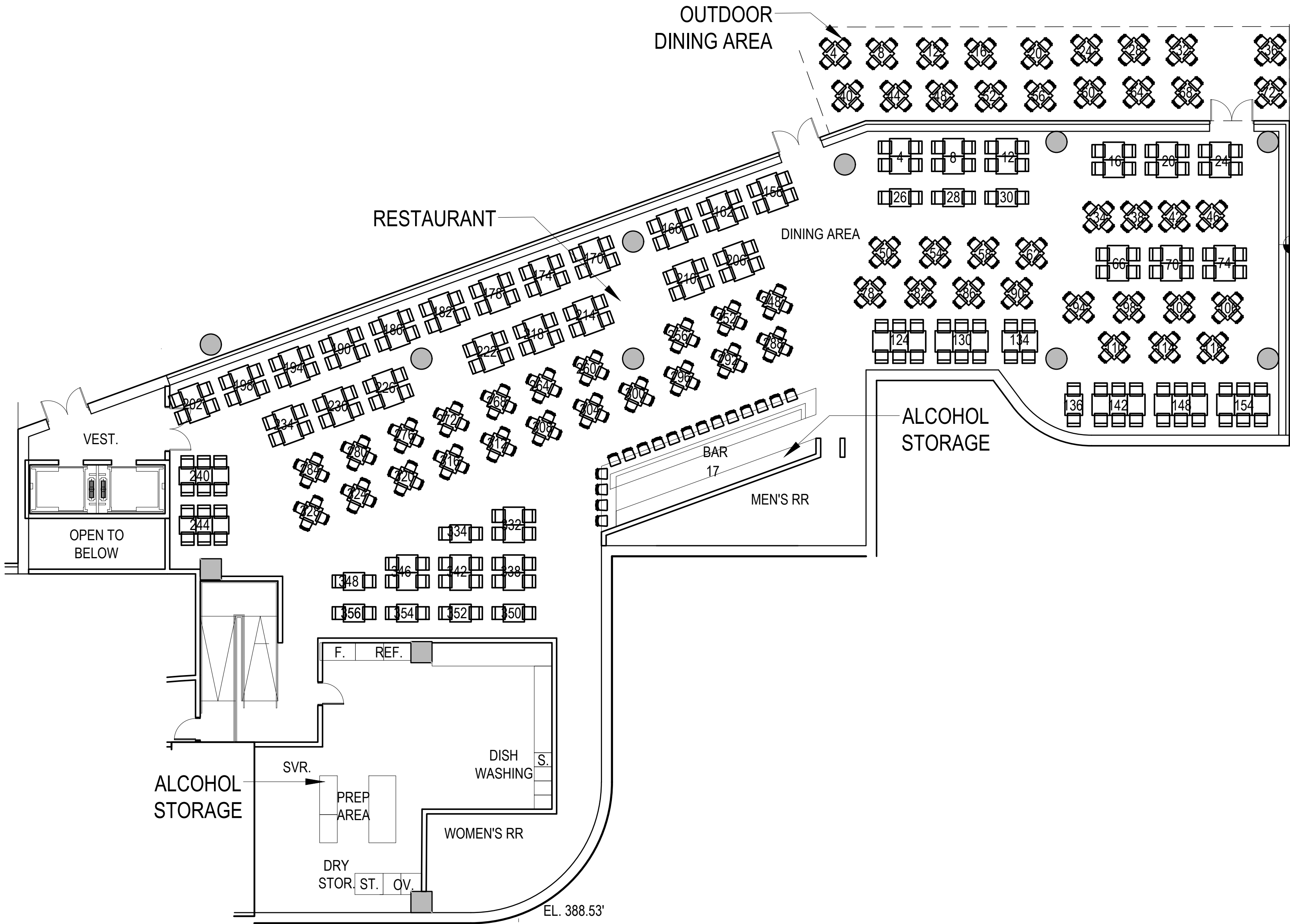
ALCOHOL
STORAGE



ENLARGED PLAN_RESTAURANT 1 AT WEST SITE

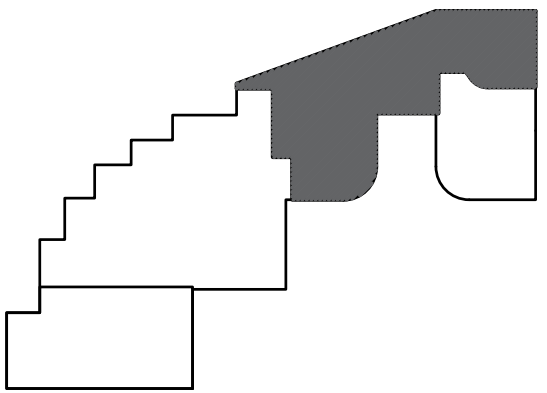
SCALE: 3/32"= 1'-0"

2



ALCOHOL
STORAGE

ALCOHOL
STORAGE



ENLARGED PLAN_RESTAURANT 2 AT WEST SITE

SCALE: 3/32"= 1'-0"

1

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LANDSCAPE ARCHITECT

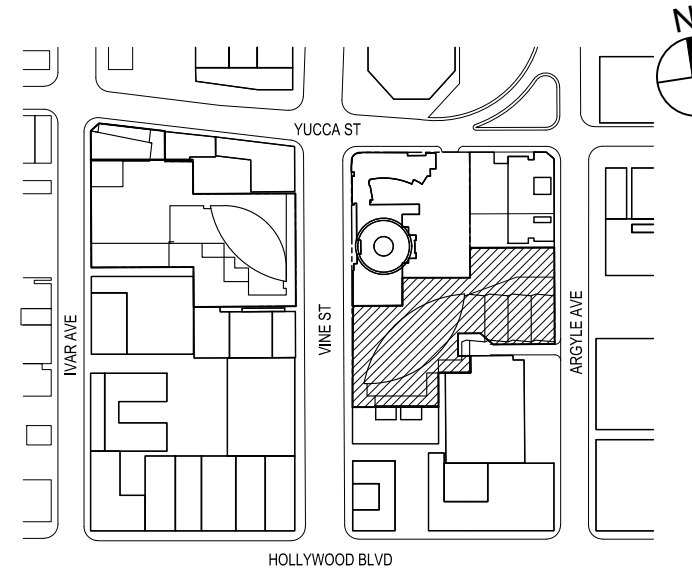
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE -
ENLARGED
RETAIL PLANS

DRAWING NO:

A-142

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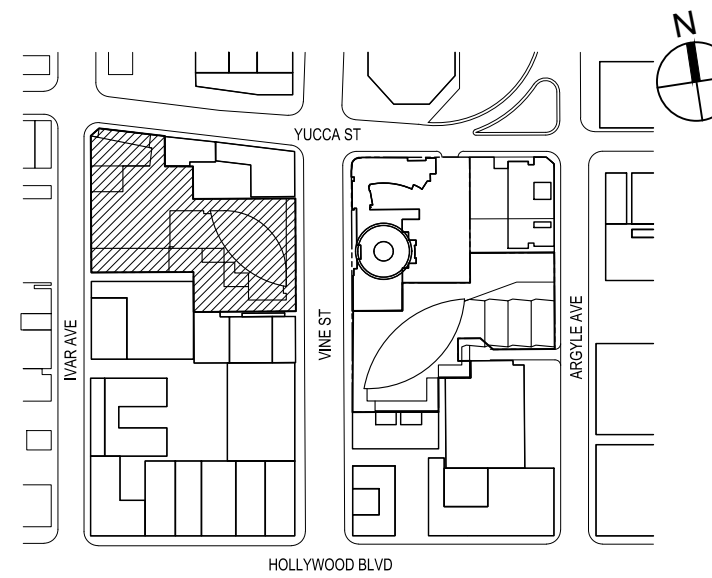
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JUNE 2020	ENTITLEMENT SUBMISSION	

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PROJECT NO:	1350
SEAL & SIGNATURE	

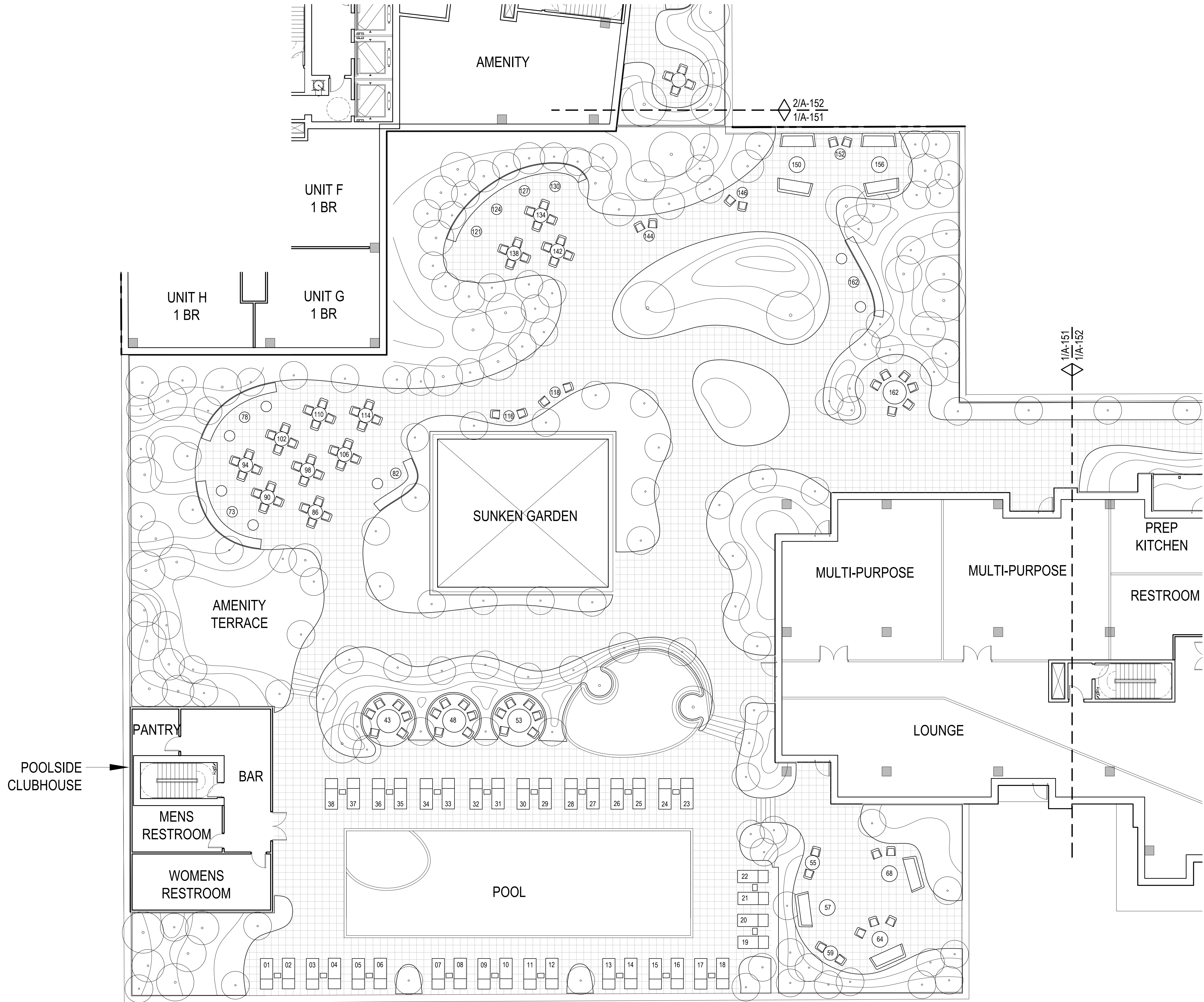
DRAWING TITLE:

WEST SITE - ENLARGED AMENITY
DECK PLAN

DRAWING NO:

A-151

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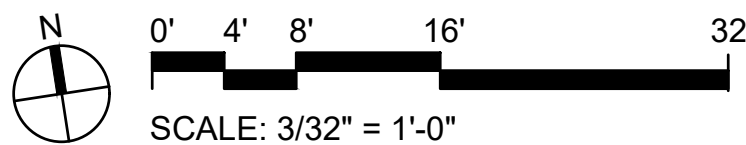


PROGRAM AREA	LEVEL 2 AMENITY
OUTDOOR AREA	31,000 GSF
INDOOR SEATING	82
OUTDOOR SEATING	186
TOTAL SEATING	268

ENLARGED PLAN_AMENITY DECK AT WEST SITE

SCALE: 3/32" = 1'-0"

1



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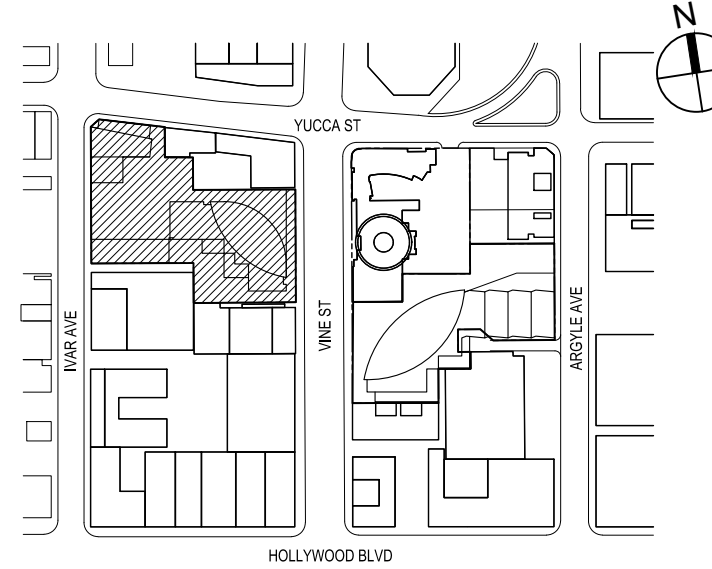
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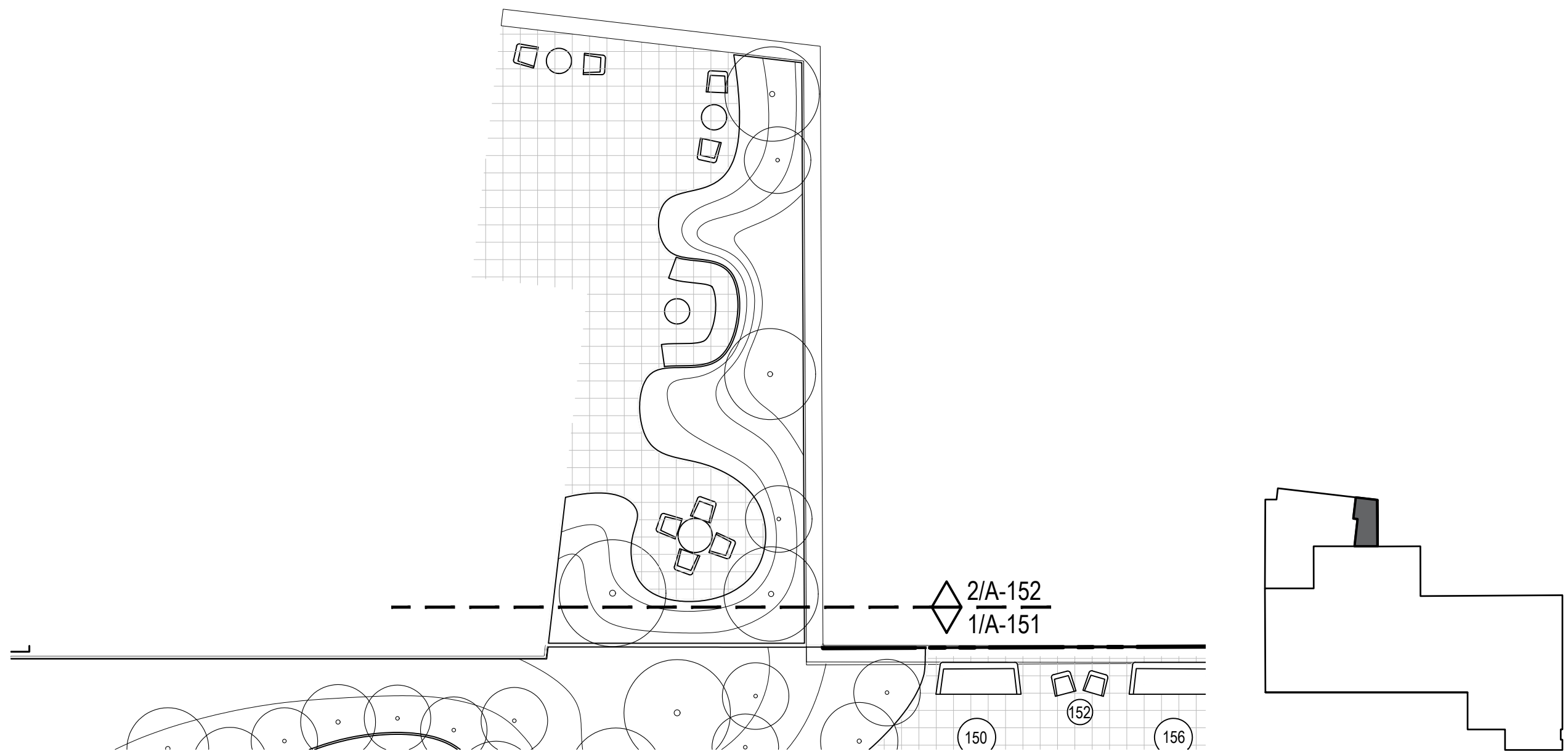
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - ENLARGED
AMENITY DECK PLANS

DRAWING NO:

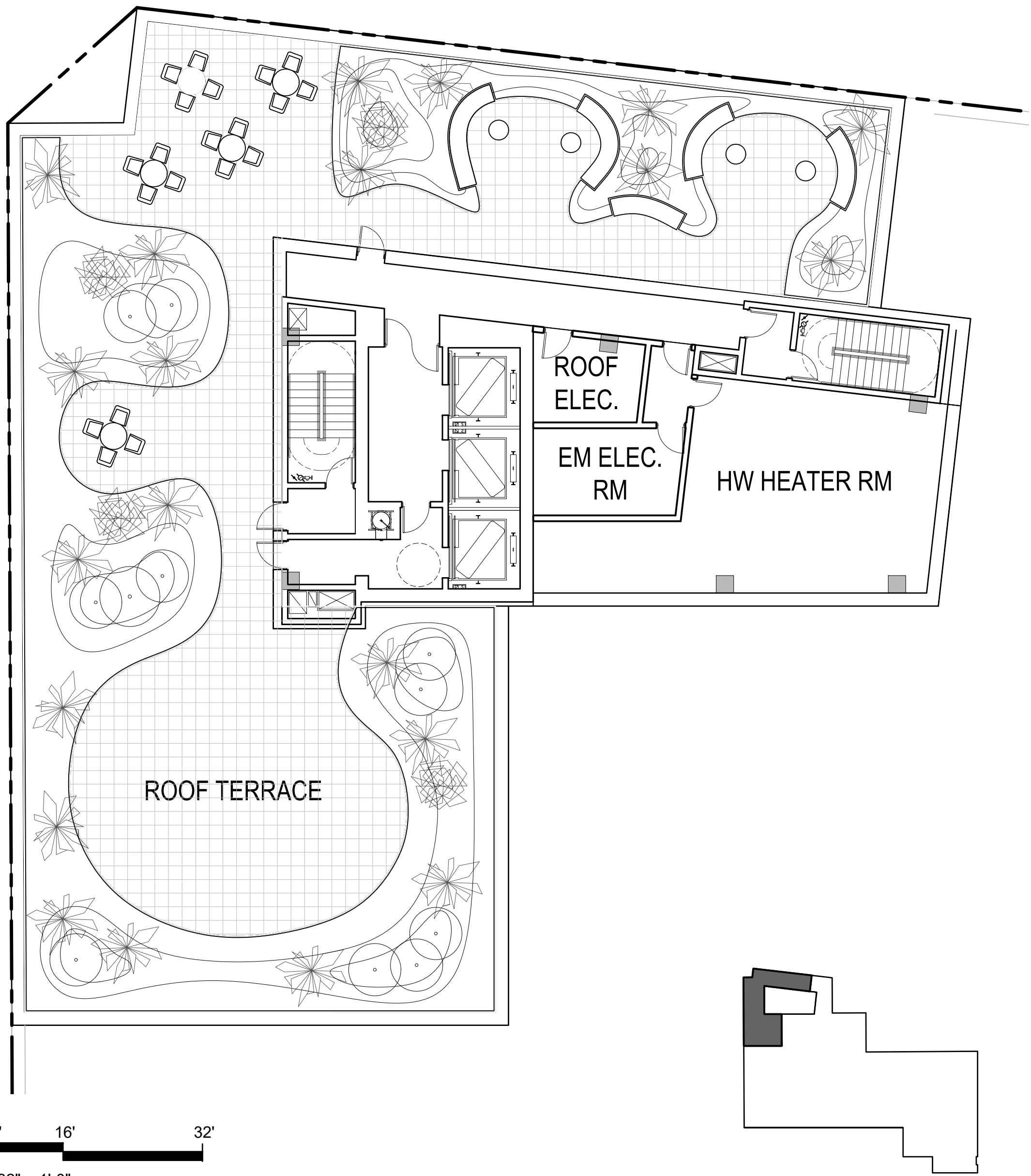
A-152



ENLARGED PLAN_AFF SENIOR AFFORDABLE BUILDING AMENITY DECK AT WEST SITE

SCALE: 3/32"= 1'-0"

2

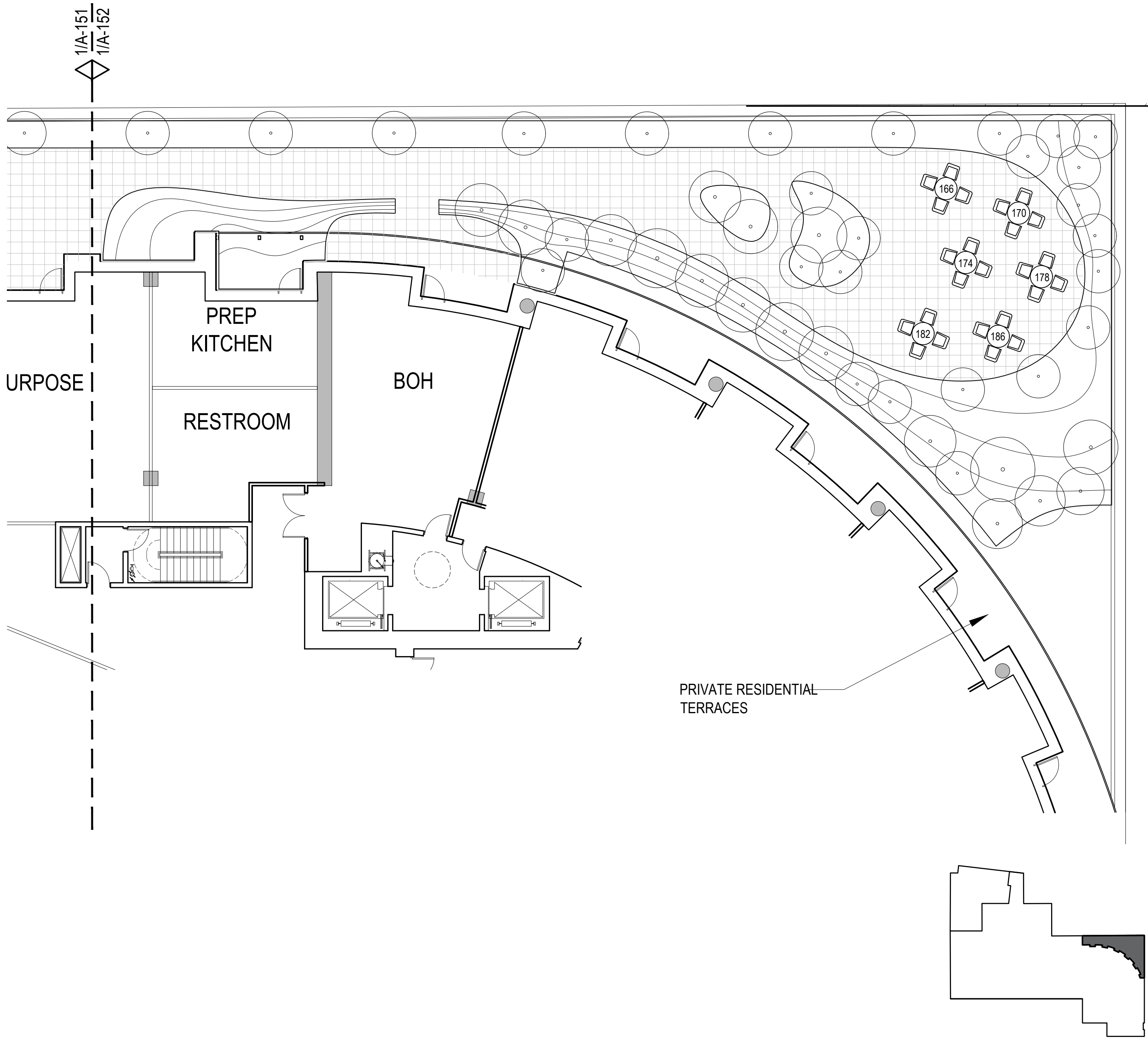


0' 4' 8' 16' 32'
SCALE: 3/32" = 1'-0"

ENLARGED PLAN_AFF SENIOR AFFORDABLE BUILDING AMENITY DECK AT WEST SITE

SCALE: 3/32"= 1'-0"

3

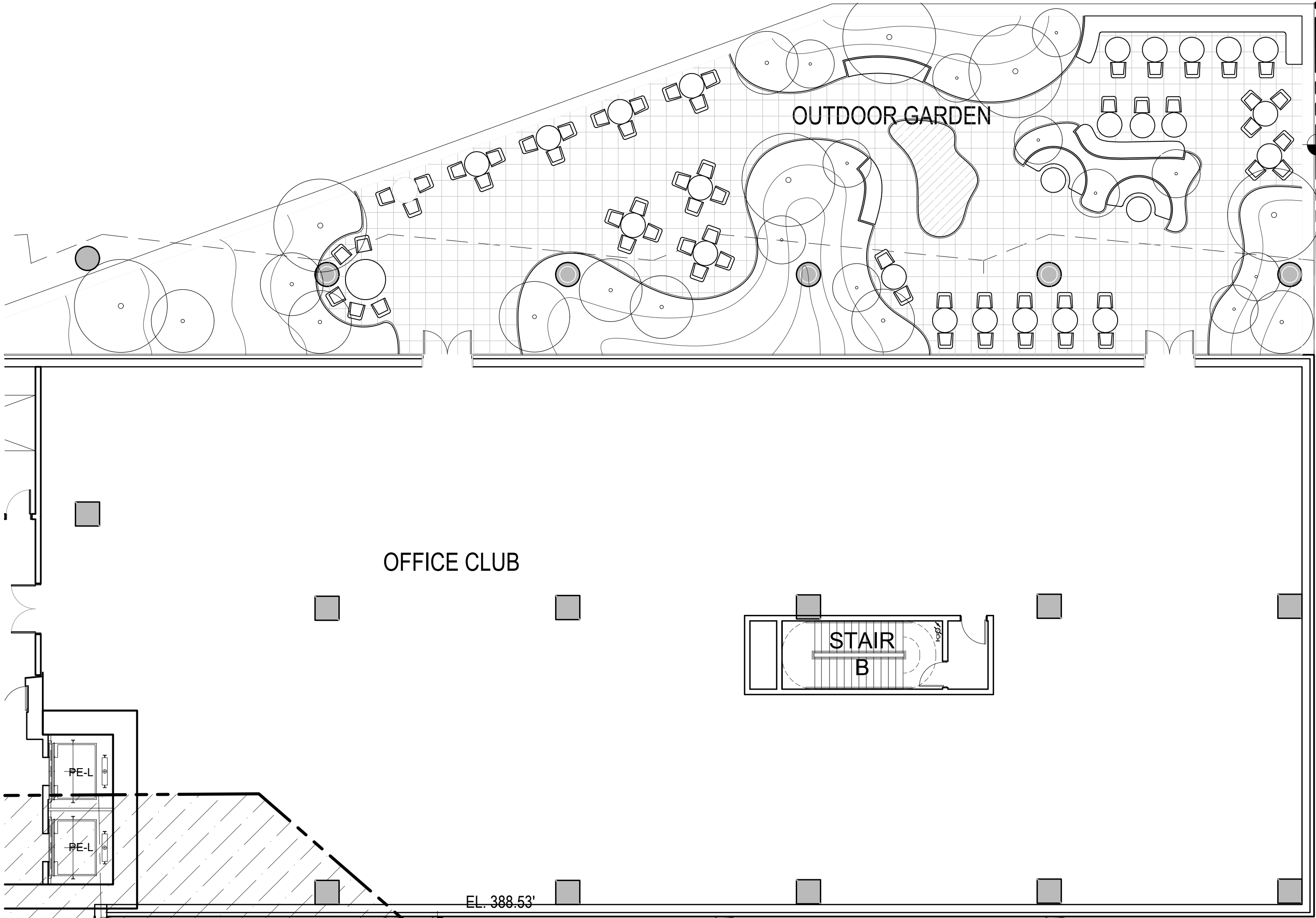


ENLARGED PLAN_AMENITY DECK AT WEST SITE

SCALE: 3/32"= 1'-0"

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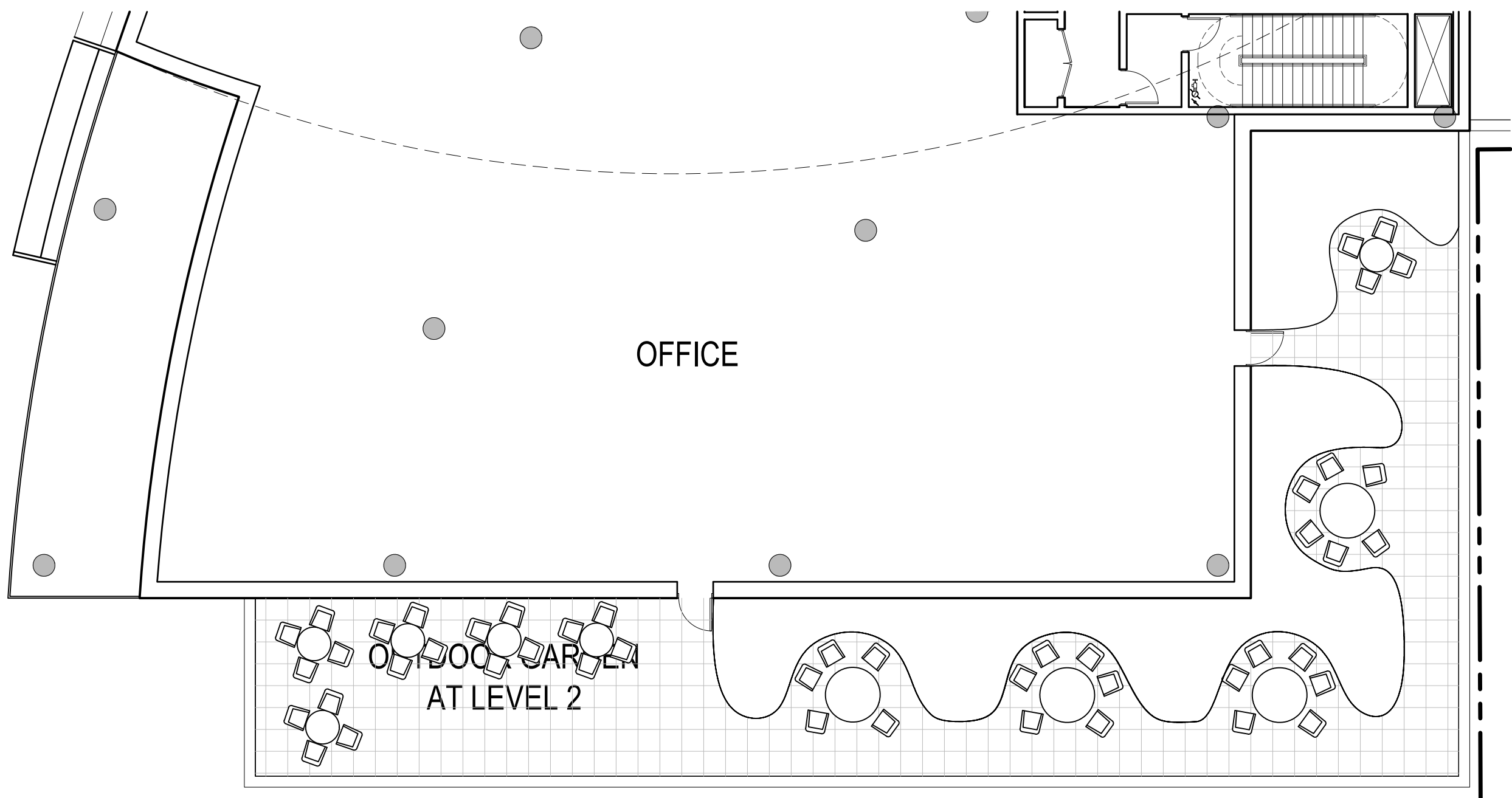
PROGRAM AREA	AMENITY 1 (A,B,C)	AMENITY 2	AMENITY 3
INDOOR AREA	0 SF	0 SF	9,872 SF
INDOOR SEATING	0	0	0
OUTDOOR OPEN SPACE	3,250 SF	423 SF	4,910 SF
OUTDOOR PLANTING	0 SF	423 SF	0 SF
OUTDOOR SEATING	0	0	0
TOTAL AREA	3, 250 SF	1,678 SF	14,782 SF



ENLARGED PLAN_AMENITY TERRACE 3 AT EAST SITE

SCALE: 3/32"= 1'-0"

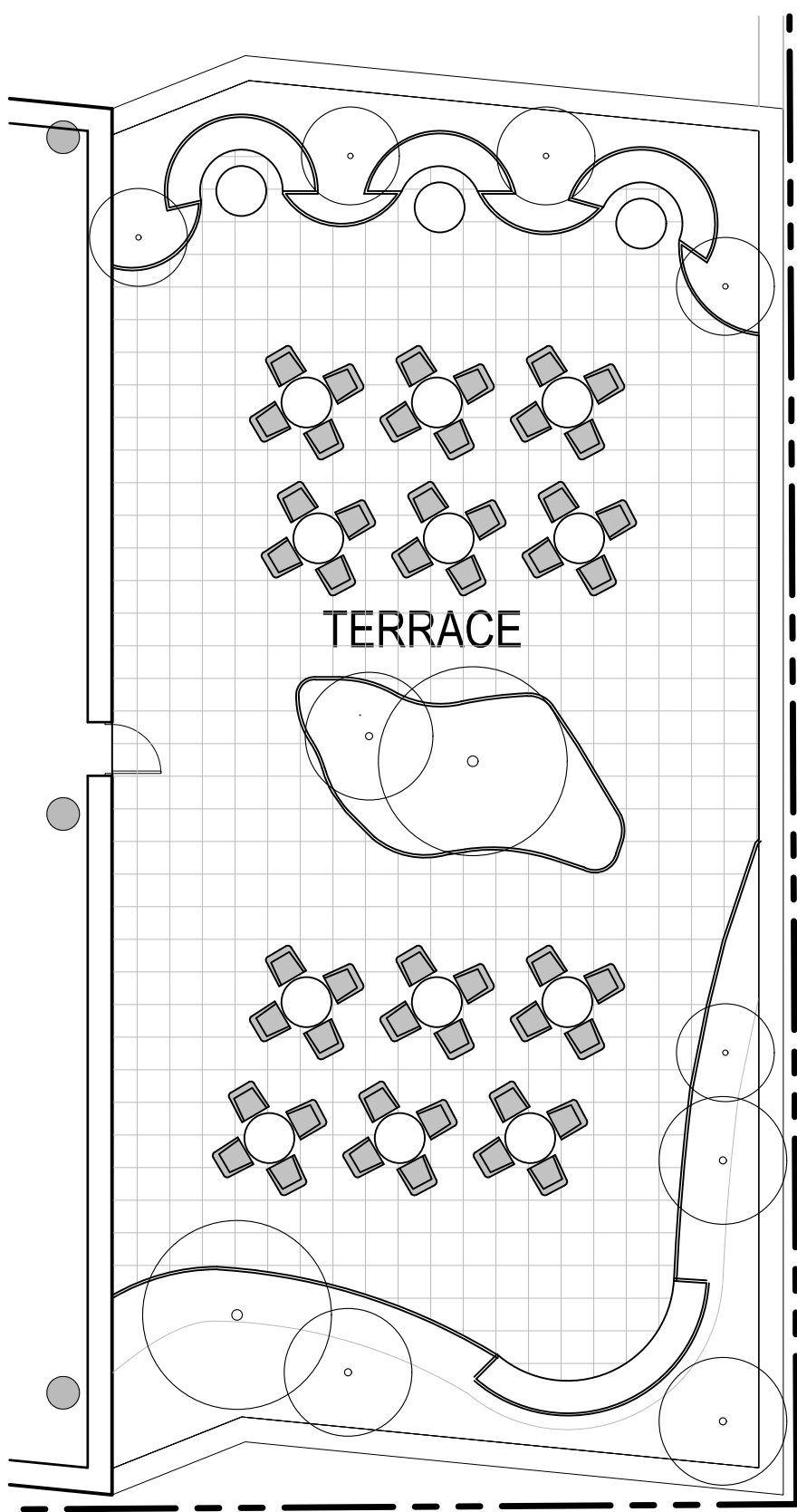
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ENLARGED PLAN_AMENITY TERRACE 2 AT EAST SITE

SCALE: 3/32"= 1'-0"

2



ENLARGED PLAN_TYPICAL AMENITY TERRACE 1A,1B,1C AT EAST SITE

SCALE: 3/32"= 1'-0"

1

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LANDSCAPE ARCHITECT

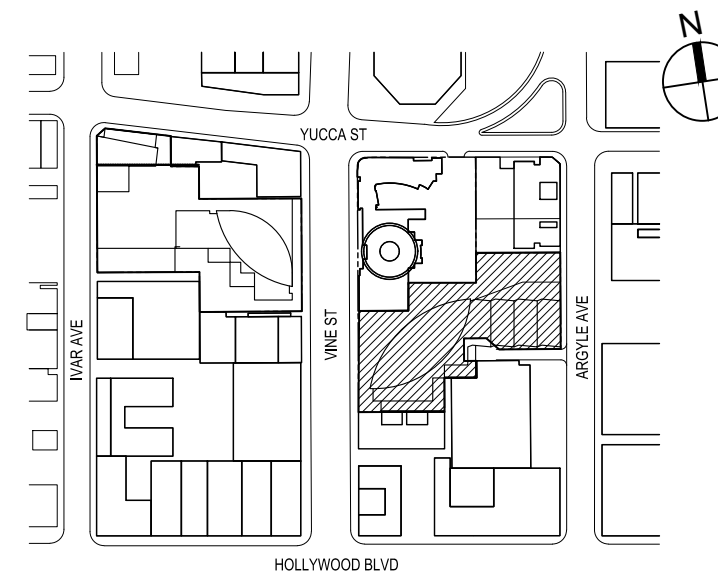
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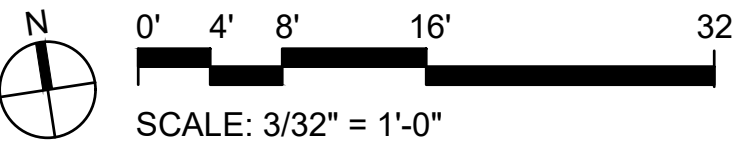
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PROJECT NO:	1350
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DRAWING TITLE:

EAST SITE - ENLARGED AMENITY
DECK PLAN

DRAWING NO:

A-153



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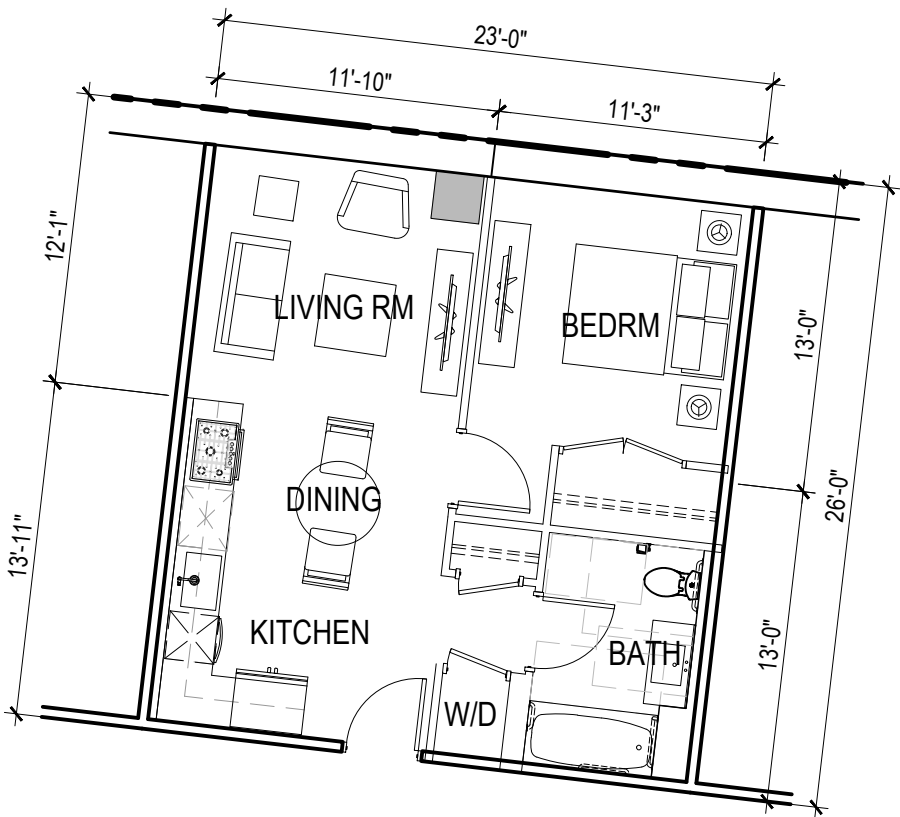
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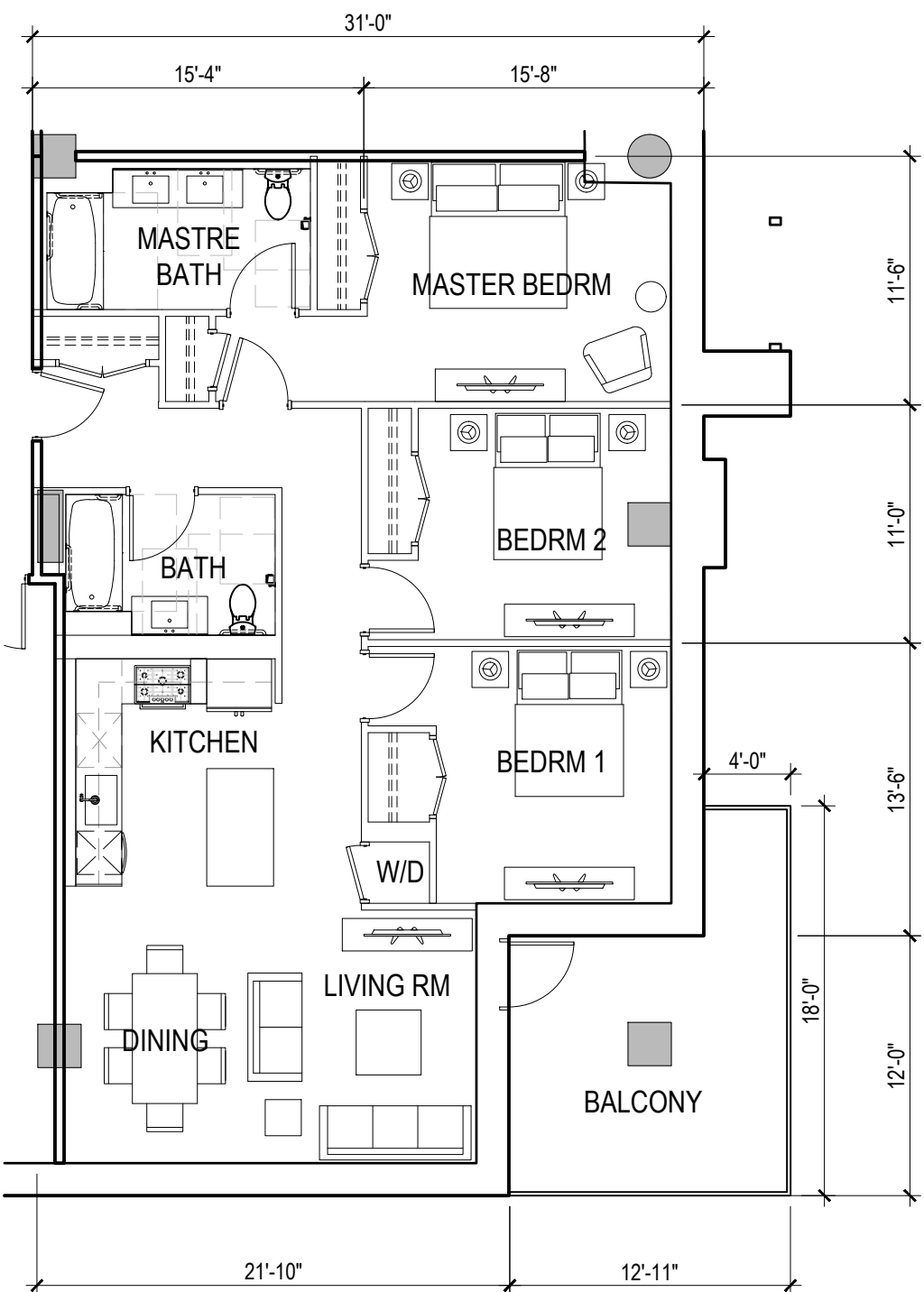
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WEST SITE: AFFORDABLE - 1 BEDRM

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

5



WEST SITE: MARKET RATE -3 BEDRM

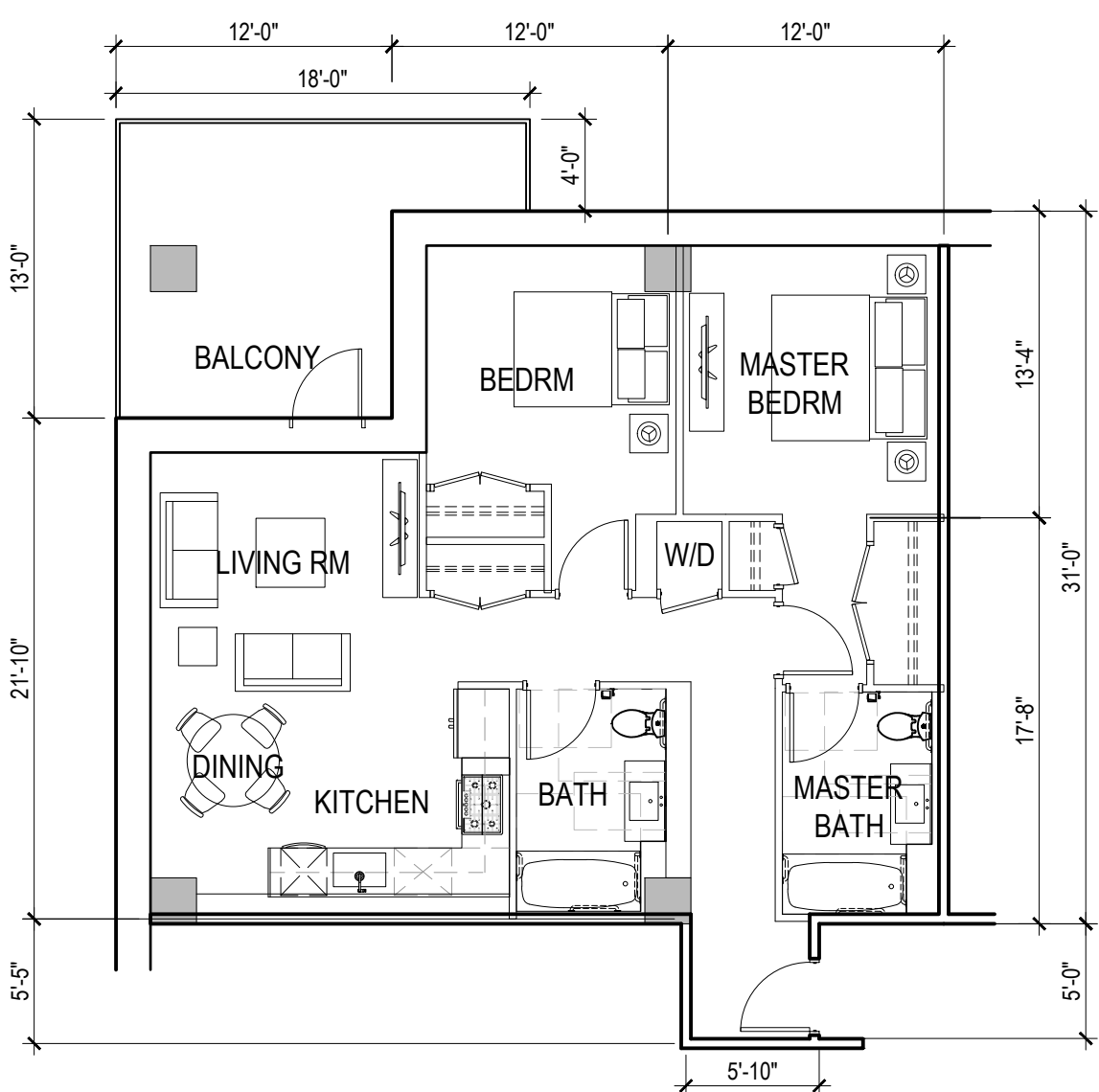
SCALE: 1/8"= 1'-0"

4

WEST SITE: MARKET RATE -2 BEDRM

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

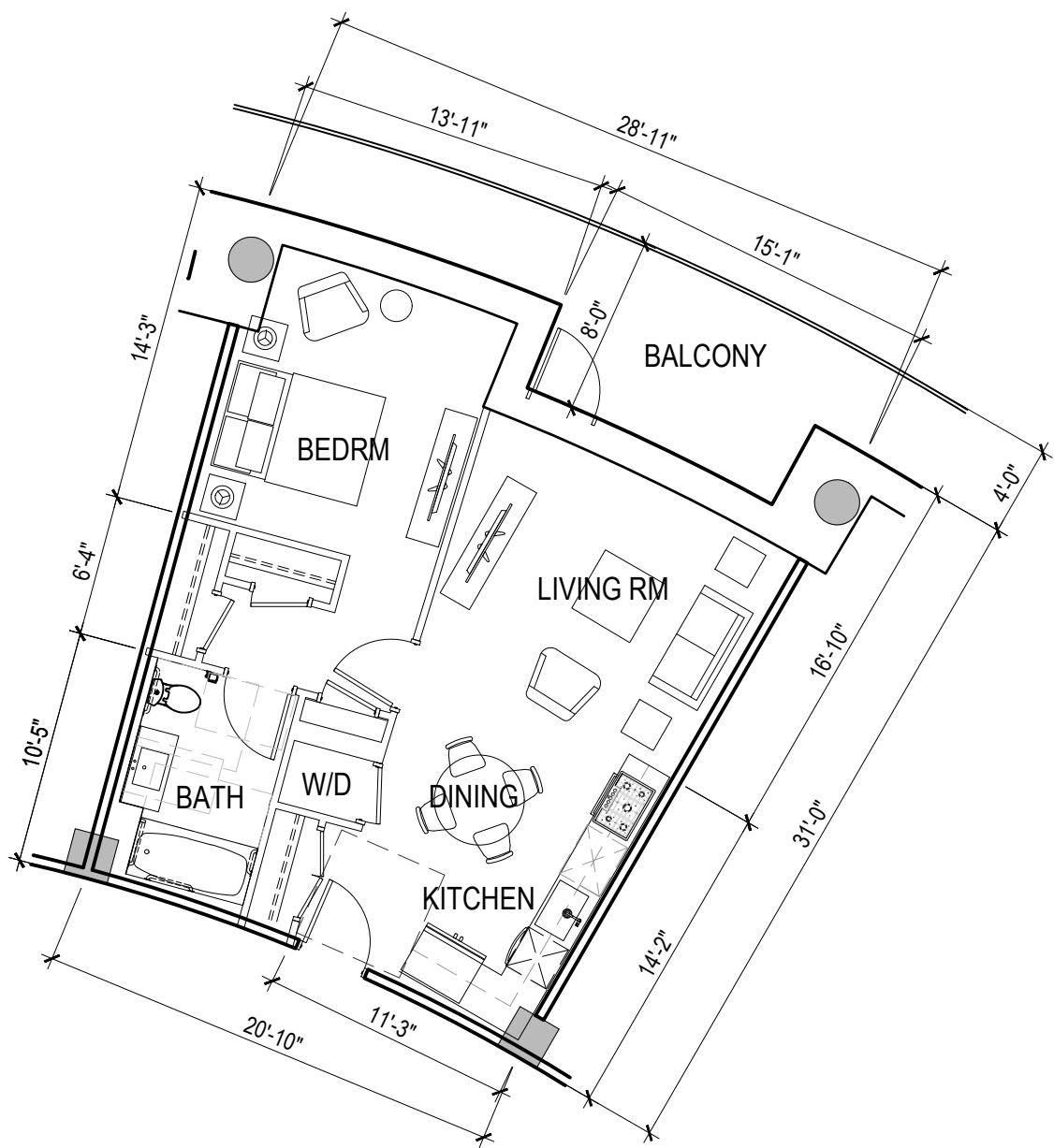
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WEST SITE: MARKET RATE - 1 BEDRM

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

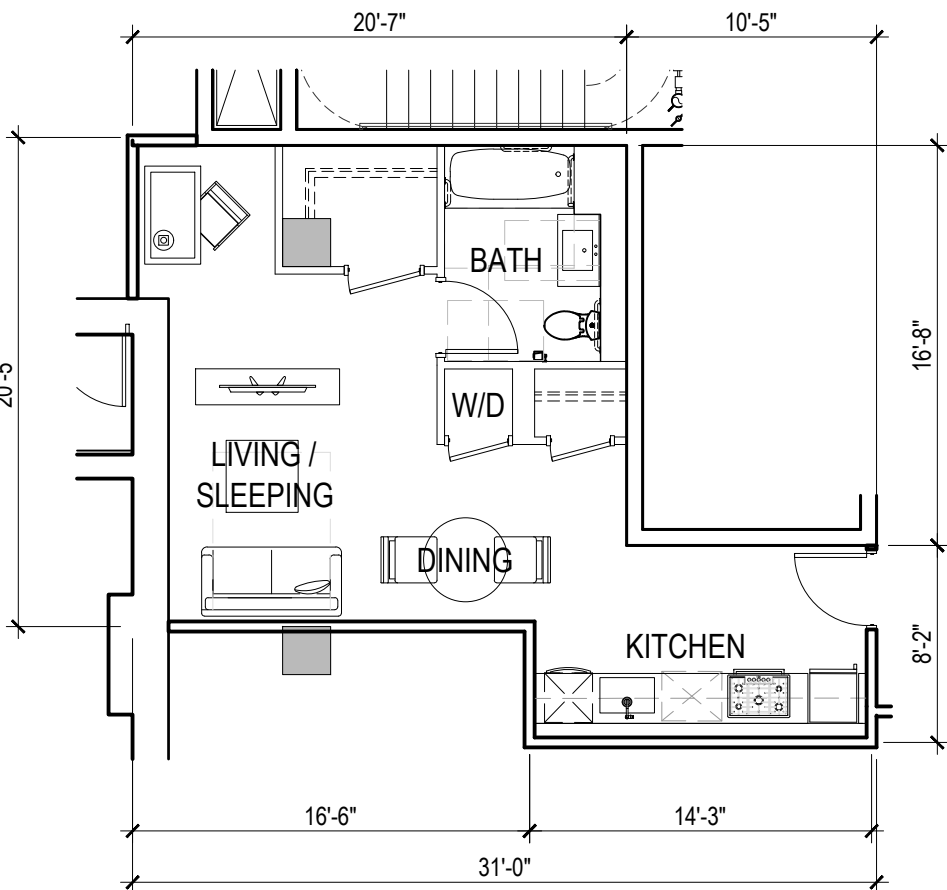
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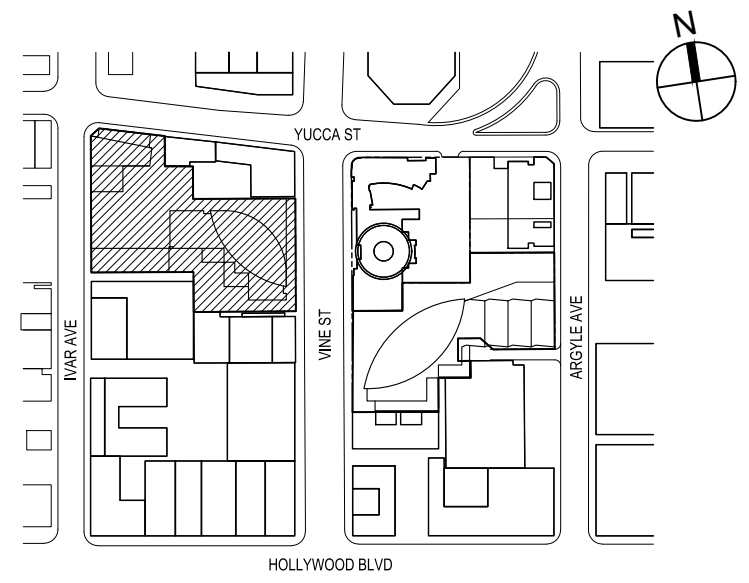
WEST SITE: MARKET RATE - STUDIO

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

1



KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

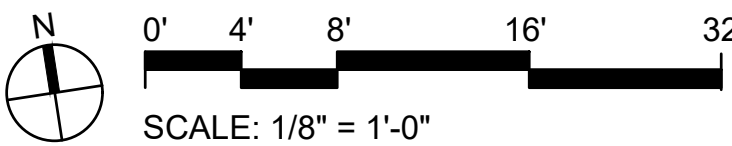
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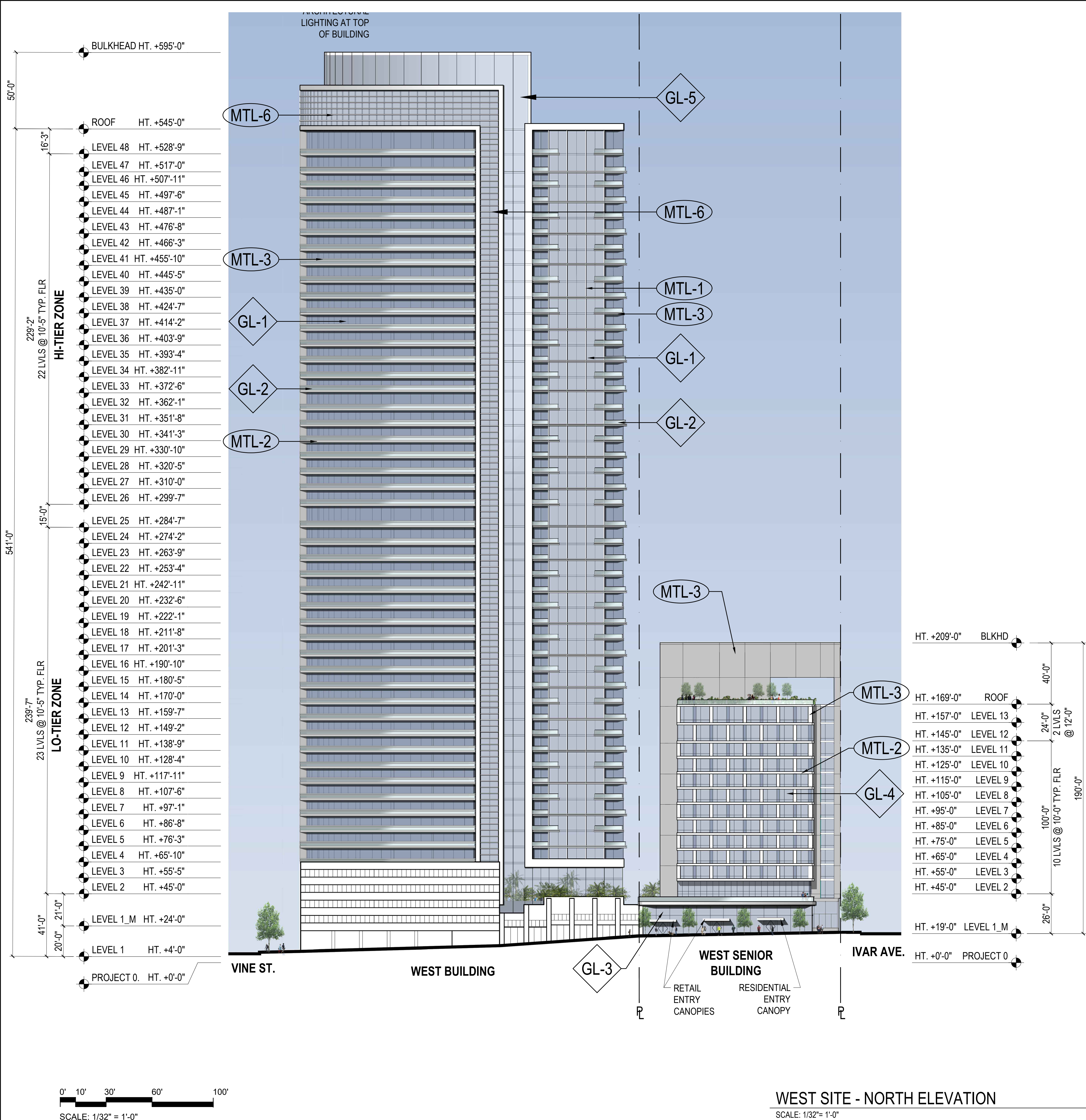
DRAWING TITLE:

WEST SITE -
ENLARGED UNIT
PLANS

DRAWING NO:

A-161





EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

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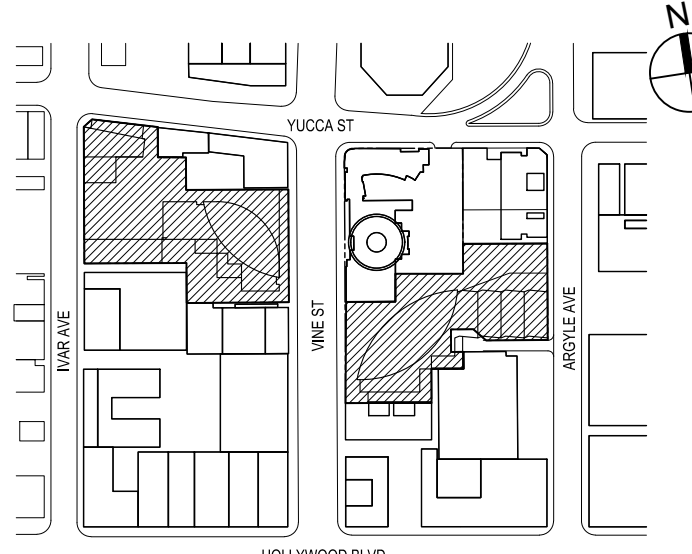
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DRAWING TITLE:

WEST SITE - NORTH ELEVATION

DRAWING NO:

A-201

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

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- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

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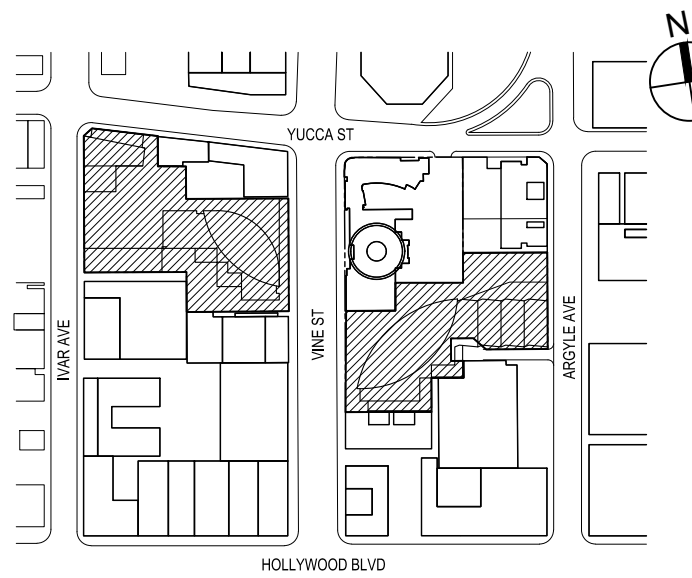
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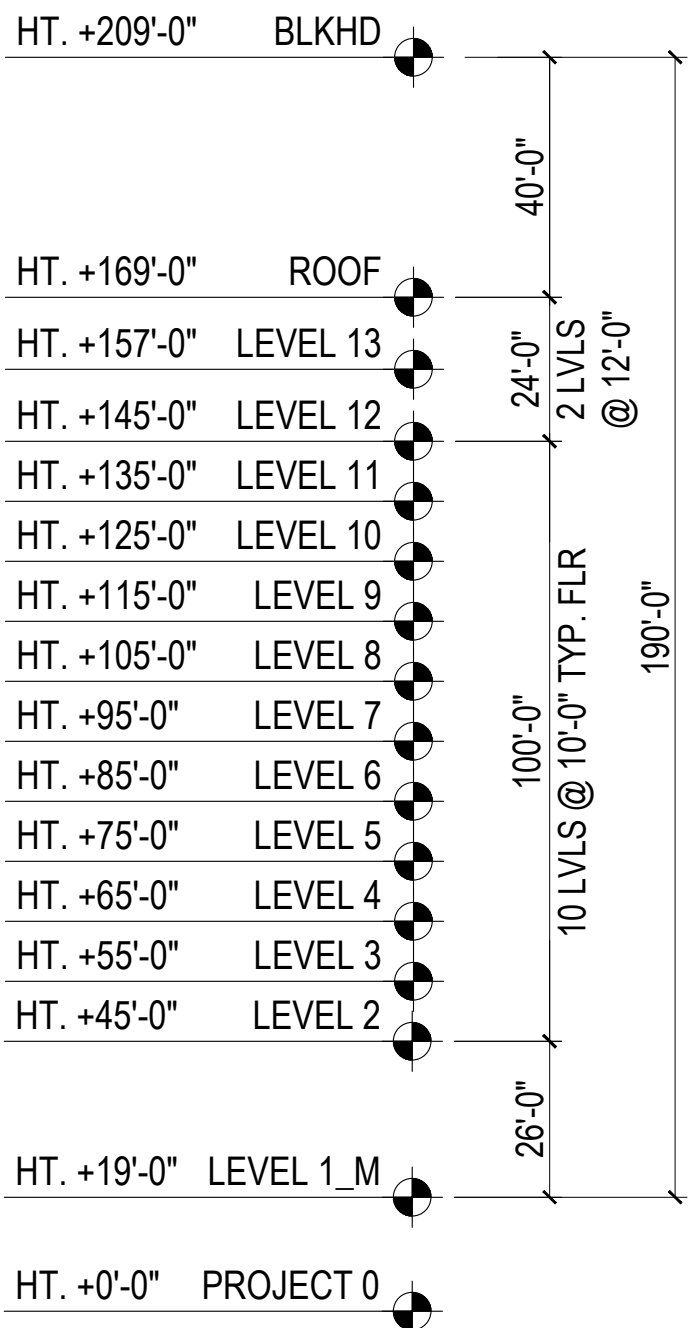
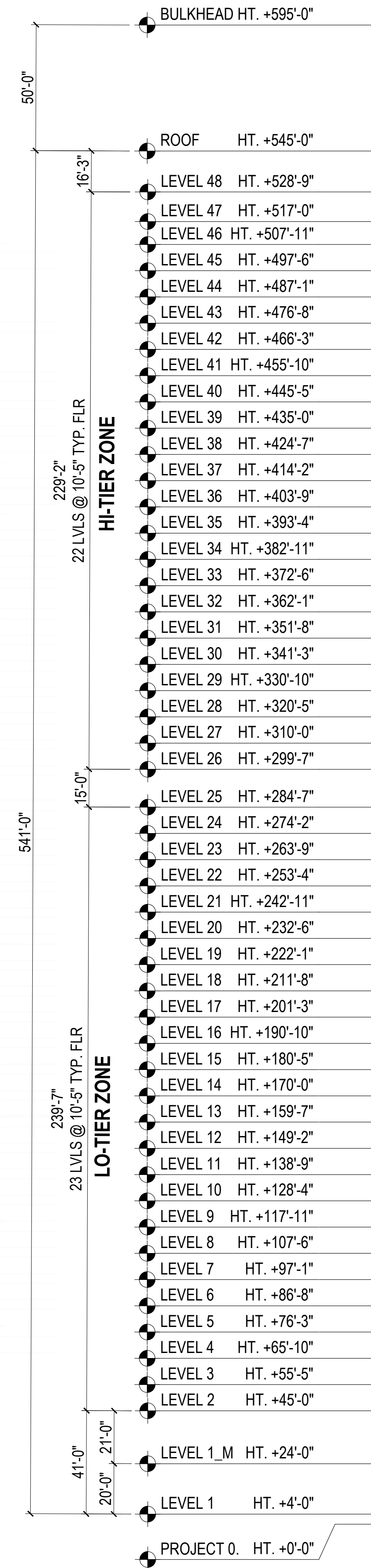
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PROJECT NO: 1350
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DRAWING TITLE:

WEST SITE - EAST ELEVATION

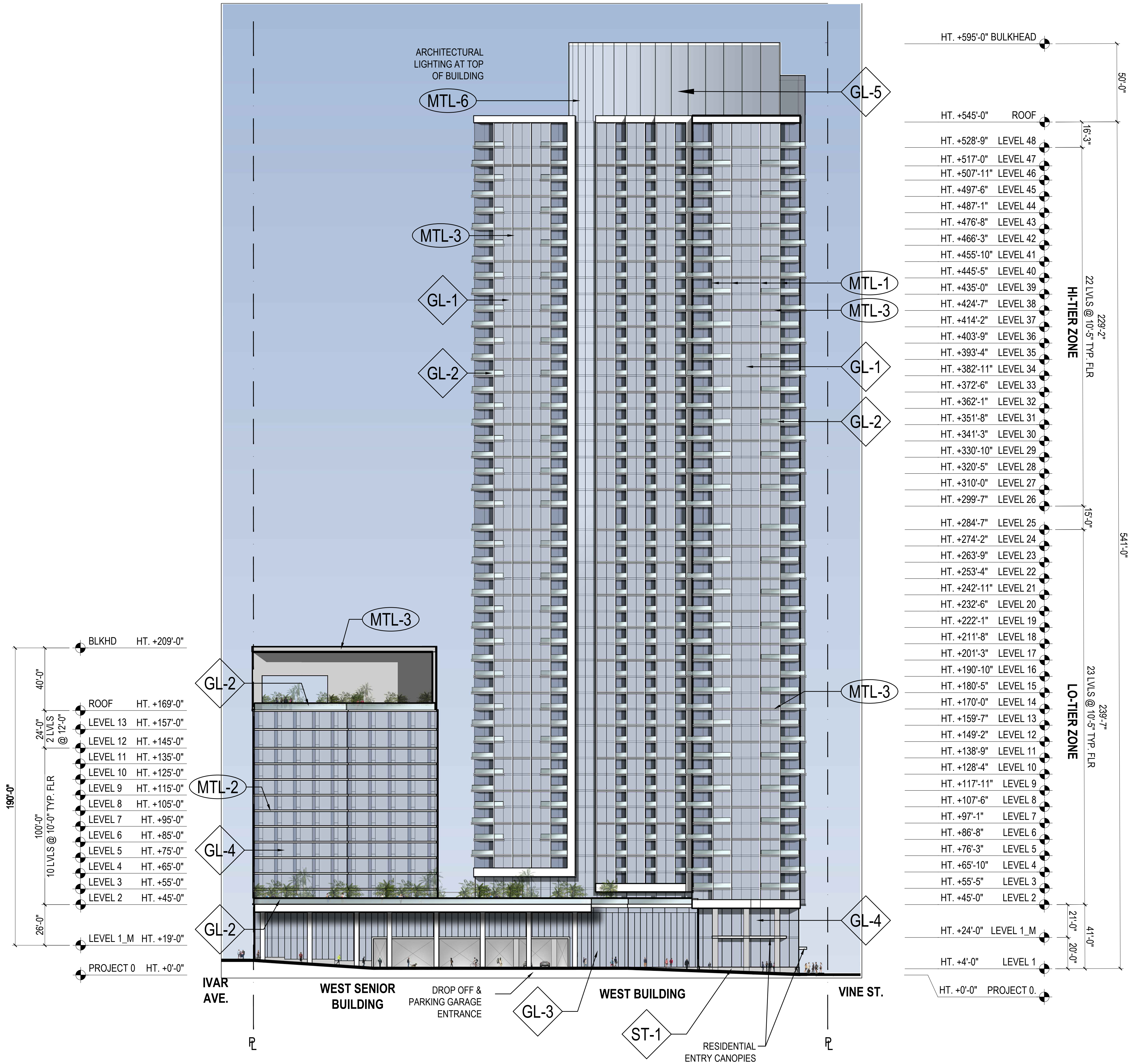
DRAWING NO:

A-202



WEST SITE - WEST ELEVATION

SCALE: 1/32"= 1'-0"



EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



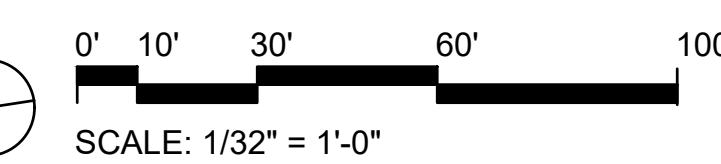
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PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

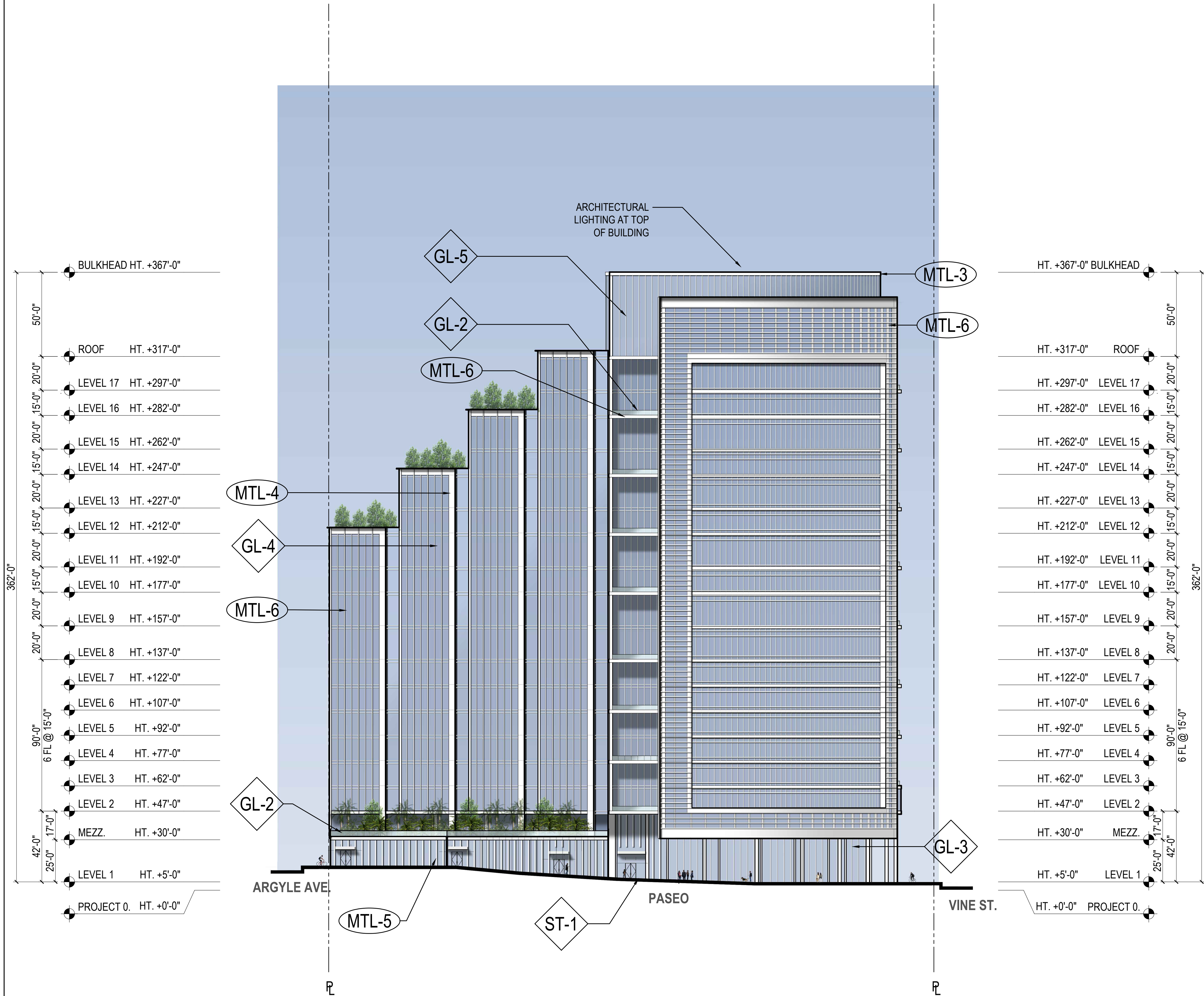
WEST SITE -
SOUTH
ELEVATION

DRAWING NO:

A-203



Handel Architects LLP 2020



EAST SITE - NORTH ELEVATION
SCALE: 1/32" = 1'-0"

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

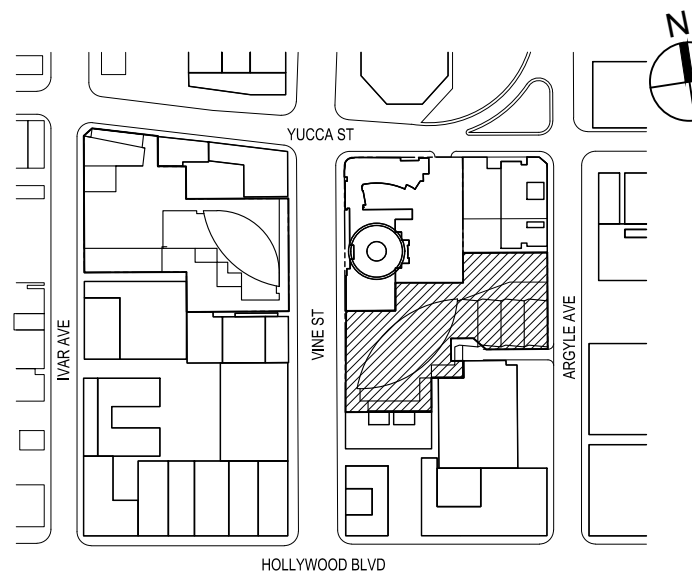
ARCHITECT
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LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
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New York, NY 10018
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F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN

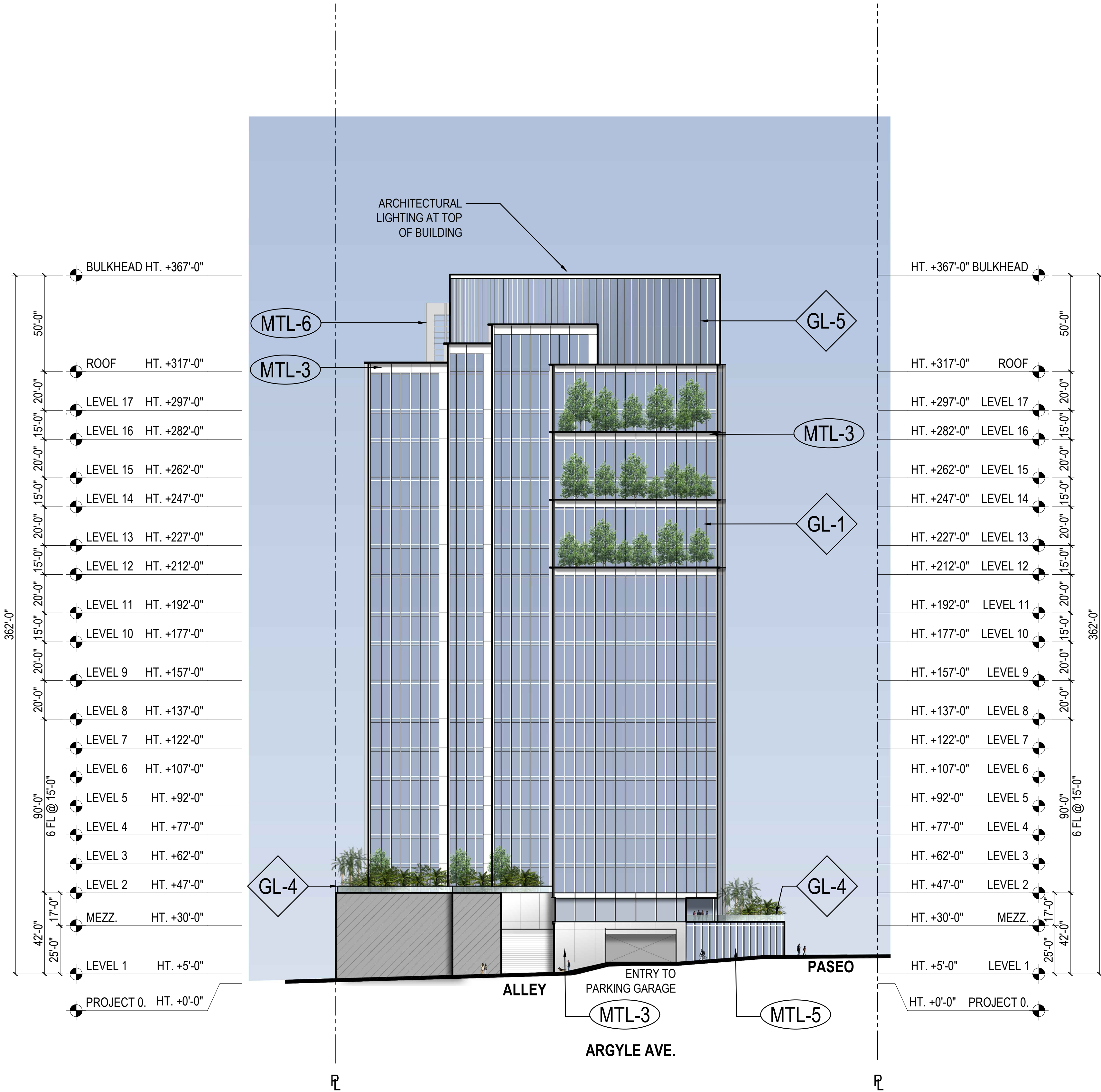


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - NORTH ELEVATION

DRAWING NO:

A-205



EAST SITE - EAST ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

APPLICANT
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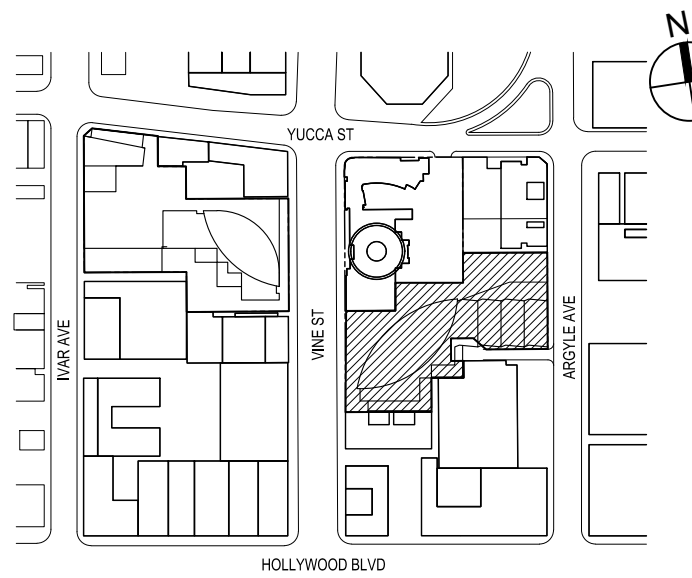
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



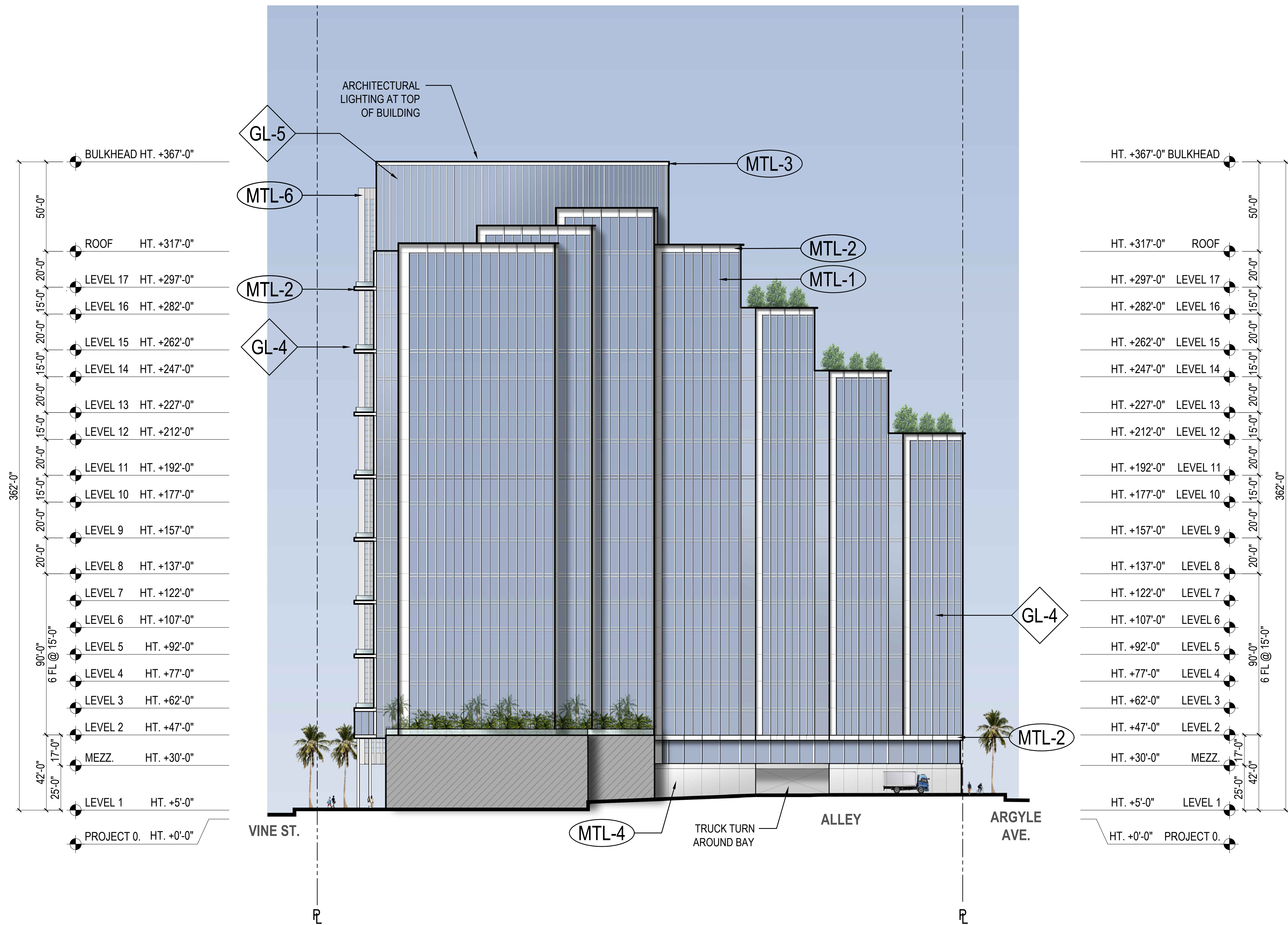
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE -
EAST
ELEVATION

DRAWING NO:

A-206

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EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

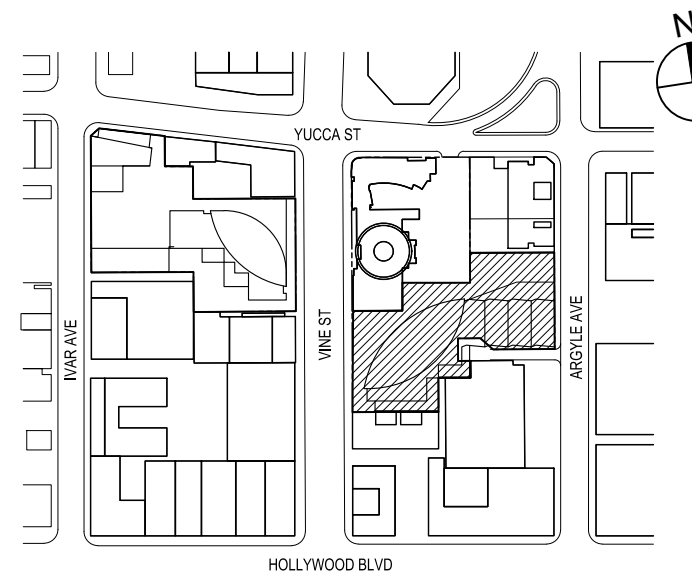
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE -
SOUTH
ELEVATION

DRAWING NO:

A-207

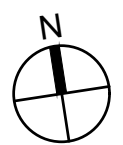
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0' 10' 30' 60' 100'
SCALE: 1/32" = 1'-0"

EAST SITE - SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

1

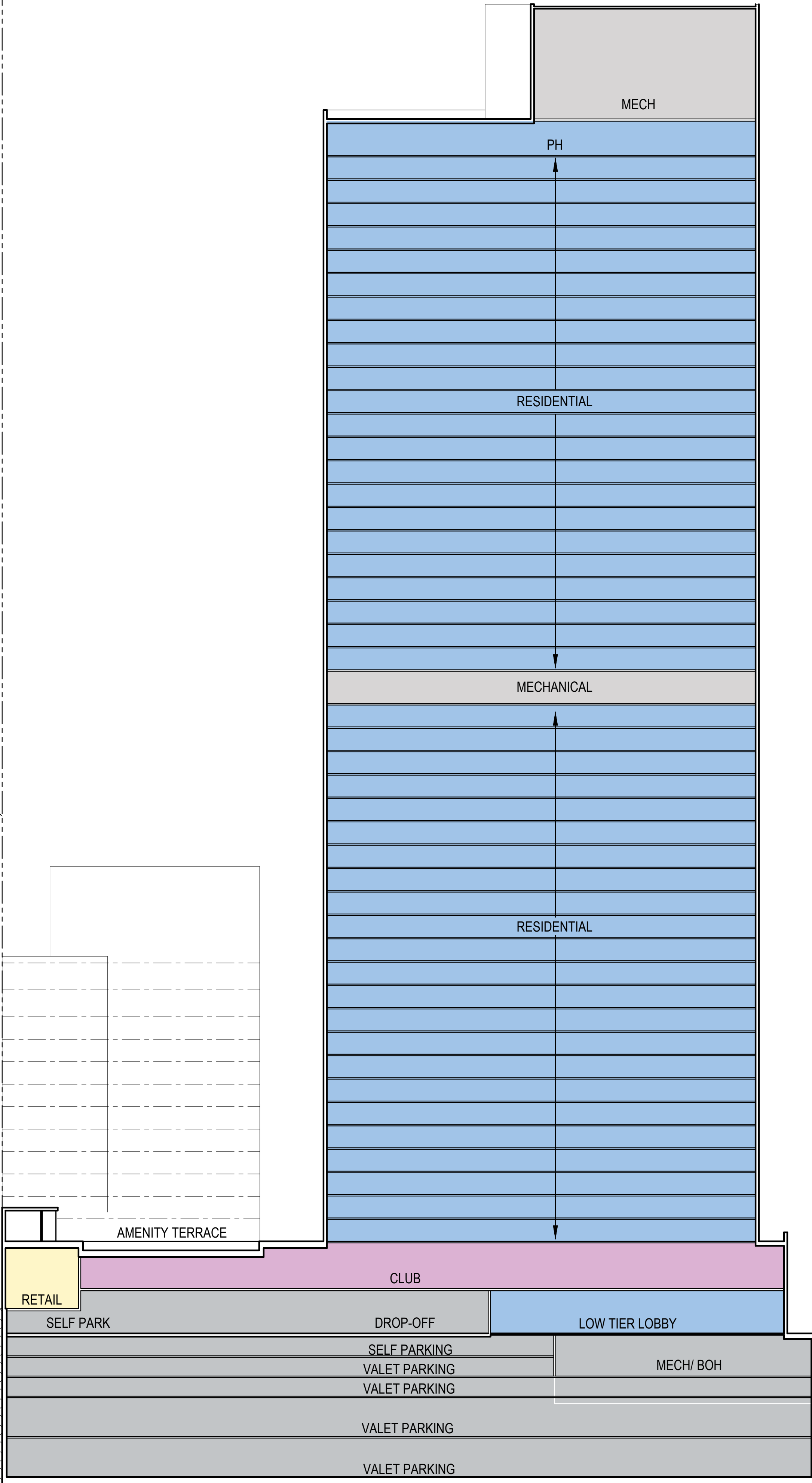


0' 10' 30' 60' 100'
SCALE: 1/32" = 1'-0"

40'-0"	BLKHD	EL. +209'-0"
150'-0"	ROOF	EL. +169'-0"
24'-0"	LEVEL 13	EL. +157'-0"
2 LVL'S @ 12'-0"	LEVEL 12	EL. +145'-0"
100'-0"	LEVEL 11	EL. +135'-0"
10 LVL'S @ 10'-0" TYP. FLR	LEVEL 10	EL. +125'-0"
	LEVEL 9	EL. +115'-0"
	LEVEL 8	EL. +105'-0"
	LEVEL 7	EL. +95'-0"
	LEVEL 6	EL. +85'-0"
	LEVEL 5	EL. +75'-0"
	LEVEL 4	EL. +65'-0"
	LEVEL 3	EL. +55'-0"
	LEVEL 2	EL. +45'-0"
26'-0"	LEVEL 1_M	EL. +19'-0"
15'-0"	LEVEL 1	HT. +4'-0"
28'-0"	LEVEL B1	HT. -6'-0"
	LEVEL B2	HT. -15'-0"
	LEVEL B3	HT. -24'-0"
64'-0"	LEVEL B4	HT. -42'-0"
18'-0"	LEVEL B5	HT. -60'-0"

PROPERTY LINE

IVAR AVE.



VINE ST.

HT. +595'-0"	BULKHEAD	50'-0"
HT. +545'-0"	ROOF	16'-3"
HT. +528'-9"	LEVEL 48	
HT. +517'-0"	LEVEL 47	
HT. +507'-11"	LEVEL 46	
HT. +497'-6"	LEVEL 45	
HT. +487'-1"	LEVEL 44	
HT. +476'-8"	LEVEL 43	
HT. +466'-3"	LEVEL 42	
HT. +455'-10"	LEVEL 41	
HT. +445'-5"	LEVEL 40	
HT. +435'-0"	LEVEL 39	
HT. +424'-7"	LEVEL 38	
HT. +414'-2"	LEVEL 37	
HT. +403'-9"	LEVEL 36	
HT. +393'-4"	LEVEL 35	
HT. +382'-11"	LEVEL 34	
HT. +372'-6"	LEVEL 33	
HT. +362'-1"	LEVEL 32	
HT. +351'-8"	LEVEL 31	
HT. +341'-3"	LEVEL 30	
HT. +330'-10"	LEVEL 29	
HT. +320'-5"	LEVEL 28	
HT. +310'-0"	LEVEL 27	
HT. +299'-7"	LEVEL 26	
HT. +284'-7"	LEVEL 25	
HT. +274'-2"	LEVEL 24	
HT. +263'-9"	LEVEL 23	
HT. +253'-4"	LEVEL 22	
HT. +242'-11"	LEVEL 21	
HT. +232'-6"	LEVEL 20	
HT. +222'-1"	LEVEL 19	
HT. +211'-8"	LEVEL 18	
HT. +201'-3"	LEVEL 17	
HT. +190'-10"	LEVEL 16	
HT. +180'-5"	LEVEL 15	
HT. +170'-0"	LEVEL 14	
HT. +159'-7"	LEVEL 13	
HT. +149'-2"	LEVEL 12	
HT. +138'-9"	LEVEL 11	
HT. +128'-4"	LEVEL 10	
HT. +117'-11"	LEVEL 9	
HT. +107'-6"	LEVEL 8	
HT. +97'-1"	LEVEL 7	
HT. +86'-8"	LEVEL 6	
HT. +76'-3"	LEVEL 5	
HT. +65'-10"	LEVEL 4	
HT. +55'-5"	LEVEL 3	
HT. +45'-0"	LEVEL 2	
HT. +24'-0"	LEVEL 1_M	21'-0"
HT. +4'-0"	LEVEL 1	20'-0"
HT. -6'-0"	LEVEL B1	41'-0"
HT. -15'-0"	LEVEL B2	28'-0"
HT. -24'-0"	LEVEL B3	
HT. -42'-0"	LEVEL B4	18'-0"
HT. -60'-0"	LEVEL B5	18'-0"

HI-TIER ZONE

LO-TIER ZONE

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- B.O.H/ BUILDING SERV. / MECH.
- PARKING

SHEET NOTES - WEST SITE

- REFER TO SHEET 1, 2, 3, & 4 / A-161 FOR TYP. RESIDENTIAL UNIT PLANS
- REFER TO SHEET 5 / A-161 FOR TYP. SENIOR UNIT PLANS
- REFER TO A-151, A-152 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
- REFER TO SHEETS A-141 & A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

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LANDSCAPE ARCHITECT

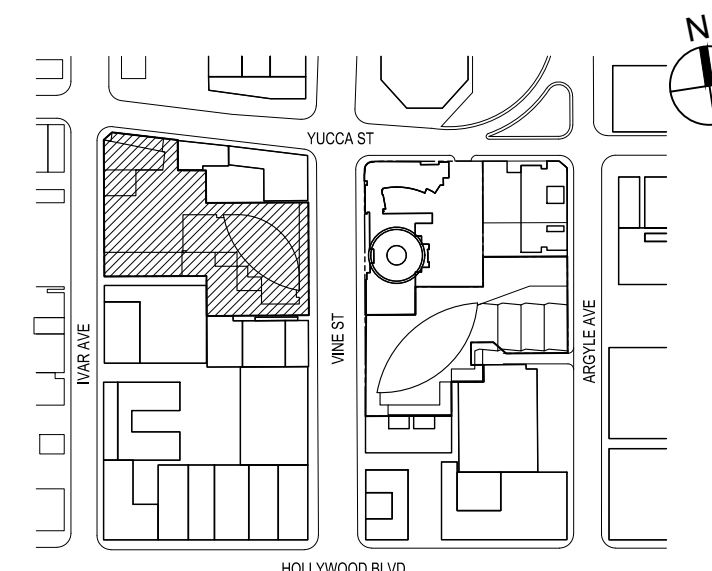
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SURVEY

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Los Angeles, CA 90017
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NO.	DATE	ISSUANCE
JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



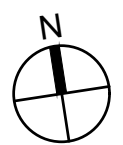
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PROJECT NO: 1350
SEAL & SIGNATURE

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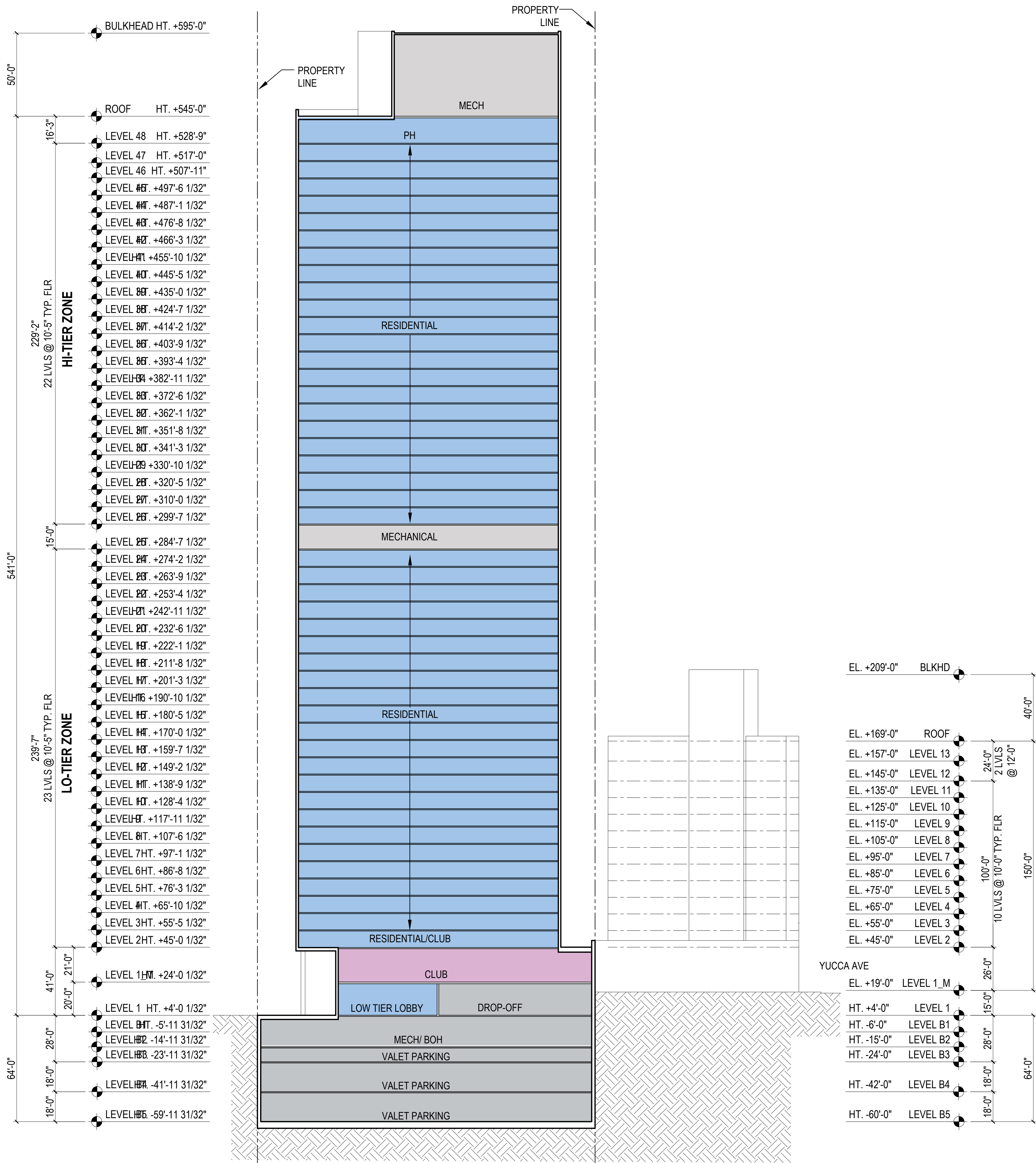
WEST SITE -
BUILDING
SECTION_E-W

DRAWING NO:

A-301



0' 10' 30' 60' 100'
SCALE: 1/32" = 1'-0"



- LEGEND**
- RESI. BUILDINGS
 - RESI. SENIOR BUILD.
 - RESI. AMENITY
 - RETAIL/ RESTAURANT
 - B.O.H/ BUILDING SERV. / MECH.
 - PARKING

SHEET NOTES - WEST SITE
1.REFER TO SHEET 1, 2, 3, & 4 / A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2.REFER TO SHEET 5 / A-161 FOR TYP. SENIOR UNIT PLANS
3.REFER TO A-151, A-152 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4.REFER TO SHEETS A-141 & A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

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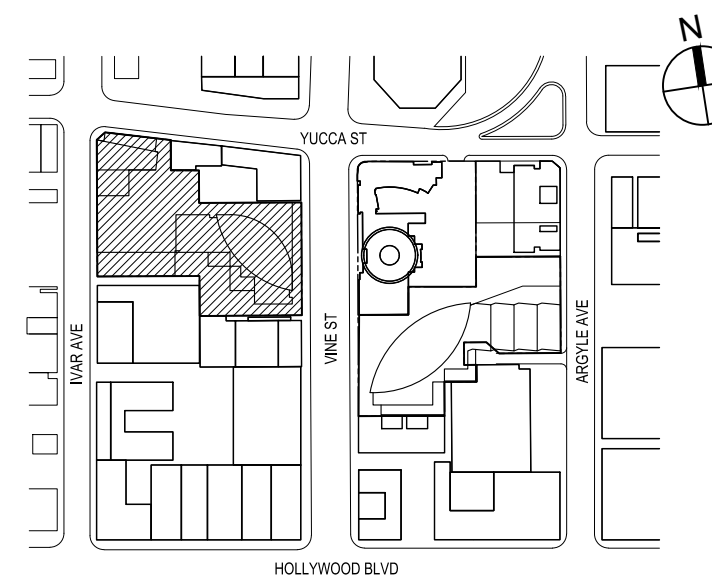
ARCHITECT
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE -
BUILDING
SECTION_N-S

DRAWING NO:

A-302

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WEST SITE_BUILDING SECTION N-S

SCALE: 1/32"= 1'-0"

1

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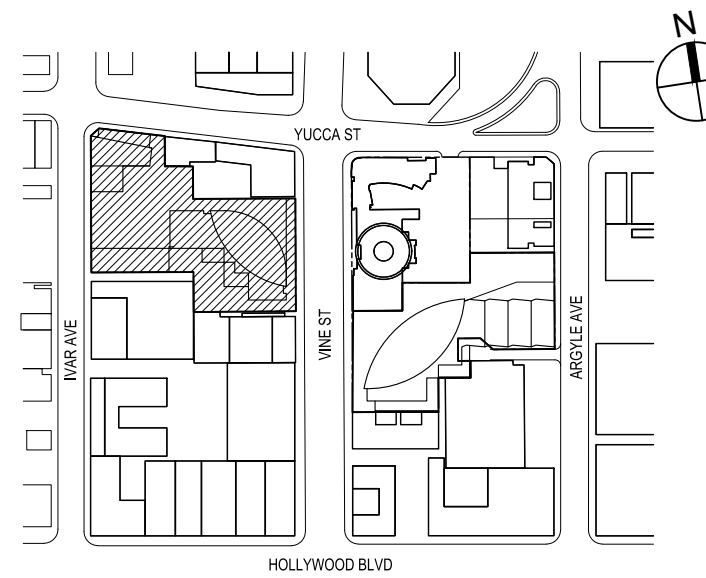
ARCHITECT
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE -
BUILDING
SECTION_N-S

DRAWING NO:

A-303

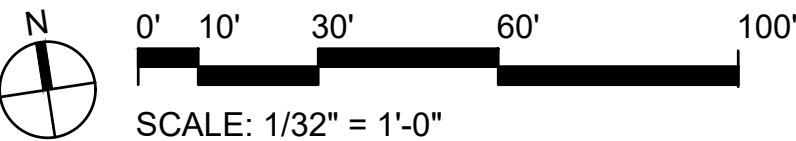
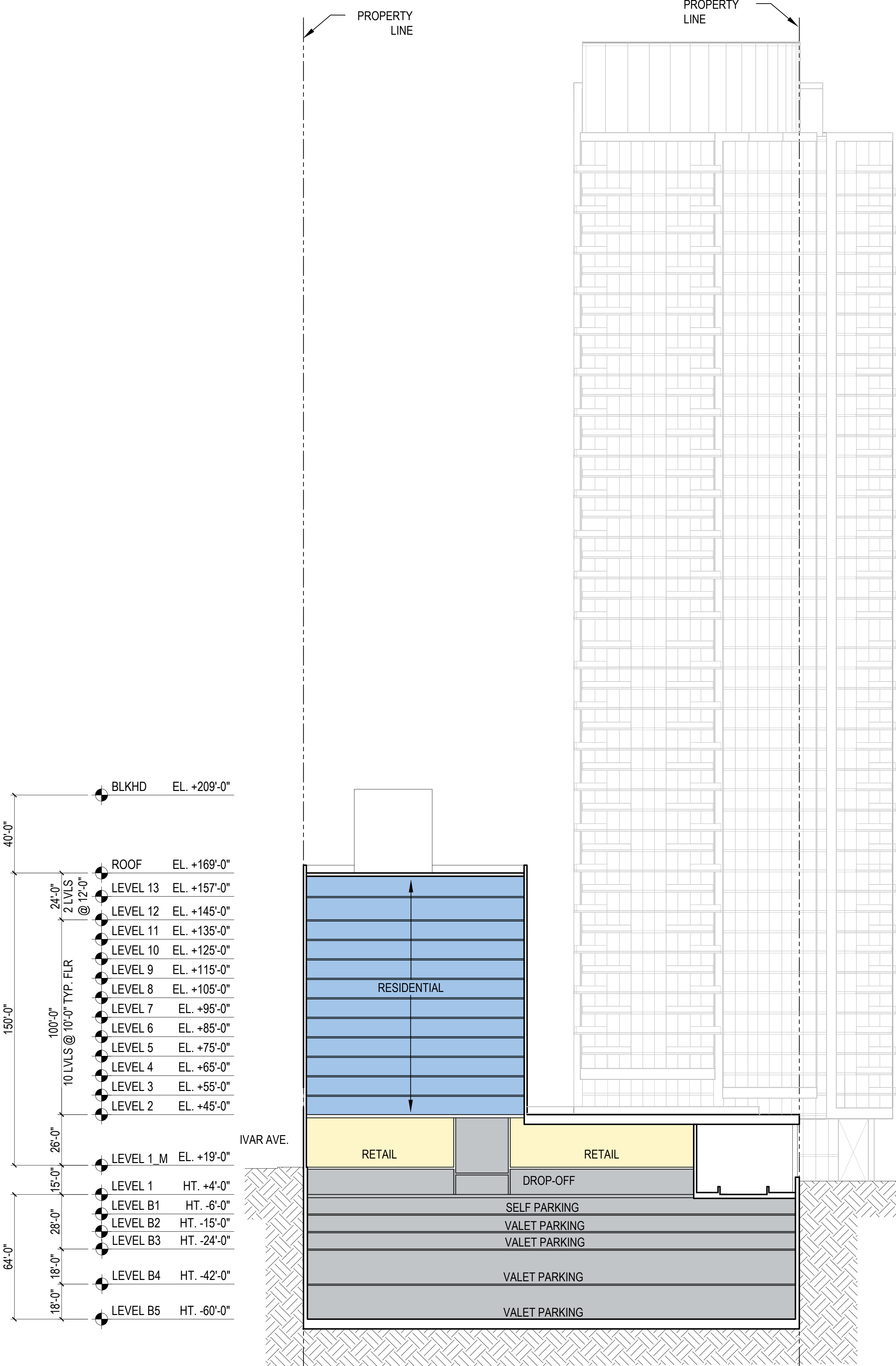
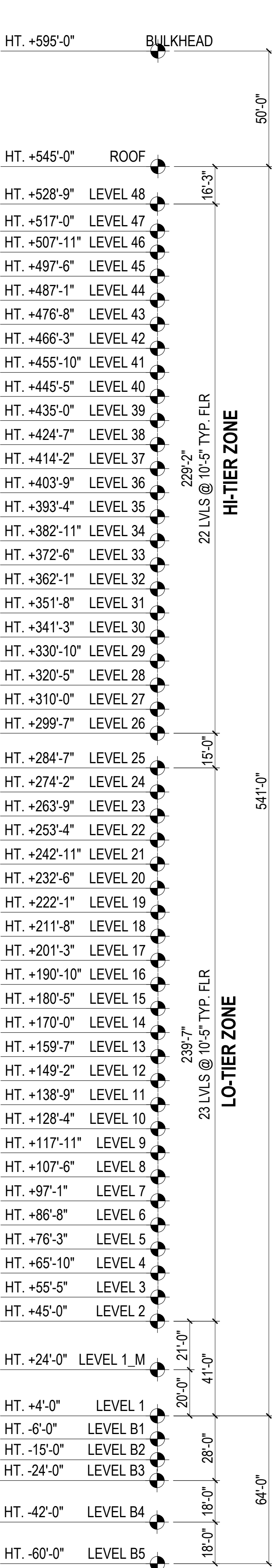
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LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- B.O.H/ BUILDING SERV. / MECH.
- PARKING

SHEET NOTES - WEST SITE

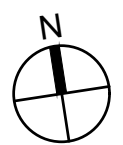
- REFER TO SHEET 1, 2, 3, & 4 / A-161 FOR TYP. RESIDENTIAL UNIT PLANS
- REFER TO SHEET 5 / A-161 FOR TYP. SENIOR UNIT PLANS
- REFER TO A-151, A-152 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
- REFER TO SHEETS A-141 & A-142 FOR ENLARGED RESTAURANT RETAIL PLANS



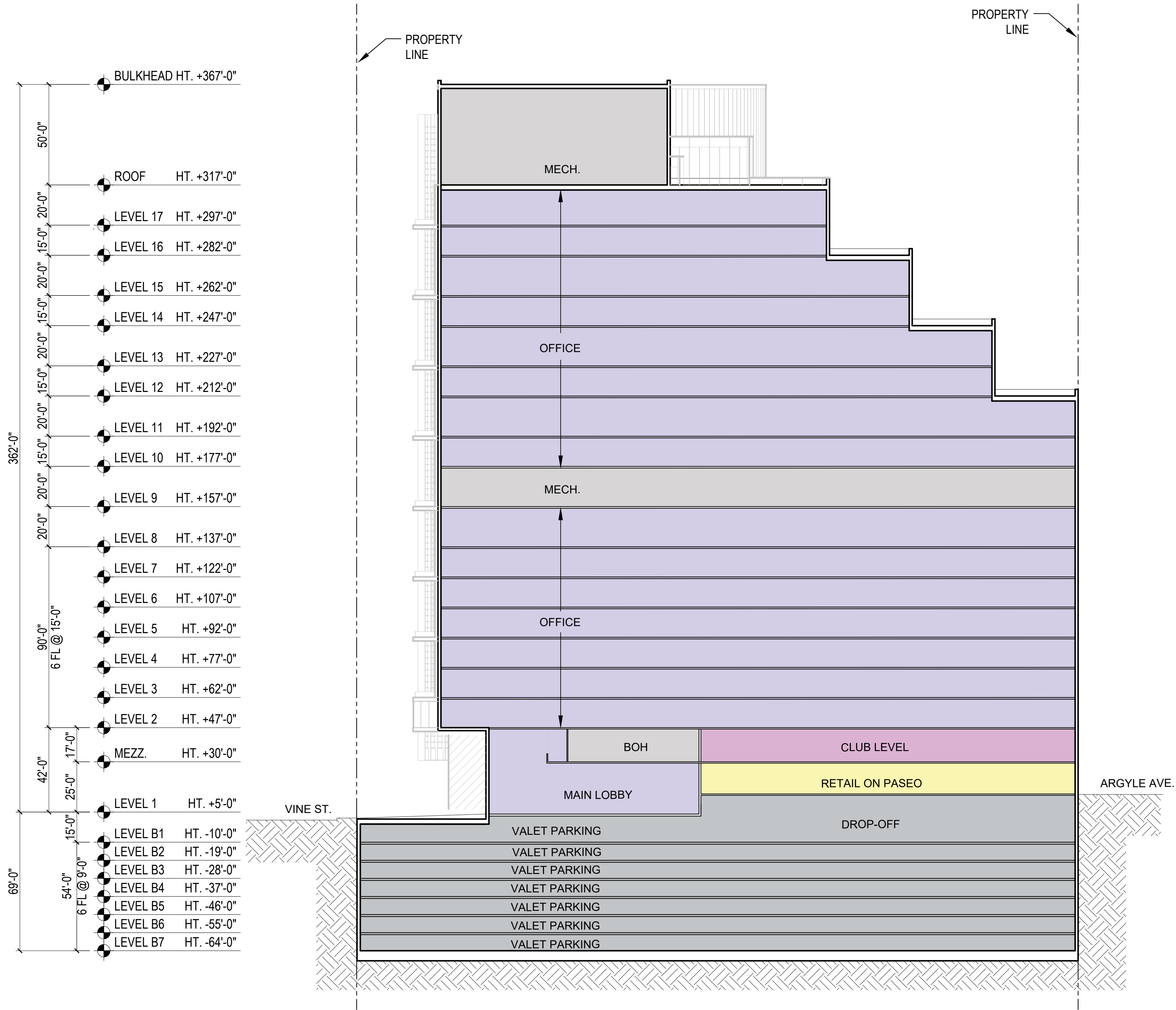
WEST SITE_BUILDING SECTION N-S

SCALE: 1/32"= 1'-0"

1



0' 10' 30' 60' 100'
SCALE: 1/32" = 1'-0"



- LEGEND**
- OFFICE
 - AMENITY
 - RETAIL/ RESTAURANT
 - B.O.H/ BUILDING SERV. / MECH.
 - PARKING

- SHEET NOTES**
- 1.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR SPACE
 - 2.REFER TO A-153 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
 - 3.REFER TO SHEETS A-143 FOR ENLARGED RESTAURANT RETAIL PLANS

HOLLYWOOD CENTER

APPLICANT
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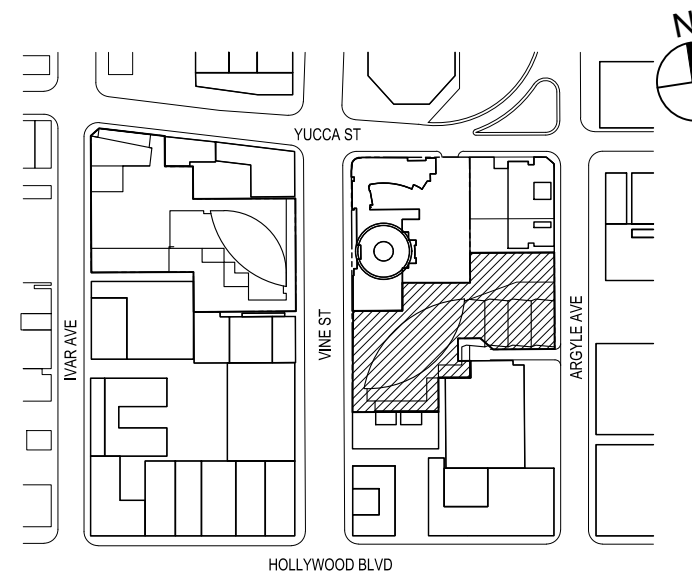
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE -
BUILDING
SECTION_E-W

DRAWING NO:

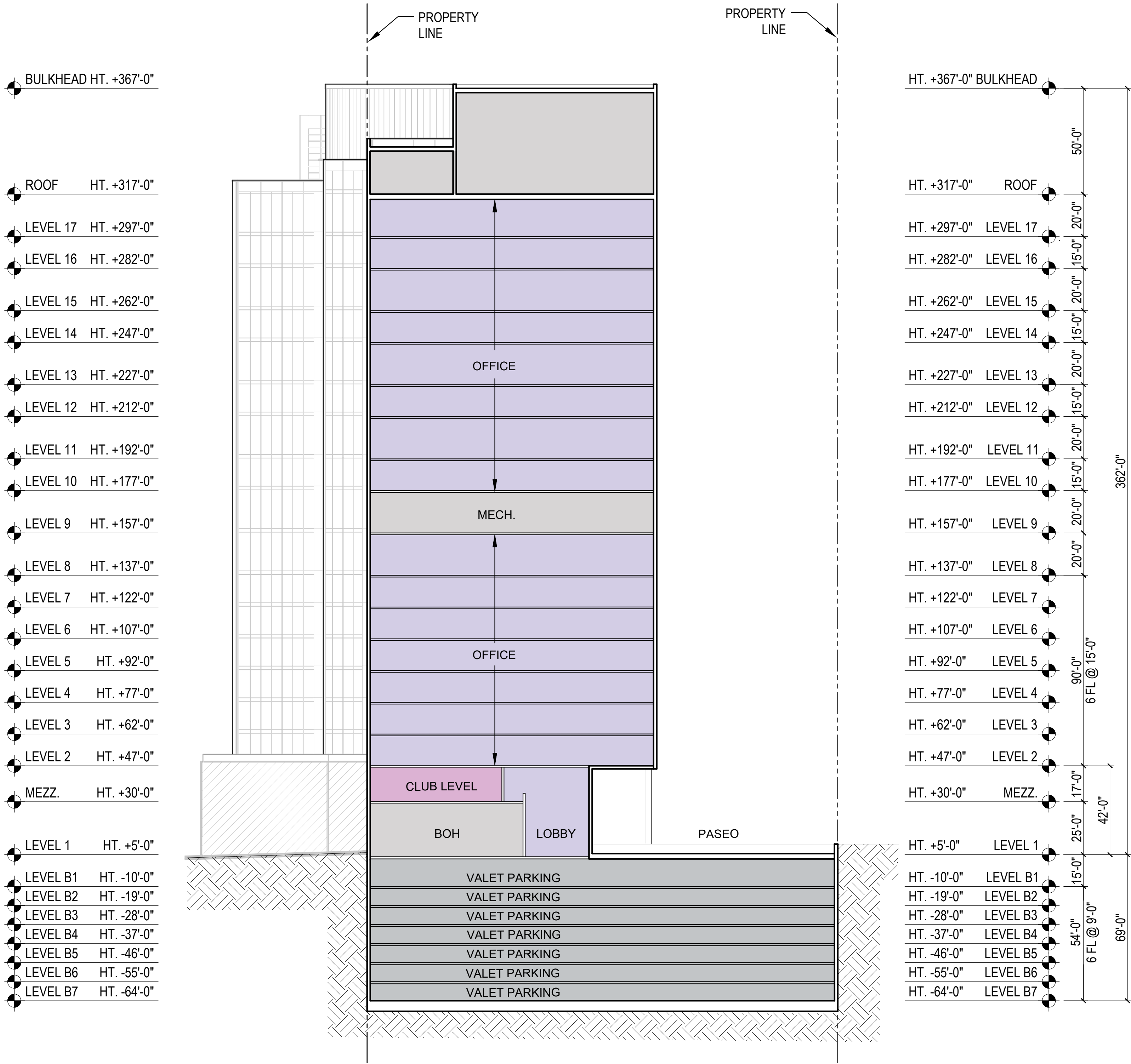
A-304

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EAST SITE_BUILDING SECTION E-W

SCALE: 1/32"= 1'-0"

1



- LEGEND
- OFFICE
 - AMENITY
 - RETAIL/ RESTAURANT
 - B.O.H/ BUILDING SERV. / MECH.
 - PARKING

- SHEET NOTES
- 1.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR SPACE
 - 2.REFER TO A-153 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
 - 3.REFER TO SHEETS A-143 FOR ENLARGED RESTAURANT RETAIL PLANS

HOLLYWOOD CENTER

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LANDSCAPE ARCHITECT

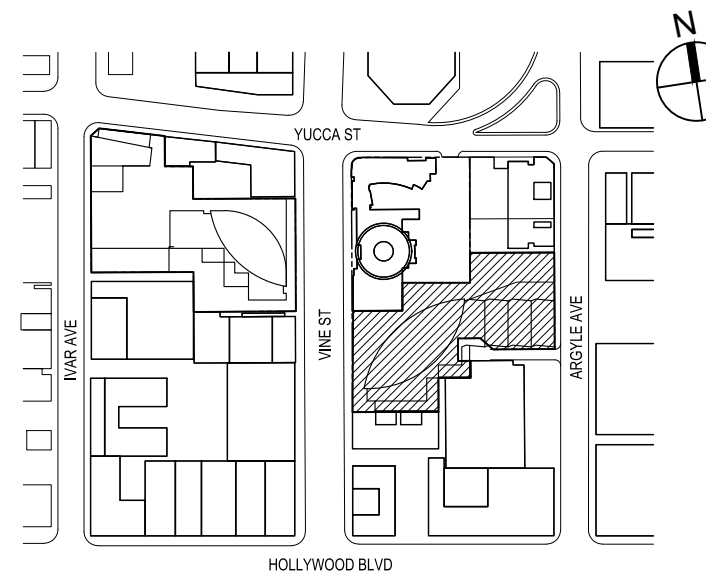
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NO.	DATE	ISSUANCE
JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

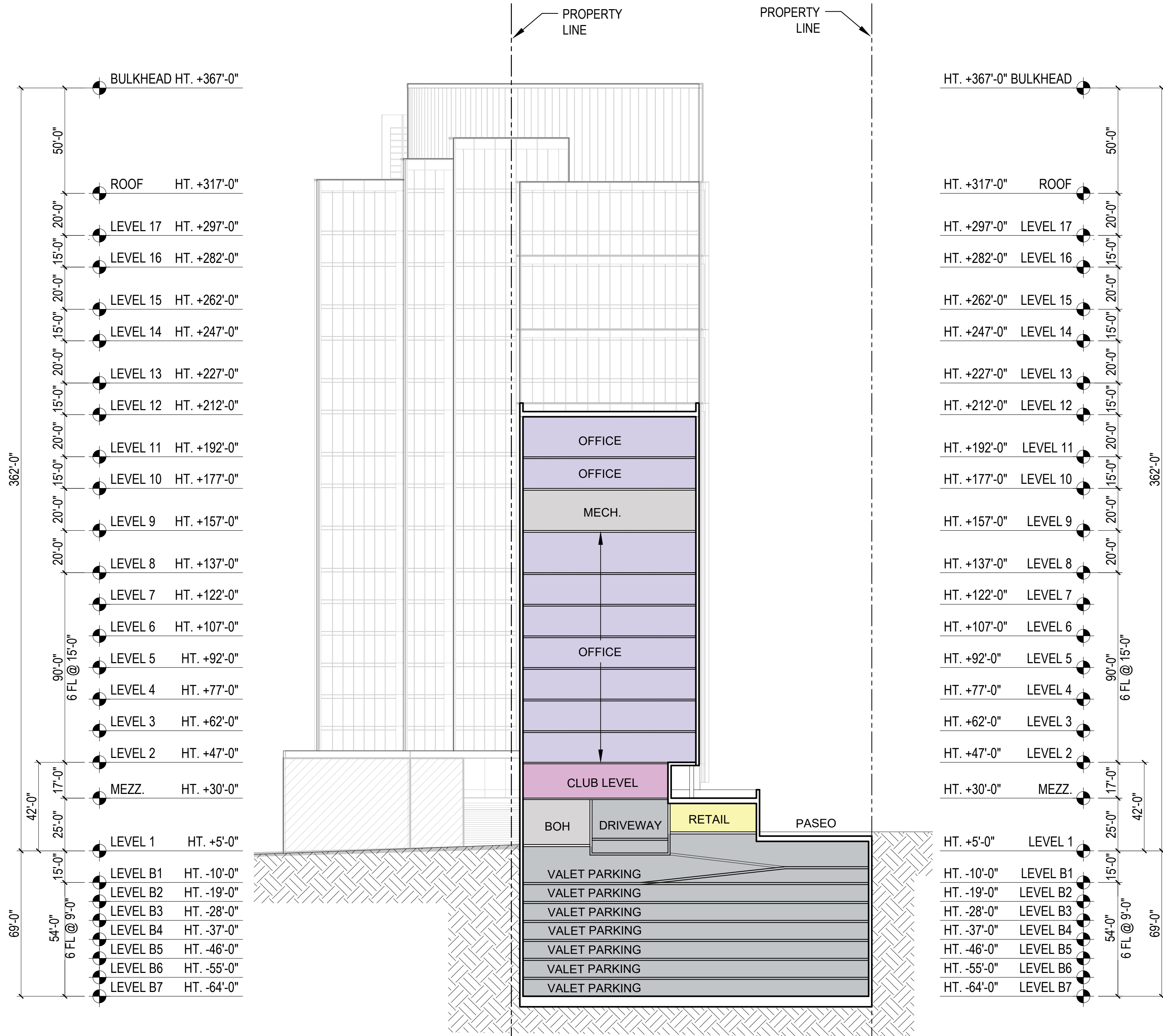
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE -
BUILDING
SECTION_N-S

DRAWING NO:

A-305



LEGEND

- OFFICE
- AMENITY
- RETAIL/ RESTAURANT
- B.O.H/ BUILDING SERV. / MECH.
- PARKING

SHEET NOTES

- REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR SPACE
- REFER TO A-153 & LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
- REFER TO SHEETS A-143 FOR ENLARGED RESTAURANT RETAIL PLANS

HOLLYWOOD CENTER

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F: 212.595.9032

LANDSCAPE ARCHITECT

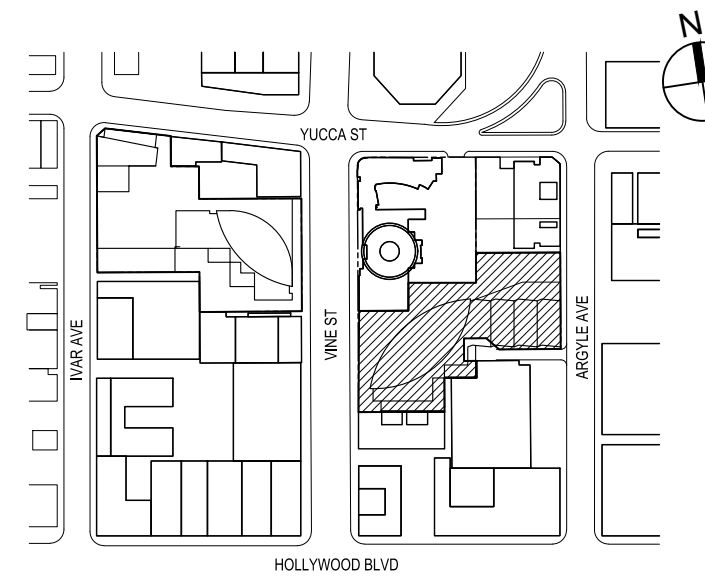
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Los Angeles, CA 90017
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NO.	DATE	ISSUANCE
JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE -
BUILDING
SECTION_N-S

DRAWING NO:

A-306

APPLICANT

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LANDSCAPE ARCHITECT

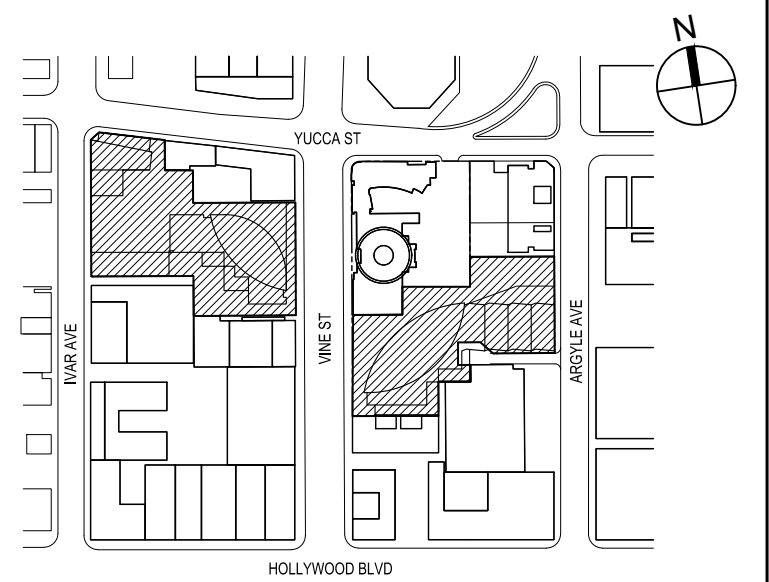
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NO.	DATE	ISSUANCE
	JUNE 2020	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE:	AS INDICATED
PROJECT NO:	1350
SEAL & SIGNATURE	

DRAWING TITLE:

PROJECT RENDERING

DRAWING NO:

A-401

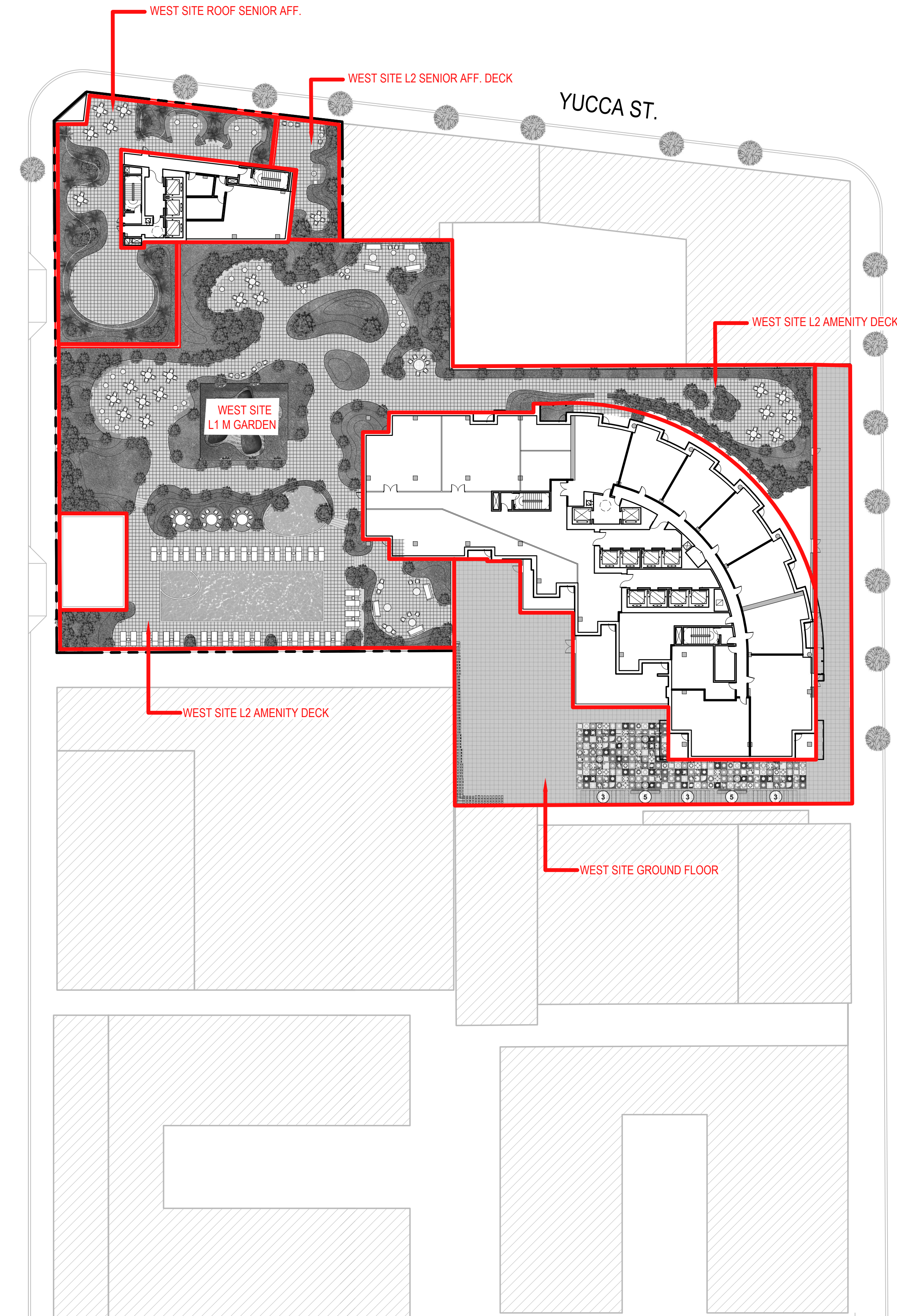
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AERIAL LOOKING SOUTH WEST

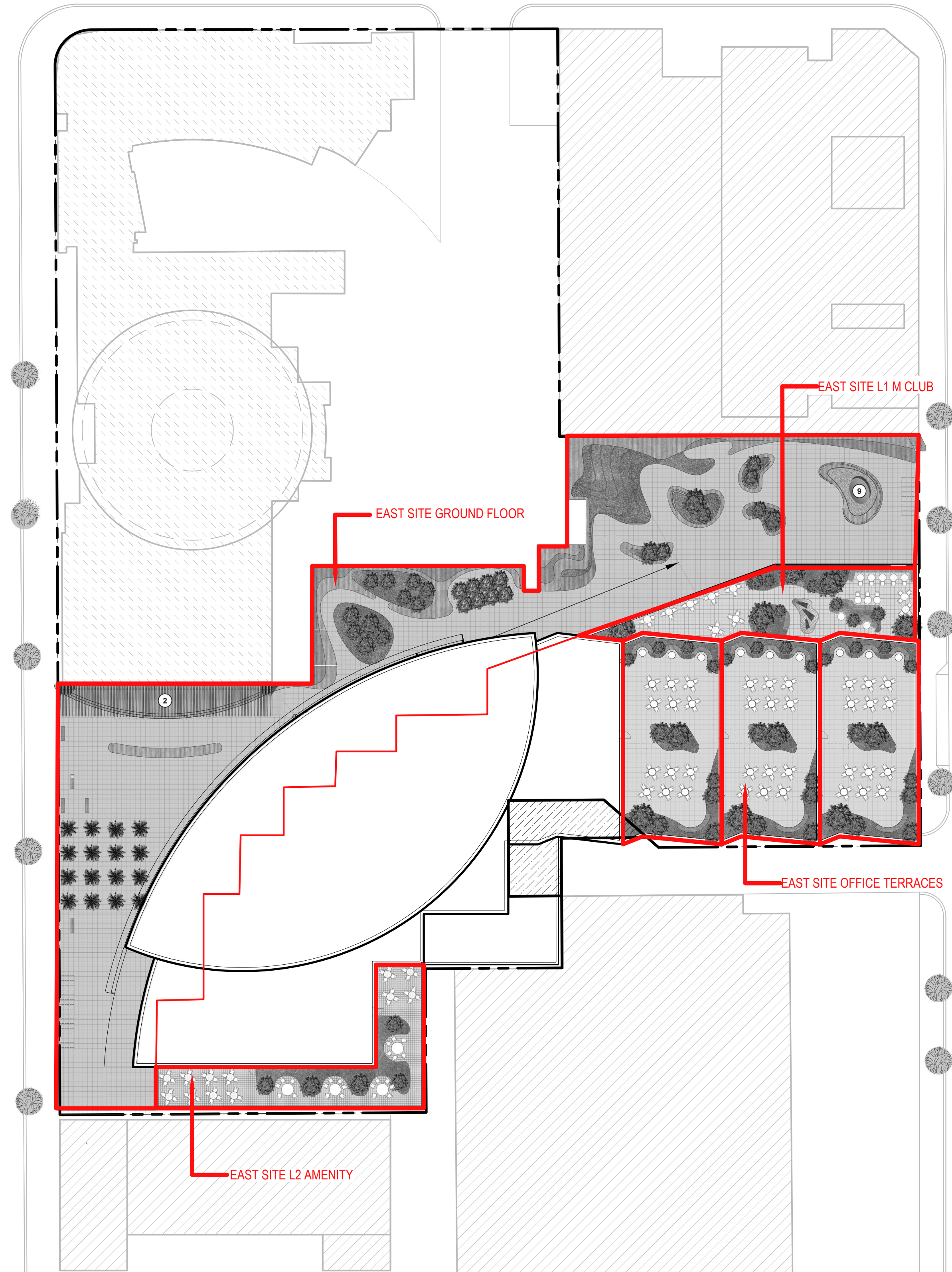
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1

IVAR AVE.



VINE ST.



ARGYLE AVE.

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LANDSCAPE ARCHITECT

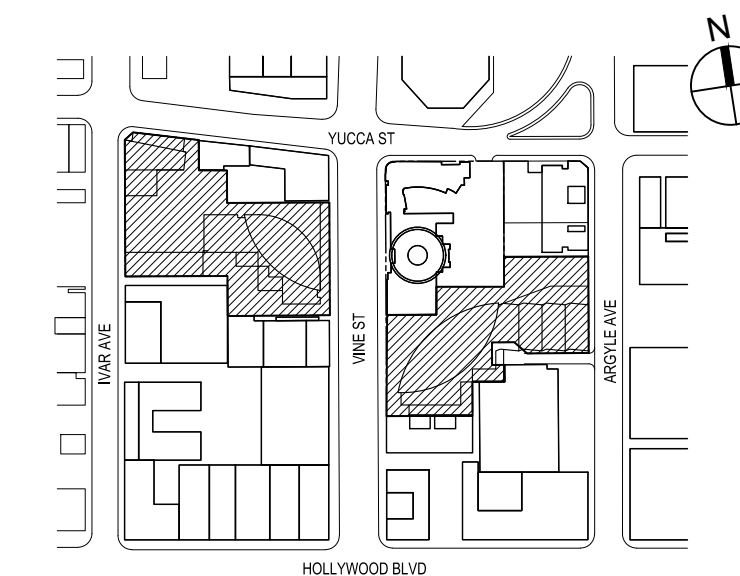
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KEY PLAN



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SEAL & SIGNATURE

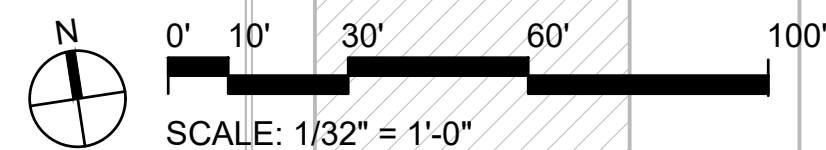
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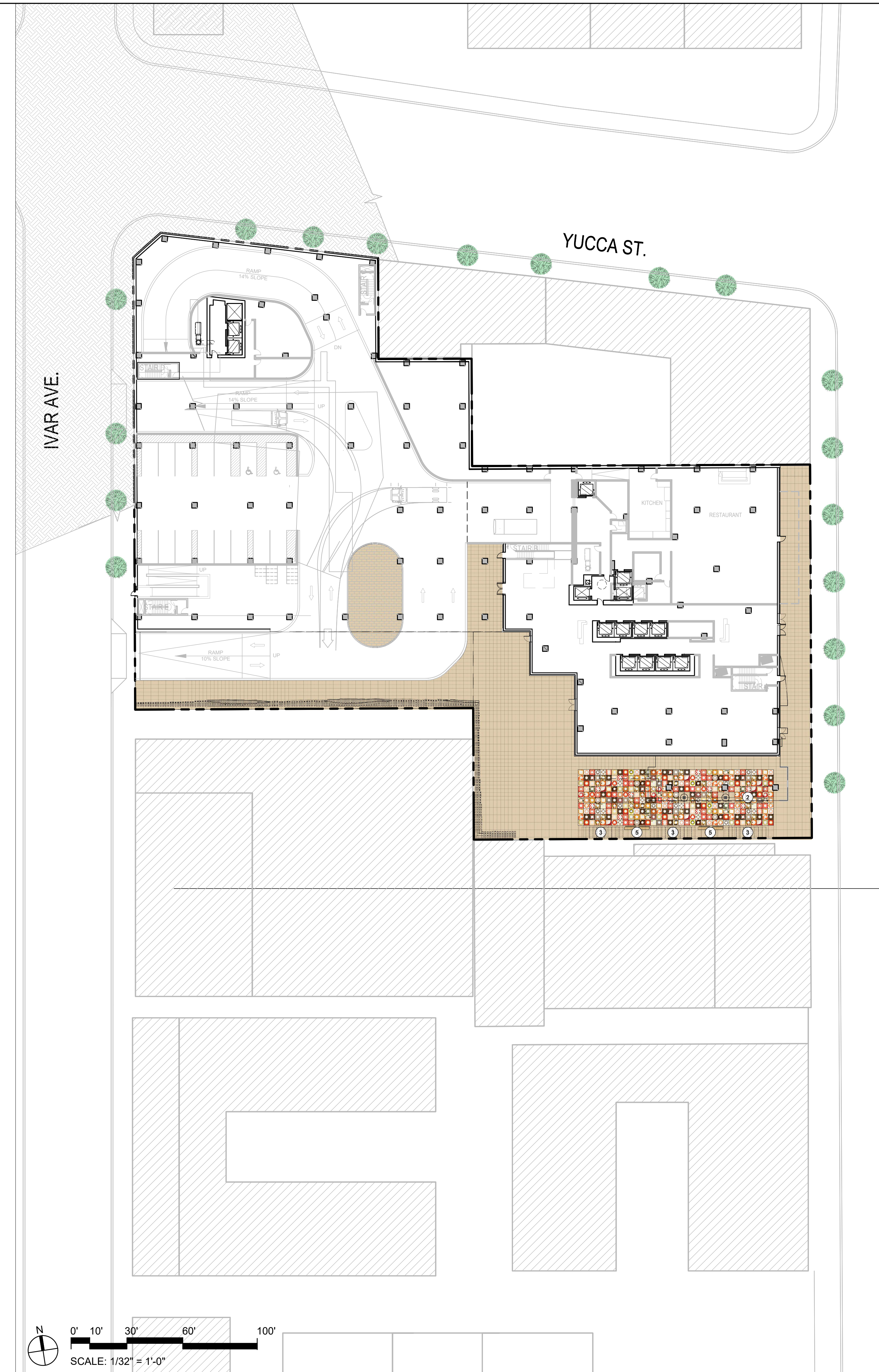
OVERALL
LANDSCAPE
SITE PLAN

DRAWING NO:

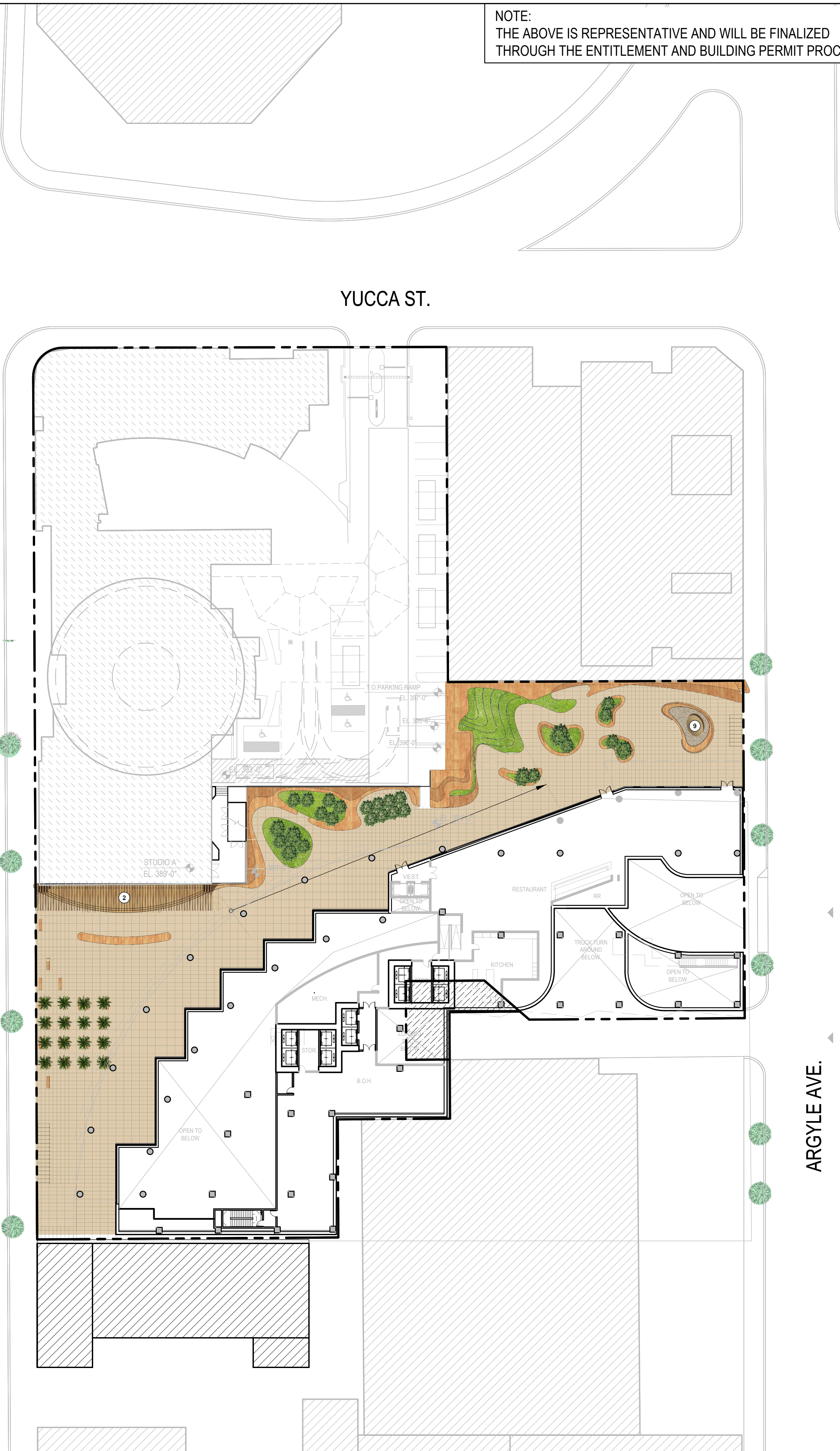
L-001

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VINE ST.



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JUNE 2020	ENTITLEMENT SUBMISSION	

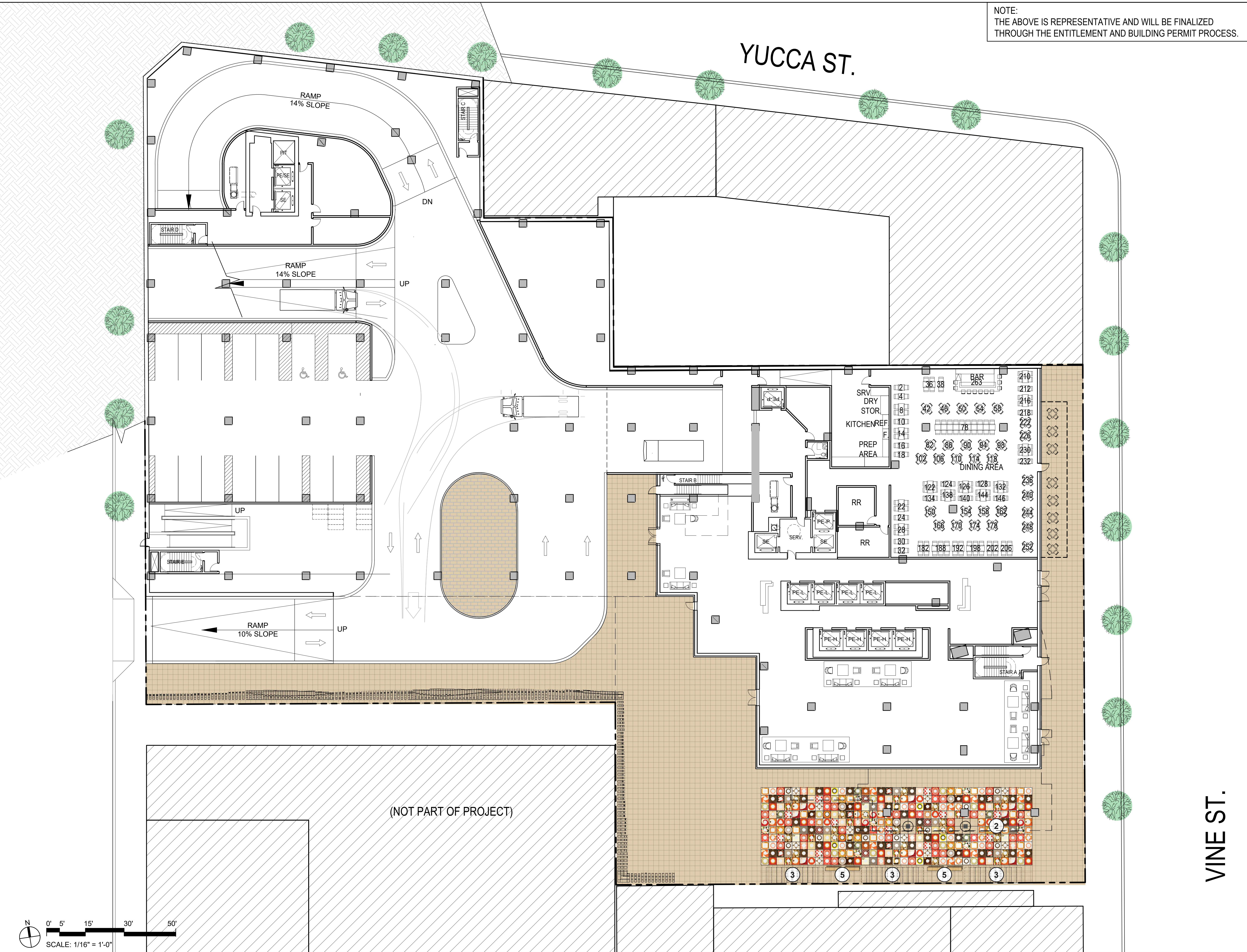
KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL
GROUND FLOOR
SITE PLAN

DRAWING NO:
L-101



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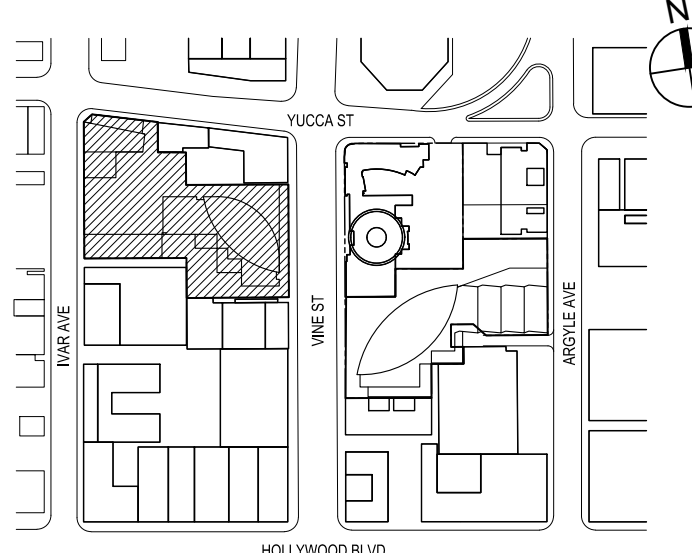
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE
GROUND FLOOR
PLAN

DRAWING NO:
L-102

VINE ST.
VINE ST.

ARGYLE AVE.
ARGYLE AVE.

HOLLYWOOD CENTER

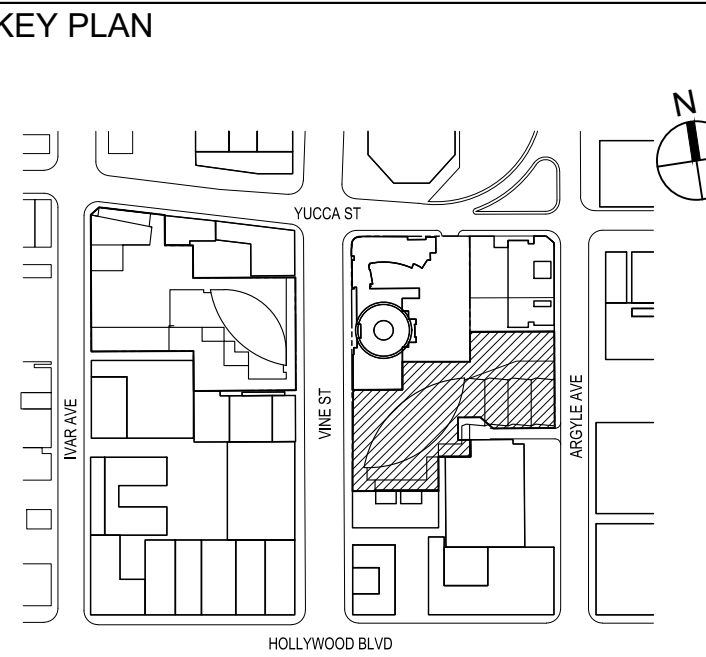
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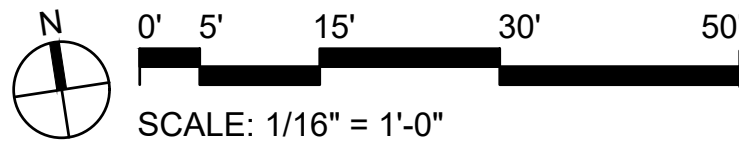
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE
GROUND FLOOR
SITE PLAN

DRAWING NO:

L-103

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PERENNIAL REFERENCE IMGAES



SILVER WORMWOOD
Artemisia ludoviciana



COMMON YARROW
Achillea millefolium



REDFLOWER BUCKWHEAT
Eriogonum grande



APRICOT MALLOW
Sphaeralcea ambigua



STICKY MONKEY FLOWER
Mimulus aurantiacus



WOOLLY BLUECURLS
Trichostema lanatum



WINIFRED GILMAN SAGE
Salvia clevelandii 'Winifred Gilman'



DEER GRASS
Muhlenbergia rigens



CALIFORNIA BUCKWHEAT
Eriogonum fasciculatum



SEASIDE DAISY
Erigeron glaucus



CALIFORNIA FUCHSIA
Epilobium canum



CALIFORNIA COASTAL SUNFLOWER
Encelia californica



PENSTEMON 'MARGARITA BOP'
Penstemon heterophyllus



BLUE-EYED GRASS
Sisyrinchium bellum

SHRUBS REFERENCE IMGAES



LEMONADE BERRY
Rhus integrifolia



MANZANITA
Arctostaphylos auriculata



JAMES ROOF COAST SILKTASSEL
Garrya elliptica 'James Roof'



TOYON
Heteromeles arbutifolia



BLADDERPOD
Peritoma (Isomeris) arborea

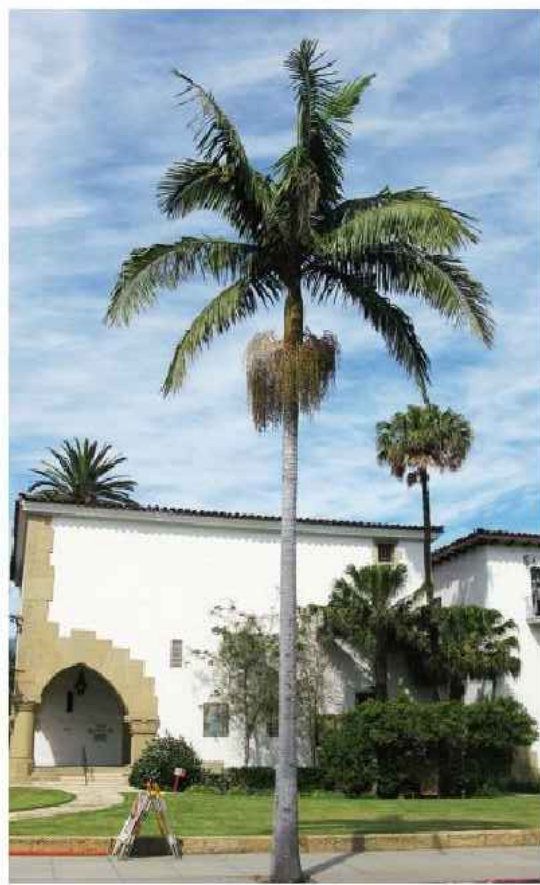


ISLAND TREE MALLOW
Malva (Lavatera) assurgentiflora



CATALINA CEANOTHUS
Ceanothus arboreus

TREE REFERENCE IMGAES



KING PALM
Archontophoenix alexandrae



CAMPHOR TREE
Cinnamomum camphora



KEY LIME
Citrus x aurantiifolia



GRAPE MYRTLE
Lagerstroemia indica

HOLLYWOOD
CENTER

APPLICANT

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LANDSCAPE ARCHITECT

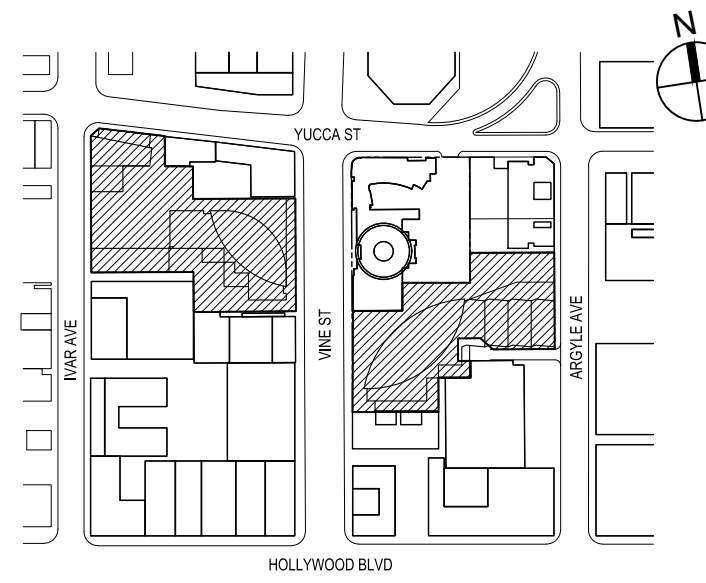
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

PLANTING
REFERENCE
IMAGES

DRAWING NO:

L-113-1

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NO.	DATE	ISSUANCE
	JUNE 2020	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL
AMENITY
TERRACES SITE
PLAN

DRAWING NO:

L-121

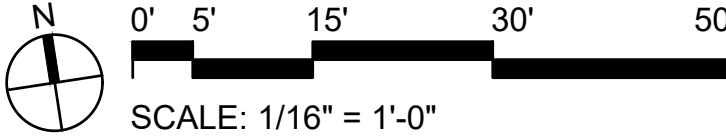
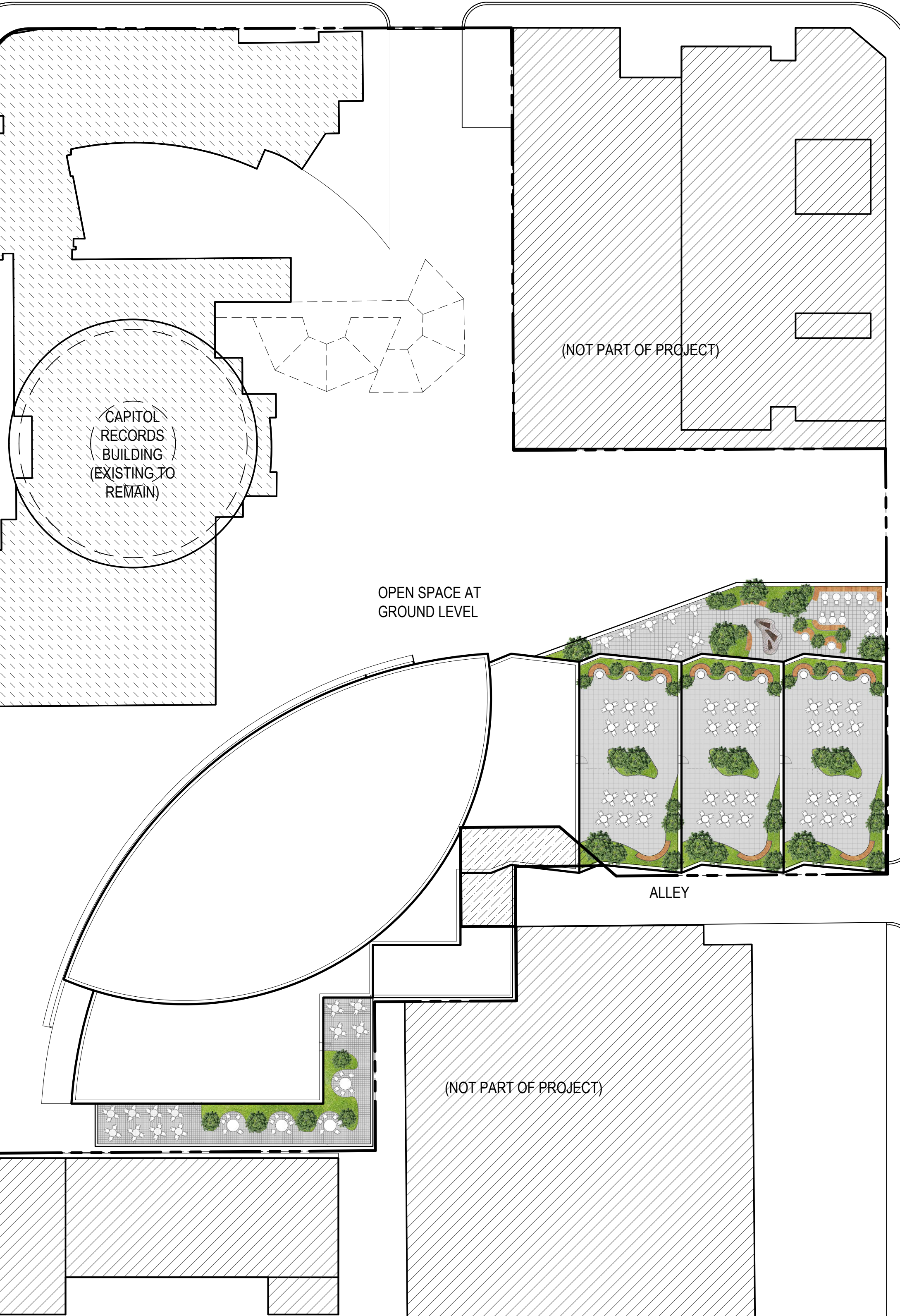
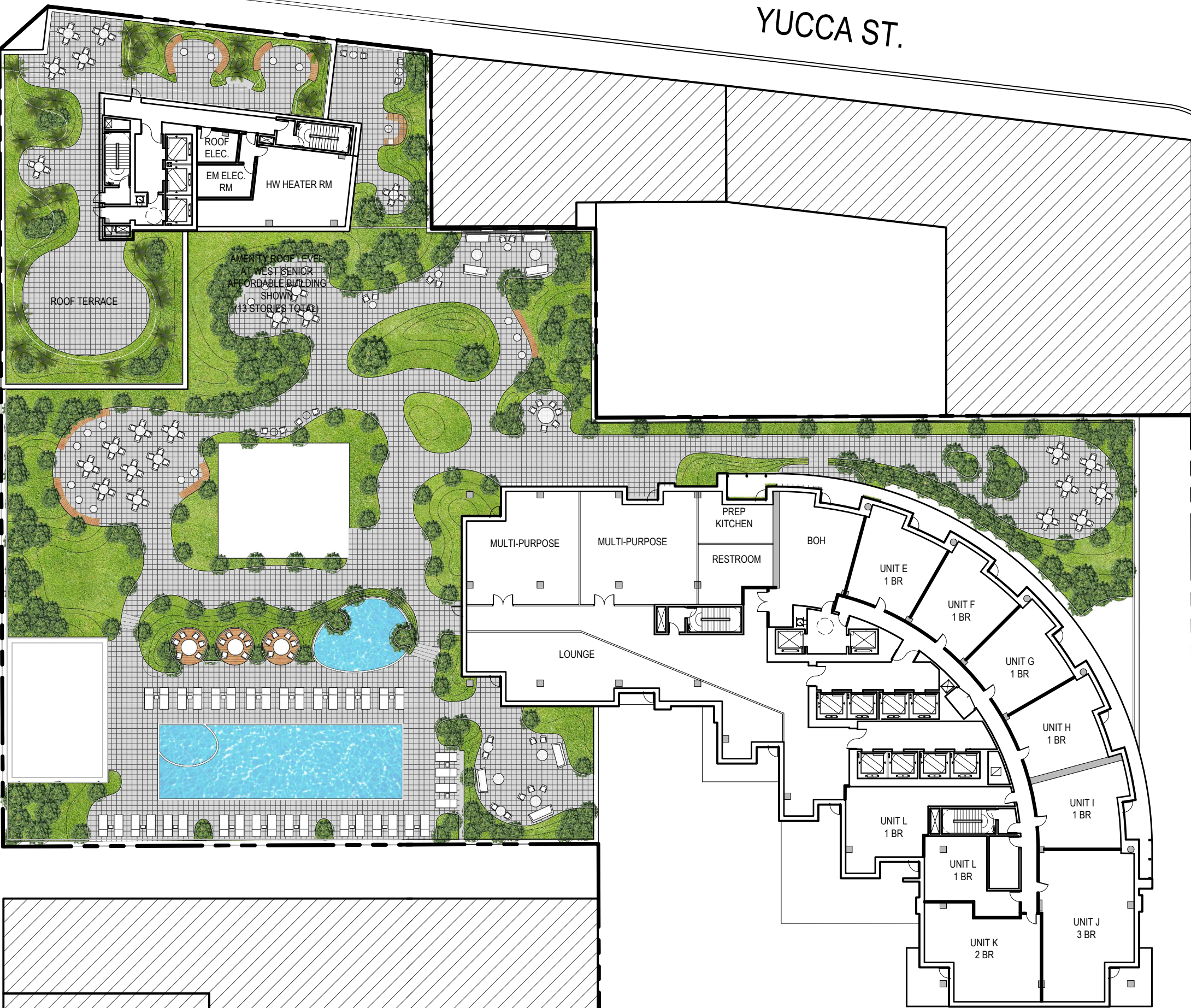
YUCCA ST.

YUCCA ST.

IVAR AVE.

VINE ST.

ARGYLE AVE.



NOTE:
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IVAR AVE.

YUCCA ST.

VINE ST.

HOLLYWOOD CENTER

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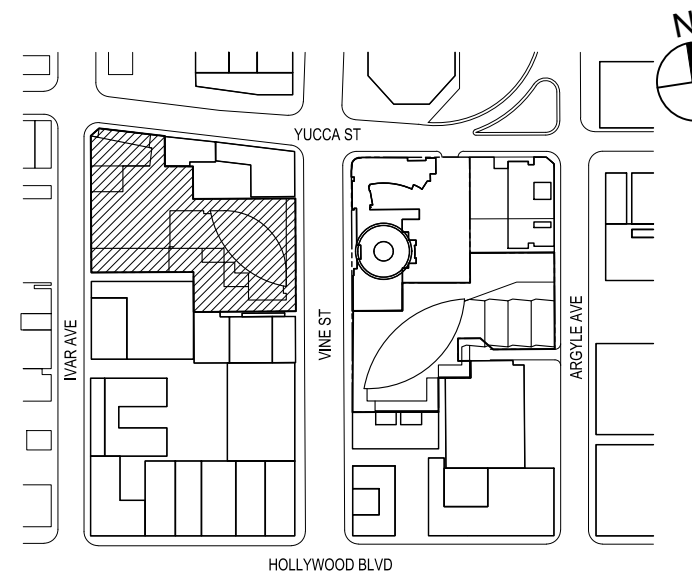
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



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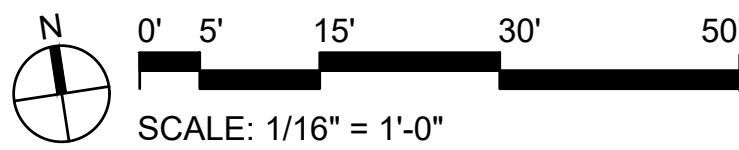
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WEST SITE
AMENITY
TERRACES PLAN

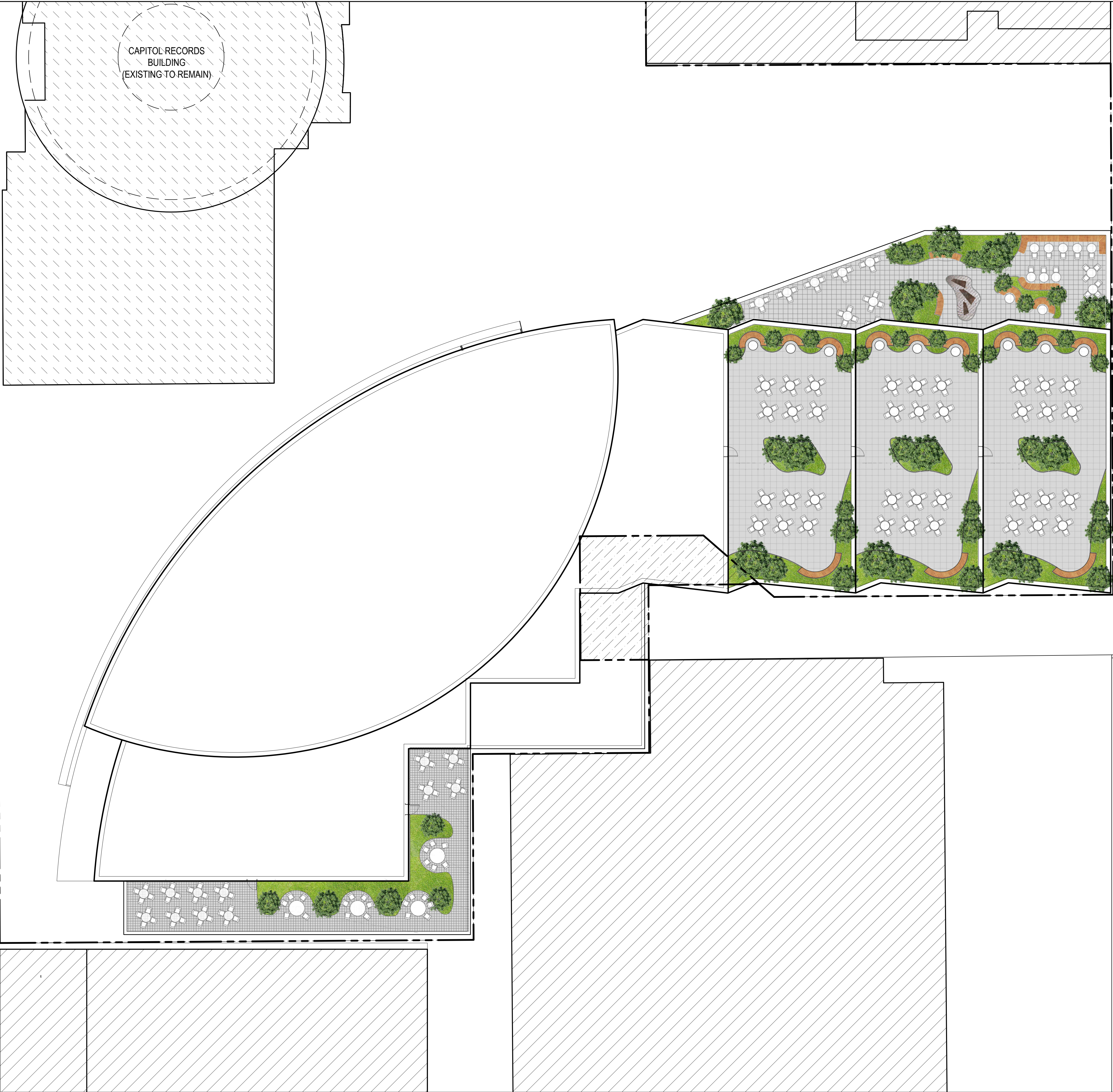
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L-122

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VINE ST.



ARGYLE AVE.

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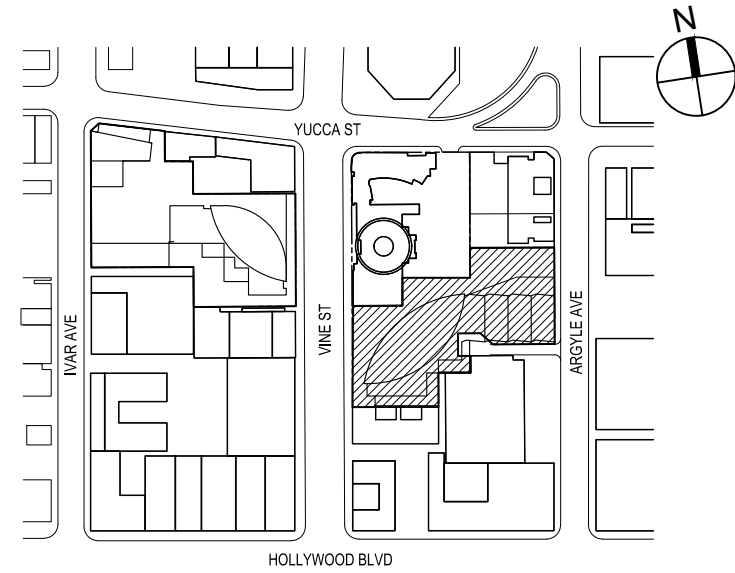
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KEY PLAN



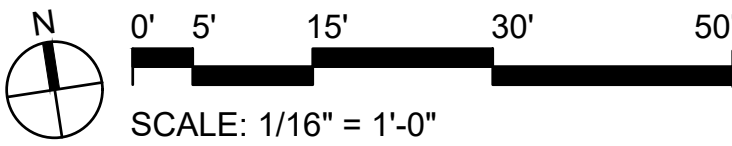
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE
AMENITY
TERRACES PLAN

DRAWING NO:

L-123



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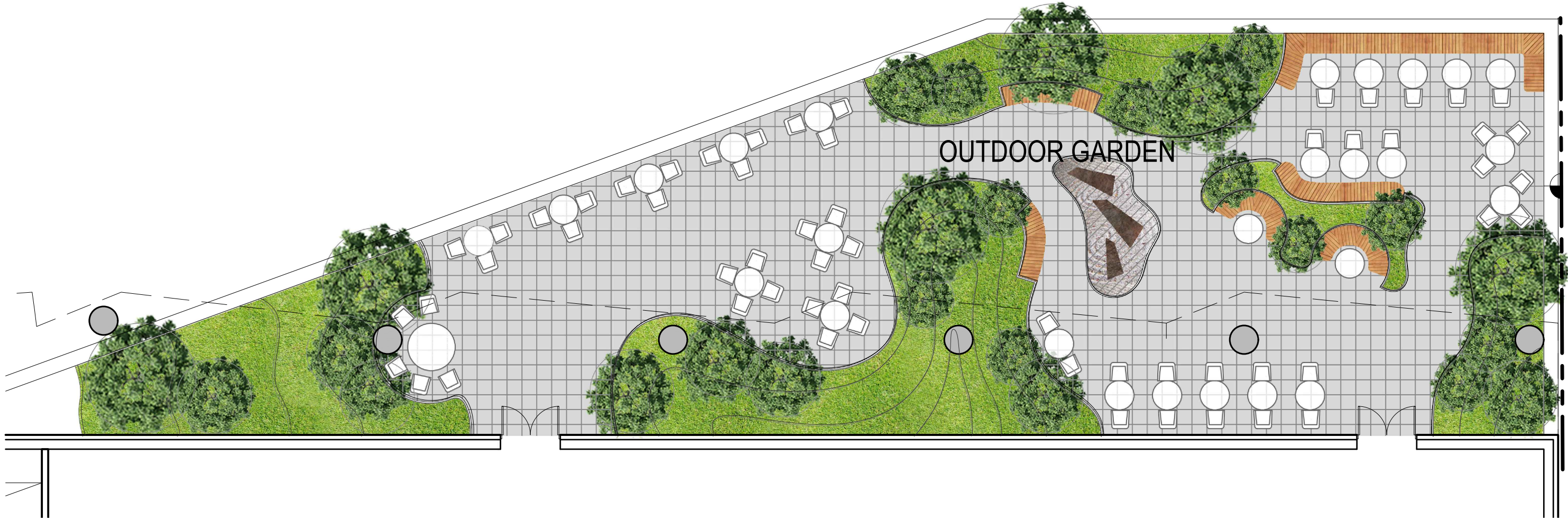
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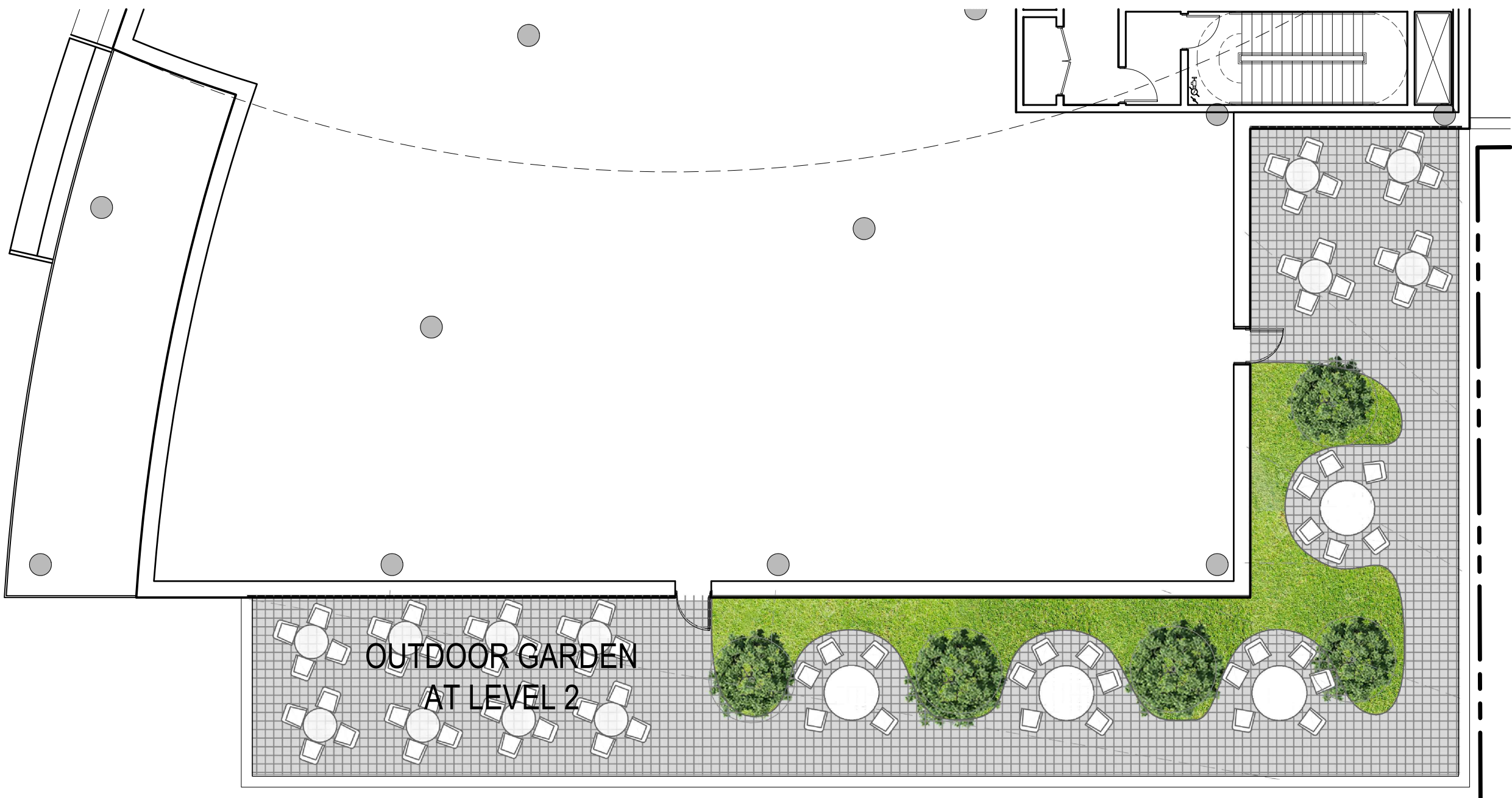
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Los Angeles, CA 90017
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ENLARGED PLAN_AMENITY TERRACE 3 AT EAST SITE

SCALE: 3/32"= 1'-0"

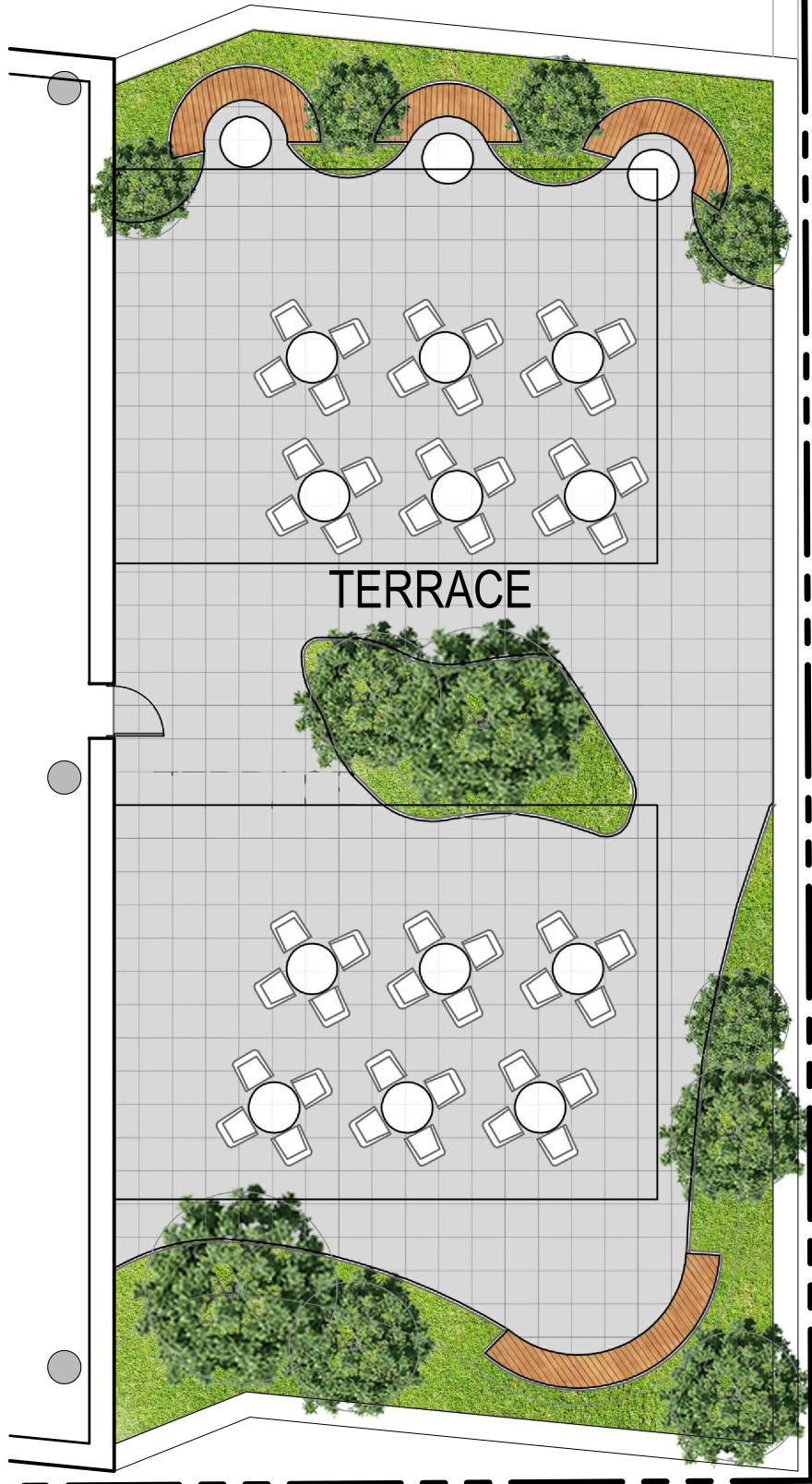
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ENLARGED PLAN_AMENITY TERRACE 2 AT EAST SITE

SCALE: 3/32"= 1'-0"

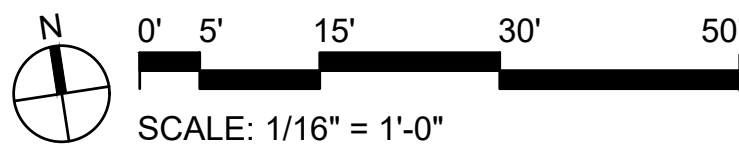
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ENLARGED PLAN_TYPICAL AMENITY TERRACE 1A,1B,1C AT EAST SITE

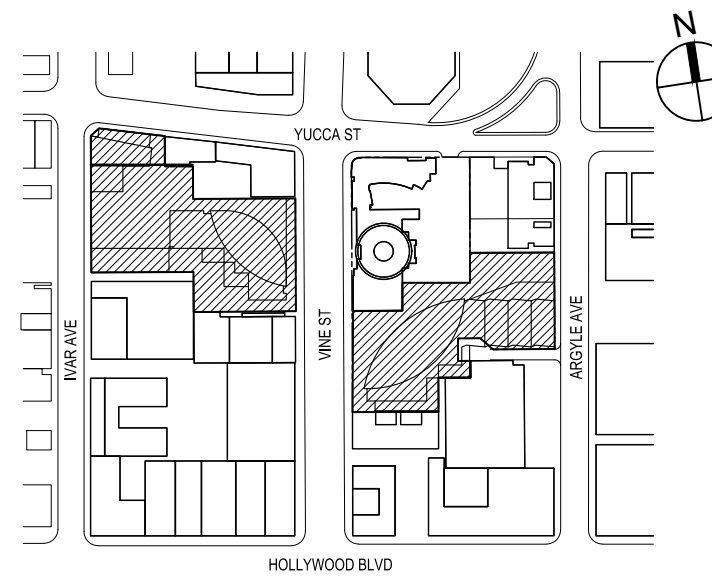
SCALE: 3/32"= 1'-0"

1



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	JUNE 2020	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST AMENITY
LANDSCAPE
ENLARGED

DRAWING NO:

L-124

PERENNIAL REFERENCE IMGAES



SILVER WORMWOOD
Artemisia ludoviciana



COMMON YARROW
Achillea millefolium



REDFLOWER BUCKWHEAT
Eriogonum grande



APRICOT MALLOW
Sphaeralcea ambigua



STICKY MONKEY FLOWER
Mimulus aurantiacus



WOOLLY BLUECURLS
Trichostema lanatum



WINIFRED GILMAN SAGE
Salvia clevelandii 'Winifred Gilman'



DEER GRASS
Muhlenbergia rigens



CALIFORNIA BUCKWHEAT
Eriogonum fasciculatum



SEASIDE DAISY
Erigeron glaucus



CALIFORNIA FUCHSIA
Epilobium canum



CALIFORNIA COASTAL SUNFLOWER
Encelia californica



PENSTEMON 'MARGARITA BOP'
Penstemon heterophyllus



BLUE-EYED GRASS
Sisyrinchium bellum

SHRUBS REFERENCE IMGAES



LEMONADE BERRY
Rhus integrifolia



MANZANITA
Arctostaphylos auriculata



JAMES ROOF COAST SILKTASSEL
Garrya elliptica 'James Roof'



TOYON
Heteromeles arbutifolia



BLADDERPOD
Peritoma (Isomeris) arborea



ISLAND TREE MALLOW
Malva (Lavatera) assurgentiflora



CATALINA CEANOTHUS
Ceanothus arboreus

TREE REFERENCE IMGAES



KING PALM
Archontophoenix alexandrae



WESTERN REDBUD
Cercis occidentalis



CRAPE MYRTLE
Lagerstroemia indica



GOLD MEDALLION TREE
Cassia leptophylla



ITALIAN ALDER
Alnus cordata

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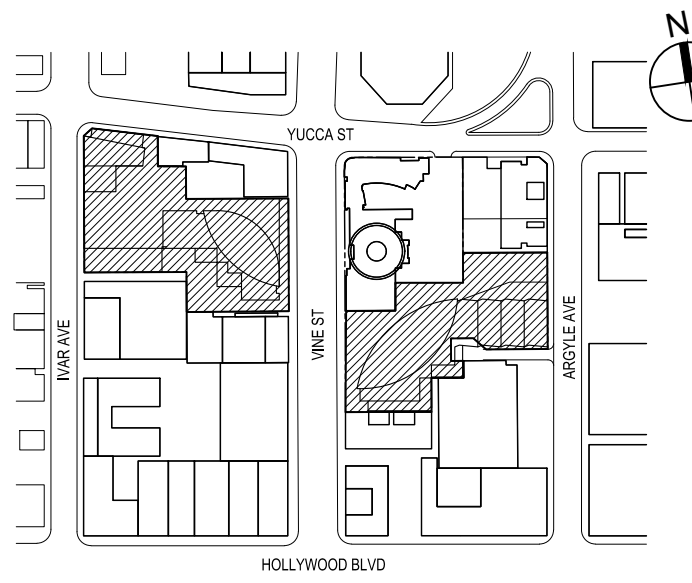
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JUNE 2020	ENTITLEMENT SUBMISSION	

KEY PLAN



SCALE:	AS INDICATED
PROJECT NO:	1350
SEAL & SIGNATURE	

DRAWING TITLE:
AMENITY TERRACES
PLANTING
REFERENCES
IMAGE

DRAWING NO:

L-133

EXHIBIT A-2
CPC-2018-2114
RENDERINGS



HOLLYWOOD CENTER

ALT 08 DESIGN SUPPORTING MATERIALS

JULY 07, 2020

Aerial View looking West



HOLLYWOOD CENTER ALT 08 RENDERINGS

Aerial View looking South West



HOLLYWOOD CENTER ALT 08 RENDERINGS

Aerial View looking South East



HOLLYWOOD CENTER ALT 08 RENDERINGS

View looking South West



HOLLYWOOD CENTER ALT 08 RENDERINGS

Aerial View looking West



HOLLYWOOD CENTER ALT 08 RENDERINGS

View of Senior Affordable Building (West Site)



HOLLYWOOD CENTER ALT 08 RENDERINGS

View of Senior Affordable Building (West Site)



HOLLYWOOD CENTER ALT 08 RENDERINGS

West Site Covered Pedestrian Promenade (Ivar Ave looking East)



HOLLYWOOD CENTER ALT 08 RENDERINGS

West Site Covered Pedestrian Promenade (Ivar Ave looking East)



HOLLYWOOD CENTER ALT 08 RENDERINGS

East Site Vine Street Office Lobby



HOLLYWOOD CENTER ALT 08 RENDERINGS

Senior Affordable Building Rooftop Amenity View



HOLLYWOOD CENTER ALT 08 RENDERINGS

EXHIBIT B
CPC-2018-2114
MITIGATION MONITORING
PROGRAM

CHAPTER 4 - MITIGATION MONITORING PROGRAM

1. Introduction

This Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code (PRC) Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, CEQA Guidelines Section 15097(a) requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, PRC Section 21081.6 and CEQA Guidelines Section 15097.

The City of Los Angeles is the Lead Agency for the Project and, therefore, is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts in the EIR takes into consideration the project design features (PDF) and applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

2. Organization

As shown on the following pages, each identified project design feature and mitigation measure for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- **Enforcement Agency:** the agency with the power to enforce the PDF or MM.
- **Monitoring Agency:** the agency to which reports involving feasibility, compliance, implementation, and development are made.
- **Monitoring Phase:** the phase of the Project during which the PDF or MM shall be monitored.
- **Monitoring Frequency:** the frequency at which the PDF or MM shall be monitored.

- **Action Indicating Compliance:** the action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

3. Administrative Procedures and Enforcement

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

4. Program Modification

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

The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary Project-related approval finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the

preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not, in and of itself, require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

5. Mitigation Monitoring Program

a) Aesthetics

Project Design Features

AES-PDF-1: Construction Fencing. Temporary construction fencing will be placed along the periphery of the Project Site to screen construction activity for new buildings from view at the street level. A minimum eight-foot-high construction fence will be located along the perimeter of the active construction sites. Protective fencing or walls will be incorporated between and the south wall of the Capitol Records Building during demolition, excavation, and new building erection on the East Site. The Project Applicant will ensure through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways that are accessible/visible to the public and that such temporary barriers and walkways are maintained in a visually attractive manner (i.e., free of trash, graffiti, peeling postings and of uniform paint color or graphic treatment) throughout the construction period.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction
- **Action Indicating Compliance:** Field inspection sign-off

AES-PDF-2: Screening of Utilities. Mechanical, electrical, and roof top equipment (including Heating, Ventilation, and Air Conditioning [HVAC] systems), as well as building appurtenances, will be integrated into the Project's architectural design (e.g., placed behind parapet walls) and be screened from view from public rights-of-way.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check; Once during field inspection

- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

AES-PDF-3: Glare. Glass used in building façades will be anti-reflective or treated with an anti-reflective coating in order to minimize glare (e.g., minimize the use of glass with mirror coatings).

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check; Once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

AES-PDF-4: Lighting. Construction and operational lighting will be shielded and directed downward (or on the specific on-site feature to be lit) in such a manner so as to avoid undue glare or light trespass onto adjacent uses.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check; Once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

b) Air Quality

See Project Design Feature GHG-PDF-1 (Water Conservation Features) below.

Mitigation Measures

AQ-MM-1: Construction Equipment Features. The Applicant shall implement the following construction equipment features for equipment operating at the Project Site. These features shall be included in applicable bid documents, and successful contractor(s) must demonstrate the ability to supply such equipment. Construction features shall include the following:

- The Project shall utilize off-road diesel-powered construction equipment that meets or exceeds the California Air Resources Board (CARB) and U.S. Environmental Protection Agency (USEPA) Tier 4 Final off-road emissions

standards or equivalent for equipment rated at 50 horsepower (hp) or greater during Project construction where available within the Los Angeles region. Such equipment shall be outfitted with Best Available Control Technology (BACT), which means a CARB-certified Level 3 DPM or equivalent.

- Construction equipment, such as tower cranes, shall utilize electricity from power poles or alternative fuels (i.e., non-diesel) rather than diesel power generators and/or gasoline power generators. Pole power shall be made available for use for electric tools, equipment, lighting, etc. If stationary construction equipment, such as diesel- or gasoline-powered generators, must be operated continuously, such equipment shall be located at least 100 feet from sensitive land uses (e.g., residences, schools, childcare centers, hospitals, parks, or similar uses), whenever possible.
 - Contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. All construction equipment must be properly tuned and maintained in accordance with the manufacturer's specifications. The contractor shall keep documentation on-site demonstrating that the equipment has been maintained in accordance with the manufacturer's specifications. Tampering with construction equipment to increase horsepower or to defeat emission control devices shall be prohibited.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
 - **Monitoring Phase:** Pre-construction; Construction
 - **Monitoring Frequency:** Once during Project plan check; Continuous field inspections during construction, with quarterly reporting
 - **Action Indicating Compliance:** Issuance of applicable building permit; Field inspection sign-off

AQ-MM-2: Emergency Generators. The Project representative shall schedule routine maintenance and testing of the emergency generators installed on the Project Site on different days. Prior to the installation of emergency generators, the Project representative shall supply documentation to the City that emergency generator testing by contractors, service providers, or maintenance crews shall be conducted in accordance with the specified requirements. The Project representative shall maintain records of emergency generator testing, including testing dates, which shall be made available to the City upon request.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Operation

- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit; Periodically during operation and during routine maintenance and testing
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; Field inspection signoff

c) Cultural Resources

Mitigation Measures

See Mitigation Measure NOI-MM-4 below.

CUL-MM-1: Prior to any disturbance to the Hollywood Walk of Fame, a City of Los Angeles designated Historic-Cultural Monument, the Applicant shall contact the Hollywood Chamber of Commerce/Hollywood Historic Trust (Chamber/Trust) directly via letter detailing the location of the Project Site, its potential impact on the Hollywood Walk of Fame, Project timeframe, list of affected stars and surrounding sidewalk area, proposed procedures for removal of stars, where and for how long the stars would be stored, how they would be secured, and other relevant details. The Chamber/Trust would reply via letter with the required procedures related to alterations to the Hollywood Walk of Fame and a list of contractors approved for such work. Additionally, the Chamber/Trust would request a formal in-person meeting between the Applicant, Chamber/Trust officials, and staff from the Office of Historic Resources and Department of Public Works Bureau of Engineering to discuss the process in greater depth. Written correspondence to the Chamber/Trust shall be sent to the address that follows: Hollywood Chamber of Commerce, 6255 Sunset Boulevard, Suite 150, Hollywood, CA 90028. Accepting that specific details for removal, storage and, replacement of affected stars and terrazzo shall be determined through coordination with the Chamber/Trust, the following general procedures shall be implemented:

- Photographic and documentary recordation of the location of each Hollywood Walk of Fame star potentially impacted by project construction shall be completed by a qualified architectural historian meeting the Secretary of the Interior's Professional Qualification Standards for Architectural History;
- Prior to any construction or demolition activities that have the potential to damage the sidewalk along Vine Street, each section of sidewalk containing a star that cannot be reasonably protected in place shall be cut and carefully removed [by a qualified restoration contractor] within its respective bronze-bordered square as specifically directed by Chamber/Trust procedures. Each affected star shall be promptly crated and stored, at a secured off-site location;
- Following completion of Project construction, reinstallation of each affected star at its original documented location shall occur within a newly poured, color-matched terrazzo sidewalk [by a qualified restoration contractor] with work completed to the satisfaction of the Chamber/Trust, the Office of Historic Resources, and the Department of Public Works Bureau of Engineering; and

- Excavation and construction activities in the vicinity of the Hollywood Walk of Fame and work conducted by the restoration contractor to remove, store, and replace affected areas of the Hollywood Walk of Fame, shall be monitored by a qualified historic preservation consultant meeting the Secretary of the Interior's Professional Qualification Standards for Architectural History and documented in a monitoring report that shall be provided to the City of Los Angeles, Office of Historic Resources, and the Chamber/Trust.
- **Enforcement Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Office of Historic Resources; the Chamber/Trust; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Office of Historic Resources; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Prior to issuance of building permit
- **Action Indicating Compliance:** Submittal of compliance documentation to the City of Los Angeles Department of Building and Safety and subsequent issuance of applicable building permit

CUL-MM-2: Excavation and shoring have the potential to damage buildings in close proximity to the Project Site; therefore, the following procedures are required for shoring system design and monitoring of excavation, grading, and shoring activities are proposed:

- Excavation and shoring plans and calculations for temporary shoring walls shall be prepared by a California Registered Civil Engineer experienced in the design and construction of shoring systems and hired under the excavation subcontractor. The shoring systems shall be selected and designed in accordance with all current code requirements, industry best practices, and the recommendations of the Project Geotechnical Engineer. Maximum allowable lateral deflections for the Project Site are to be developed by the Project Geotechnical Engineer in consideration of adjacent structures, property, and public rights-of-way. These deflection limits shall be prepared in consideration of protecting adjacent historic resources. The shoring engineer shall produce a shoring design, incorporating tie-backs, soldier piles, walers, etc., that is of sufficient capacity and stiffness to meet or exceed the Project strength and deflection requirements. Calculations shall be prepared by the shoring engineer showing the anticipated lateral deflection of the shoring system and its components and demonstrating that these deflections are within the allowable limits. Where tie-back anchors shall extend across property lines or encroach into the public rights-of-way, appropriate notification and approval procedures shall be followed. The final excavation and shoring plans shall include all appropriate details, material specifications, testing and special inspection requirements and shall be reviewed by the Project Geotechnical Engineer for conformance with the design intent and submitted to LADBS for

review and approval during the Grading Permit application submission. The Project Geotechnical Engineer shall provide on-site observation during the excavation and shoring work.

- The general contractor shall hire a California Registered Professional Engineer or California Professional Land Surveyor to prepare an Adjacent Structures Construction Monitoring Plan, subject to review and approval by LADBS, prior to initiation of any excavation, grading, or shoring activities to ensure the protection of adjacent historic resources from damage due to settlement during construction and excavation. The Adjacent Structures Construction Monitoring Plan shall be carried out by a California Professional Land Surveyor and establish survey monuments and document and record through any necessary means, including video, photography, survey, etc. the initial positions of adjacent structures, sidewalks, buildings, utilities, facades, cracks, etc. to form a baseline for determining settlement or deformation. Upon installation of soldier piles, survey monuments shall be affixed to the tops of representative piles so that deflection can be measured. The shored excavation and adjacent structures, sidewalks, buildings, utilities, facades, cracks, etc. shall be visually inspected each day. Survey monuments shall be measured at critical stages of dewatering, excavation, shoring, and construction but shall not occur less frequently than once every 30 days. Reports shall be prepared by the California Professional Land Surveyor documenting the movement monitoring results.
 - Appropriate parties shall be notified immediately and corrective steps shall be identified and implemented if movement exceeds predetermined thresholds, calculated amounts, or if new cracks, distress, or other damage are observed in adjacent structures, sidewalks, buildings, utilities, façades, etc. In the event that settlement due to excavation or construction activity causes damage requiring repairs to the historic features of adjacent historic buildings, (specifically the Capitol Records Building, the Gogerty Building, Pantages Theatre, Avalon Hollywood, and 6316-24 Yucca Street/Art Deco Building storefront), that work shall be performed in consultation with a qualified preservation consultant and in accordance with the California Historical Building Code and the Secretary of the Interior's Standards, as appropriate.
 - Foundation systems are to be designed in accordance with all applicable loading requirements, including seismic, wind, settlement, and hydrostatic loads, as determined by the California Building Code and in accordance with the recommendations provided by the Project Geotechnical Engineer. Foundation systems are anticipated to consist of cast-in-place concrete mat foundations supported by cast-in-place concrete drilled shaft or auger cast piles. Driven piles shall not be used.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Pre-construction

- **Monitoring Frequency:** At Project plan check prior to issuance of building permit
- **Action Indicating Compliance:** Submittal of compliance documentation to City of Los Angeles Department of Building and Safety and subsequent issuance of applicable building permit

CUL-MM-3: Prior to issuance of a grading permit and prior to the start of any ground-disturbing activity, the Applicant shall retain a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards (Qualified Archaeologist) to oversee an archaeological monitor who shall be present during construction excavations, such as demolition, clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project, including peripheral activities, such as sidewalk replacement, utilities work, and landscaping, which may occur adjacent to the Project Site. The frequency of monitoring shall be based on the rate of excavation and grading activities, the materials being excavated (younger sediments vs. older sediments), the depth of excavation, and, if found, the abundance and type of archaeological resources encountered. Full-time monitoring may be reduced to part-time inspections, or ceased entirely, if determined adequate by the Qualified Archaeologist. Prior to commencement of excavation activities, Archaeological Sensitivity Training shall be given for construction personnel. The training session shall be carried out by the Qualified Archaeologist and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Prior to issuance of a demolition or grading permit
- **Action Indicating Compliance:** Issuance of demolition or grading permit

CUL-MM-4: In the event that historic (e.g., bottles, foundations, refuse dumps/privies, railroads, etc.) or prehistoric (e.g., hearths, burials, stone tools, shell and faunal bone remains, etc.) archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A 50-foot buffer within which construction activities shall not be allowed to continue shall be established by the Qualified Archaeologist around the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by the Qualified Archaeologist. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the Applicant and the City to develop a formal treatment plan that would

serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If, in coordination with the City, it is determined that preservation in place is not feasible, appropriate treatment of the resource shall be developed by the Qualified Archaeologist in coordination with the City and may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any archaeological material collected shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school, Tribe, or historical society in the area for educational purposes.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- Monitoring Phase: Construction
- **Monitoring Frequency:** At time of resource discovery, should it occur
- **Action Indicating Compliance:** Compliance report by Qualified Archaeologist

CUL-MM-5: Prior to the release of the grading bond, the Qualified Archaeologist shall prepare final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of archaeological monitoring. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register and CEQA. The report and the Site Forms shall be submitted by the Applicant to the City, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the development and required mitigation measures.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- Monitoring Phase: Construction
- **Monitoring Frequency:** Once, completion of grading/excavation activity
- **Action Indicating Compliance:** Compliance report by Qualified Archaeologist

d) Geology and Soils

Mitigation Measures

GEO-MM-1: A Qualified Paleontologist meeting the SVP Standards (Qualified Paleontologist) shall be retained prior to the approval of demolition or grading permits. The Qualified Paleontologist shall provide technical and compliance oversight of all work as it relates to paleontological resources, shall attend the Project kick-off meeting and Project progress meetings on a regular basis, and shall report to the Project Site in the event potential paleontological resources are encountered.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Prior to issuance of demolition or grading permit; Periodic during construction activities
- **Action Indicating Compliance:** Issuance of demolition or grading permit; Compliance report by Qualified Paleontologist

GEO-MM-2: The Qualified Paleontologist shall conduct construction worker paleontological resources sensitivity training at the Project kick-off meeting prior to the start of ground disturbing activities (including vegetation removal, pavement removal, etc.). In the event construction crews are phased, additional training shall be conducted for new construction personnel. The training session shall focus on the recognition of the types of paleontological resources that could be encountered within the Project Site and the procedures to be followed if they are found. Documentation shall be retained by the Qualified Paleontologist demonstrating that the appropriate construction personnel attended the training.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Prior to issuance of demolition or grading permit
- **Action Indicating Compliance:** Issuance of demolition or grading permit

GEO-MM-3: Paleontological resources monitoring shall be performed by a qualified paleontological monitor (meeting the standards of the SVP, 2010) under the direction of the Qualified Paleontologist. Paleontological resources monitoring shall be conducted for all ground disturbing activities in previously undisturbed sediments which have high

sensitivity for encountering paleontological resources. Depending on the conditions encountered, full-time monitoring can be reduced to part-time inspections or ceased entirely if determined adequate by the Qualified Paleontologist. The Qualified Paleontologist shall spot check the excavation on an intermittent basis and recommend whether the depth of required monitoring needs to be revised based on his/her observations. Monitors shall have the authority to temporarily halt or divert work away from exposed fossils or potential fossils. Monitors shall prepare daily logs detailing the types of activities and soils observed and any discoveries. Any significant fossils collected during Project-related excavations shall be prepared to the point of identification and curated into an accredited repository with retrievable storage. The Qualified Paleontologist shall prepare a final monitoring and mitigation report for submittal to the City in order to document the results of the monitoring effort and any discoveries. If there are significant discoveries, fossil locality information and final disposition shall be included with the final report, which shall be submitted to the appropriate repository and the City.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic
- **Action Indicating Compliance:** Compliance report by Qualified Paleontologist

e) Greenhouse Gas Emissions

Project Design Features

See Project Design Feature WS-PDF-1 (Water Conservation Features) below.

GHG-PDF-1: Green Building Features. The Project will achieve the USGBC LEED Gold Certification and will be designed and operated to meet or exceed the applicable requirements of the State of California Green Building Standards Code and the City of Los Angeles Green Building Code. A summary of key green building and LEED measures are provided below:

- The Project will incorporate heat island reduction strategies for 50 percent of the Project Site hardscapes or provide 100 percent structured parking and incorporate heat island reduction strategies for the Project roof areas.
- The Project will promote alternatives to conventionally fueled automobiles by designating a minimum of 8 percent of on-site non-residential parking for carpool and/or alternative-fueled vehicles and shall pre-wire, or install conduit and panel capacity for a minimum of 30 percent of the Code-required parking spaces, with

10 percent of the Code-required spaces further improved with electric vehicle charging stations.

- The Project will optimize building energy performance with a 20 percent reduction from the LEED Version 4 (v4) baseline consistent with LEED requirements (equivalent to approximately 11.6 percent reduction from the 2016 Title 24 standards).
- The Project will reduce water consumption by 40 percent for indoor water and 100 percent for outdoor water from the LEED v4 usage baseline. The reductions would be achieved through potential strategies such as the installation of water efficient fixtures that exceed applicable standards and water efficient landscaping.
- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction; Operation
- **Monitoring Frequency:** Once at Project plan check prior to issuance of building permit; Once after completion of LEED Gold Certification commissioning activities
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; Post-construction documentation that indicates the Project operates within the expected parameters to achieve the number of points required for LEED Gold Certification; Issuance of Certificate of Occupancy

f) Hazards and Hazardous Materials

See Project Design Feature TRAF-PDF-2 (Construction Traffic Management Plan) below.

Mitigation Measures

HAZ-MM-1: Soil Management Plan. The Project Applicant shall retain a qualified environmental consultant to prepare a Soils Management Plan (SMP), which shall be submitted to the Los Angeles Department of Building and Safety (LADBS) for review and approval prior to the commencement of excavation and grading activities. The SMP shall establish policy and requirements for the management and disposal of soils, as well as for any steel structures, including USTs, should they be encountered, during soil-disturbing activities performed at the Project Site (i.e., excavation, grading, trenching, utility installation or repair, and other human activities) that may disturb potentially contaminated soils. The SMP shall describe specific soil- and UST-handling controls required to comply with federal, state, and local, overseeing agencies; prevent unacceptable exposure to contaminated soils or vapors during construction; and prevent the improper disposal of contaminated soils or steel structures.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Pre-construction; Construction (during soil-disturbing activities)
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit; Ongoing with periodic field inspections during construction if impacted material is discovered
- **Action Indicating Compliance:** Issuance of grading permit; Field inspection signoff

g) Noise

Project Design Features

See Project Design Feature TRAF-PDF-2 (Construction Traffic Management Plan) below.

NOI-PDF-1: Impact Pile Driving and Blasting Prohibitions. The Project will not use or allow impact pile drivers and will not require or allow blasting during construction activities.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-off

NOI-PDF-2: Construction Power Sources. Electricity from power poles, where power poles are available, and/or solar-powered generators rather than temporary diesel or gasoline generators will be used during construction. If diesel- or gasoline-powered generators are used, such equipment will be located at least 100 feet away from off-site sensitive land uses (e.g., residences, schools, childcare centers, hospitals, parks, or similar uses), whenever possible, and flexible sound control curtains will be placed around the equipment when in use.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-off

NOI-PDF-3: Outdoor Performance Sound Restrictions. The Project will not require or allow operation of an amplified sound system in the outdoor plaza areas for performances, including the East Site Level 1 Performance Stage. Acoustic performances or ambient music speakers with prerecorded, low-level, background music on the East Site Level 1 Performance Stage will be limited to a sound level equivalent to 85 dBA measured at 25 feet from the performers. Compliance with this performance standard will be ensured through pre-performance noise tests/measurements for performances or

ambient music speakers with potential to exceed the sound level, along with any necessary adjustments to the location and nature of proposed performances or ambient music speakers. Ambient music speakers for use on the Amenity Decks (Level 2) on both the East Site and the West Site will be downward or inward facing and used for background music only.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Ongoing during Project operation
- **Action Indicating Compliance:** Field inspection signoff

NOI-PDF-4: Emergency Generators. Emergency generators will be designed to meet the requirements of LAMC Chapter XI, Section 112.02. Section 112.02 of the LAMC requires that any mechanical system within any zone of the City not cause an increase in ambient noise levels on any other occupied property or if a condominium, apartment house, duplex, or attached business, within any adjoining unit to exceed the ambient noise level by more than 5 dBA.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check prior to building permit; Once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; Field inspection signoff

Mitigation Measures

NOI-MM-1: Setback Distances and Boundary Noise Curtains. Noise and vibration construction equipment whose specific location on the Project Site may be flexible (e.g., compressors and generators) shall be located away from the nearest off-site sensitive land uses (at least 100 feet away), or natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such equipment towards these land uses. Even with natural and/or manmade barriers, in no case shall fixed stationary equipment, stockpiling of construction materials, equipment warm-up areas, water tanks, and equipment storage areas be within 40 feet from the property line of off-site historic buildings. If manmade barriers are to be used, the contractor shall be required to use temporary construction noise barriers, such as sound deadening blankets or curtains, with a height up to 20 feet above ground that shall achieve a performance standard of a minimum 12-dBA insertion loss along the Project Site's boundary where significantly impacted noise-sensitive land uses are within 500 feet of the Project Site. The temporary construction noise barriers shall be installed on or around the Project Site

perimeter and/or along soldier piles that shall be drilled and cast in place during shoring activities. Open access points or gates leading to street frontages, including along Ivar Avenue, Vine Street, and Argyle Avenue, shall be permissible to allow for adequate and safe worker, vehicle, and equipment access to the construction area. The temporary construction noise barriers installed on or around the soldier piles shall remain in-place during ground disturbance activities until exterior vertical building construction commences, when the use of on-site noise-generating heavy-duty construction equipment is prevalent.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once prior to building permit; Once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; Field inspection signoff

NOI-MM-2: Equipment Noise Shielding, Mufflers, and Stationary Curtains. The Project contractor shall use power construction equipment with factory-installed noise shielding and muffling devices. In addition, no impact pile driving shall be utilized; augured, or drilled piles are permitted. Flexible sound control curtains that achieve a performance standard of a minimum 12-dBA insertion loss with appropriate open access points or gates to allow for adequate and safe worker, vehicle, and equipment access shall be placed around all drilling apparatuses, drill rigs, stationary concrete pumps, stationary generators, and jackhammers when in use.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-offs

NOI-MM-3: Construction Liaison. A construction liaison shall be provided to inform the nearby receptors 1, 3, and 5 through 13 when peak noise and vibration activities are scheduled to occur. Two weeks prior to the commencement of construction at the Project Site, notification shall be provided to these receptor properties that discloses the construction schedule, including the various types of activities and equipment that would be occurring throughout the duration of the construction period. The construction liaison shall coordinate with the owner/operator of the Pantages Theatre to minimize disruptions to performances during the performance times starting at 8:00 p.m., Tuesday through Saturday, and 2:00 p.m. on Saturday afternoon from Project construction noise and vibration near the Pantages Theater.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-offs

NOI-MM-4: Vibration Monitoring. The Applicant shall perform structural vibration monitoring during Project construction as follows:

- a) Prior to start of construction, the Applicant shall retain the services of a licensed building inspector or structural engineer, or other qualified professional as approved by the City, to visit the following buildings, which are located either on-site or immediately adjacent to the Project Site, to inspect and document (video and/or photographic) the apparent physical condition of the building's readily-visible features. This includes both historic buildings and non-historic buildings in proximity to the Project Site. For the historic buildings listed below, inspection and documentation shall also be carried out by and in coordination with a qualified preservation consultant. The non-historic buildings are as follows:

- AMDA Vine Building
- Argyle House
- Single-story commercial building at 1718 N. Vine Street (if this building has been issued demolition permits or has already been demolished as part of Related Project No. 2, the provisions of this mitigation measure do not apply to this structure)

The historic buildings are as follows:

- Capitol Records Building (on-site)
- Gogerty Building (on-site)
- Pantages Theatre (off-site)
- Avalon Hollywood (off-site)
- 6316-24 Yucca Street/Art Deco Building Storefront (off-site)

- b) The Applicant shall retain the services of a qualified acoustical engineer and/or structural engineer to develop and implement a vibration monitoring program during the site demolition and grading/excavation, capable of documenting the construction-related ground vibration levels at the buildings listed above. The vibration monitoring systems shall be placed at receptor building façades closest to Project construction activity or placed at a representative location if a receptor building façade is not accessible and shall continuously measure (in vertical and horizontal directions) and store the peak particle velocity (PPV) in inch/second.

The systems shall also be programmed for two preset velocity levels: a warning level of 0.09 inch/second (PPV) for the off-site historic structures, 0.15 inch/second (PPV) for the single-story commercial building at 1718 N. Vine Street (not required if this building has been issued demolition permits or has already been demolished as part of Related Project No. 2), 0.25 inch/second (PPV) for the AMDA Vine Building, and 0.45 inch/second (PPV) for the Capitol Records Building, Gogerty Building, and the Argyle House and a regulatory level of 0.12 inch/second (PPV) for the off-site historic structures, 0.2 inch/second (PPV) for the single-story commercial building at 1718 N. Vine Street (not required if this building has been issued demolition permits or has already been demolished as part of Related Project No. 2), 0.30 inch/second (PPV) for the AMDA Vine Building, and 0.50 inch/second (PPV) for the Capitol Records Building, Gogerty Building, and the Argyle House. In cases where a receptor building façade is not accessible, the two preset velocity levels shall be programmed at equivalent levels based on distance and soil characteristics that affect vibration transmission over that distance. The systems shall also provide real-time alert when the vibration levels exceed the two preset levels. The noise and vibration monitoring program shall include a description of the monitoring equipment specifications, calibration certificates, exact monitoring locations (which shall be coordinated with the property owners for the buildings listed in “a.” above), and protocols for data collection, reporting, alerting, maintenance and calibration, and unplanned outage. Selected monitoring systems shall be capable of unmanned operation during periods of on-site Project construction activity, with internal storage and remote data download. Systems shall be capable of measuring the inch/second PPV in all three axes (vertical and two horizontal) simultaneously. The monitoring program shall specify the protocols for threshold exceedance, including, but not be limited to, which personnel are designated to receive alerts, how the alerts shall be sent (text message, email, etc.), and how the vibration event shall be documented and reported. The program shall include regular reporting no less frequently than weekly.

- c) The vibration monitoring program shall be submitted, for review and approval to the Department of Building and Safety, prior to initiating any construction activities.
- d) In the event the warning level (i.e., 0.09, 0.15, 0.25, and 0.45 inch/second [PPV], or equivalent levels) is triggered, the contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level, including but not limited to staggering concurrent vibration-generating construction activities (if doing so would not pose a safety risk to personnel or damage risk to buildings or facilities) and utilizing lower vibratory techniques.
- e) In the event the regulatory level (i.e., 0.12, 0.20, 0.30, and 0.50 inch/second [PPV], or equivalent levels) is triggered, the contractor shall identify the source of vibration generation and implement feasible steps identified in Item “d” above to reduce the vibration level from construction activities to avoid or minimize damage

from construction activities in the vicinity of the building. The contractor shall visually inspect the building for any damage. Results of the inspection must be logged.

- f) In the event damage occurs to the historic features of historic buildings due to construction vibration, such features/materials shall be repaired in consultation with a qualified preservation consultant, and, if warranted, in a manner that meets the Secretary of the Interior's Standards.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check; Periodic field inspections; Prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Plan approval and issuance of applicable demolition or building permit; Issuance of Certificate of Occupancy; Field inspection sign-offs

h) Fire Protection

See Project Design Features TRAF-PDF-2 (Construction Traffic Management Plan) and TRAF-PDF-3 (Construction Worker Parking Plan) below.

i) Police Protection

Project Design Features

See Project Design Features TRAF-PDF-2 (Construction Traffic Management Plan) and TRAF-PDF-3 (Construction Worker Parking Plan) below.

POL-PDF-1: Security Features During Construction. Private security personnel will monitor vehicle and pedestrian access to the construction areas and patrol the Project Site, construction fencing with gated and locked entry will be installed around the perimeter of the construction site, and security lighting will be provided in and around the construction site.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-offs

POL-PDF-2: Security Features During Operation. During operation, the Project will incorporate a 24-hour/seven-day security program to ensure the safety of its residents, employees, patrons, and site visitors. The Project's security will include, but not be limited to, the following design features:

- a. Installing and utilizing a 24-hour security camera network throughout the underground and above-ground parking garages, the elevators, the common and amenity spaces, the lobby areas, and the rooftop and ground level outdoor open spaces. All security camera footage will be maintained for at least 30 days, and such footage will be provided to the LAPD, as needed.
 - b. Full-time security personnel. Duties of the security personnel will include, but would not be limited to, assisting residents and visitors with Project Site access, monitoring entrances and exits of buildings, and managing and monitoring fire/life/safety systems.
 - c. Staff training and building access/design to assist in crime prevention efforts and to reduce the demand for police protection services.
 - d. Controlled access to all housing units, hotel areas, and residential common open space areas through the use of key cards, site security and/or other means, as appropriate.
 - e. Maintenance of unrestricted access to commercial/restaurant uses, publicly accessible open space areas, and the paseo during business hours, with public access (except for authorized persons) prohibited after the businesses have closed via the use of gates, signage security patrols and/or other means determined appropriate.
 - f. Lighting of entryways, publicly accessible areas, and common building and open space areas associated with the housing units and hotel rooms for security purposes.
 - g. Regarding public events in the open space areas, following event completion and attendee dispersal, barricades to be placed on the stages, and regularly scheduled security patrols, as well as camera surveillance, to reduce the potential for undesirable activities within the publicly accessible open space.
- **Enforcement Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Pre-construction; Construction
 - **Monitoring Frequency:** Once at Project plan check; Once prior to issuance of Certificate of Occupancy
 - **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

j) Transportation

Project Design Features

TRAF-PDF-1: Transportation Demand Management (TDM) Program. The Applicant will implement a TDM Program aimed at discouraging single-occupancy vehicle trips and encouraging alternative modes of transportation, such as carpooling, taking transit, walking, and biking. The TDM Program will be subject to review and approval by the Los Angeles Department of City Planning and LADOT. The exact measures to be implemented will be determined when the Program is prepared, prior to issuance of a final certificate of occupancy for the Project. The strategies in the TDM Program will include, but are not necessarily limited to:

Parking

- Unbundle residential parking and price according to market rate
- Unbundle commercial parking coupled with pricing workplace parking and parking cash-out
- Contribute to LADOT Express Park program to upgrade local parking meter technology
- Daily parking discount for Metro Commuters

Transit

- Provide a location on-site at which to purchase Metro passes and display bus information
- Transit subsidies (available to residents and commercial employees) up to 50 percent of the cost of a monthly pass
- Provide parking spaces for monthly lease to non-resident Metro park-and-ride users
- Provide discounted daily parking to non-resident Metro transit pass holders
- Immediately adjacent Metro bus stop upgrades, which could include, but not limited to, street furniture, signage, and/or other transit-related information

Commute Trip Reductions

- Commute trip reduction program:
 - Rideshare (carpool/vanpool) matching and preferential parking
 - Guaranteed ride home (e.g., monthly Uber/Lyft/taxi reimbursement)
 - Encourage alternative work schedules and telecommuting for project residents
 - Business center/work center for residents working at home

Shared Mobility

- On-site car share
- Rideshare matching
- On-site bike share station with subsidized or free membership (residents, employees); on-site guest bike share service (hotel) (if/when public bike share comes to Hollywood)
- Coordination with LADOT Mobility Hub program

Bicycle Infrastructure

- Develop a bicycle amenities plan
- Bicycle parking (indoors and outdoors)
- Bike lockers, showers, and repair station
- Convenient access to on-site bicycle facilities (e.g., wayfinding, etc.)
- Contribution towards City's Bicycle Plan Trust Fund

Site Design

- Integrated pedestrian network within and adjacent to site (e.g., transit-, bike-, pedestrian-friendly)
- External and internal multimodal wayfinding signage

Education & Encouragement

- Transportation information center, kiosks and/or other on-site measures, such as providing a Tenant Welcome Package (i.e., all new residents receive information on available alternative modes and ways to access destinations)
- Tech-enabled mobility: incorporating commute planning, on-demand rideshare matching, shared-ride reservations, real-time traffic/transit information, push notifications about transportation choices, interactive transit screens, etc.
- Marketing and promotions (including digital gamification – participants can log trips for prizes, promotions, discounts for local merchants, incentives, etc.)

Management

- On-site TDM Program coordinator and administrative support
- Conduct user surveys
- Join future Hollywood Transportation Management Organization (TMO)

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction; Operation
- **Monitoring Frequency:** Once prior to issuance of building permit; Periodic field inspections
- **Action Indicating Compliance:** Approval of Transportation Demand Management Program from the City of Los Angeles Department of City Planning and Los Angeles Department of Transportation prior to issuance of building permit; Issuance of Certificate of Occupancy; Field inspection sign-offs

TRAF-PDF-2: Construction Traffic Management Plan. Prior to the issuance of a building permit for the Project, a detailed Construction Management Plan (CMP), including street closure information, a detour plan, haul routes, and a staging plan, will be prepared and submitted to the City for review and approval. The CMP will formalize how construction will be carried out and identify specific actions that will be required to reduce effects on the surrounding community. The CMP will be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site. Construction management meetings with City Staff and other surrounding construction-related project representatives (i.e., construction contractors), whose projects will potentially be under construction at around the same time as the Project, will be conducted bimonthly, or as otherwise determined appropriate by City Staff. This coordination will ensure construction activities of the concurrent related projects and associated hauling activities are managed in collaboration with one another and the Project. The CMP will include, but not be limited to, the following elements as appropriate:

- As traffic lane, parking lane and/or sidewalk closures are anticipated, worksite traffic control plan(s), approved by the City of Los Angeles, will be developed and implemented to route vehicular traffic, bicyclists, and pedestrians around any such closures.
- Ensure that access will remain unobstructed for land uses in proximity to the Project Site during project construction.
- Coordinate with the City and emergency service providers to ensure adequate access, including emergency access, is maintained to the Project Site and neighboring businesses and residences. Emergency access points will be marked accordingly in consultation with LAFD, as necessary.
- Provide off-site truck staging in a legal area furnished by the construction truck contractor. Anticipated truck access to the Project Site will be off Ivar Avenue, Vine Street, and Argyle Avenue.

- Schedule deliveries and pick-ups of construction materials during non-peak travel periods to the extent possible and coordinate to reduce the potential of trucks waiting to load or unload for protracted periods.
- As parking lane and/or travel lane closures are anticipated, worksite traffic control plan(s), approved by the City of Los Angeles, should be implemented to route vehicular traffic, bicyclists, and pedestrians around any such closures.
- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once prior to issuance of building permit; Periodic field inspections
- **Action Indicating Compliance:** Approval of Construction Traffic Management Plan from the Los Angeles Department of Transportation prior to issuance of building permit; Field inspection sign-offs

TRAF-PDF-3: Construction Worker Parking Plan. The Applicant will prepare a Construction Worker Parking Plan prior to commencement of construction to identify and enforce parking location requirements for construction workers. The Construction Worker Parking Plan will include, but not be limited to, the following elements as appropriate:

- During construction activities when construction worker parking cannot be accommodated on the Project Site, the plan will identify alternate parking location(s) for construction workers and the method of transportation to and from the Project Site (if beyond walking distance) for approval by the City 30 days prior to commencement of construction.
- Construction workers will not be permitted to park on street.
- All construction contractors will be provided with written information on where their workers and their subcontractors are permitted to park and provide clear consequences to violators for failure to follow these regulations.
- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once prior to issuance of building permit; Periodic field inspections
- **Action Indicating Compliance:** Approval of Construction Worker Parking Plan from the Los Angeles Department of Transportation prior to issuance of building permit; Field inspection signoffs

k) Water Supply

Project Design Features

See Project Design Feature TRAF-PDF-2 (Construction Traffic Management Plan) above.

WS-PDF-1: Water Conservation Features. The Project will provide the following specific water efficiency features:

- ENERGY STAR Certified Residential Clothes Washers – Front-loading, capacity of 4.5 cubic feet, with Integrated Water Factor of 2.8.
- ENERGY STAR Certified Commercial Clothes Washers – Front-loading, capacity of 4.5 cubic feet, with Integrated Water Factor of 2.8.
- ENERGY STAR Certified Residential Dishwashers – Standard with 3.2 gallons/cycle.
- High-Efficiency Toilets (dual flush) with a flush volume of 0.8 gallons per flush for liquid waste and 1.28 gallons per flush for solid waste. Per Ordinance No. 180,822, Section 125,02, the toilets would have an effective flush volume of 0.96 gallons per flush.
- Install a meter on the pool make-up line so water use can be monitored and leaks can be identified and repaired.
- Landscaping – Approximately 52 percent of the total proposed landscaping is classified as low water use. Approximately 18 percent of the total proposed landscaping is classified as very low water use, which is considered drought-tolerant enough to require no irrigation by Model Water Efficient Landscape Ordinance.
- Leak Detection System for swimming pools and Jacuzzi.
- Overhead spray (8 percent) and drip irrigation (92 percent) for landscaped areas.
- Pool splash troughs around the perimeter that drain back into the pool.
- Proper Hydro-zoning/Zoned Irrigation.
- Reuse pool backwash water for irrigation.
- Water-Saving Pool Filter.
- Waterless urinals for commercial uses
- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction; Operation

- **Monitoring Frequency:** Once at Project plan check prior to issuance of building permit; Once prior to issuance of final Certificate of Occupancy
- **Action Indicating Compliance:** Approval of plans and issuance of applicable building permit; Issuance of Final Certificate of Occupancy

I) Energy Conservation and Infrastructure

See Project Design Features GHG-PDF-1 (Green Building Features) and WS-PDF-1 (Water Conservation Features) above.

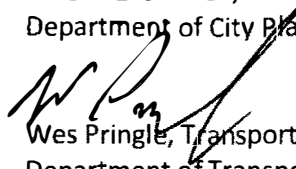
EXHIBIT C-1
CPC-2018-2114
LADOT MEMO FOR
ORIGINAL PROJECT
APRIL 10, 2020

CITY OF LOS ANGELES
INTER-DEPARTMENTAL MEMORANDUM

1720 N. Vine Street
LADOT Case #CEN18-47441

Date: April 10, 2020

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

From:  Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION IMPACT ANALYSIS FOR THE PROPOSED HOLLYWOOD CENTER
MIXED-USE PROJECT AT 1720 NORTH VINE STREET**

The Department of Transportation (DOT) reviewed the traffic analysis, dated March 2019, prepared by Fehr & Peers, for the proposed Hollywood Center mixed-use project located at parcels of 1720, 1749, 1750, and 1770 Vine Street, 1770 Ivar Avenue, and 1733 North Argyle Avenue. However, 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. A VMT analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, access to diverse land-uses, and the development of multi-modal networks. Therefore, in response to this action and at the City's request, the applicant submitted a VMT analysis on April 2020, that replaced the previous analysis submitted on March 2019. 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.

DISCUSSION AND FINDINGS

A. Project Description

The proposed mixed-use project development will take place on an approximately 4.46 acres site. The project site is bounded by Ivar Avenue to the west, Yucca Street to the north, Hollywood Boulevard to the south, and Argyle Avenue to the east. Vine Street bisects the project through the middle, which creates two development subareas (West site and East site) as shown in **Attachment 1**. The project would preserve approximately 114,303 square feet (sf) of floor area contained within the existing Capitol Records Building and the Gogerty Building. The project scope will demolish approximately 1,237 sf of commercial building and replace existing parking lots to develop a mix of land uses. Four new buildings are proposed, including a 35-story building located on the West site, a 46-story building located on the East site, and two 11-story senior housing affordable housing buildings, one building located on each site. The study included the analysis of two different project alternative proposals and two built out options for Year 2027 and Year 2040.

The proposed development under the residential option project, would include 1,005 residential dwelling units, of which 872 will be market-rate units and 133 senior affordable housing units, approximately 30,176 sf of commercial space, an outdoor performing space, and 120,175 sf of

common and private residential and publicly accessible open space. Under the proposed hotel option project, 104 residential market-rate units under the residential scenario will be replaced with a 220-room hotel. The proposed hotel project would include 884 residential dwelling units, of which 768 market-rate units and 116 senior affordable housing units, a 220-room hotel, approximately 30,176 sf commercial space, an outdoor performing space, and approximately 120,175 sf of common and private residential and publicly accessible open space.

B. CEQA Screening Threshold

Prior to accounting for trip reductions resulting from the application of Transportation Demand Management (TDM) Strategies, a trip generation analysis was conducted to determine if the project would exceed the net 250 daily vehicle trips screening threshold. Using the City of Los Angeles VMT Calculator tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers' (ITE's) Trip Generation, 9th Edition manual as well as applying trip generation adjustments when applicable, based on sociodemographic data and the built environment factors of the project's surroundings, it was determined that the two different project alternative proposals **does** exceed the net 250 daily vehicle trips threshold. A copy of DOT's TAG screening evaluation table, is provided as **Attachment 2** to this report.

Additionally, the analysis included further discussion of the transportation impact thresholds:

- T-1 Conflicting with plans, programs, ordinances, or policies
- T-2.1 Causing substantial vehicle miles traveled
- T-2.2 Substantially inducing additional automobile travel
- T-3 Substantially increasing hazards due to a geometric design feature or incompatible use.

A Project's impacts per Thresholds T-2.1 and 2.2 are determined by using the VMT calculator and are discussed above. The assessment determined that the project would **not** have a significant transportation impact under any of the above thresholds.

C. Transportation Impacts

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 a criteria in determining transportation impacts under CEQA. The new DOT Transportation Assessment Guidelines (TAG) provide instructions on preparing transportation assessments for land use proposals and defines the significant impact thresholds.

The DOT VMT Calculator tool measures project impact in terms of Household VMT per Capita, and Work VMT per Employee. DOT and the City Council adopted distinct thresholds for significant VMT impacts for each of the seven Area Planning Commission (APC) areas in the City. For the Central APC area, in which the project is located, the following thresholds have been established:

- Household VMT per Capita: 6.0
- Work VMT per Employee: 7.6

As cited in the VMT Analysis report, prepared by the Fehr & Peers. The VMT projections for the proposed residential project are 5.0 Household VMT and 4.6 Work VMT. The VMT projections for the proposed hotel project are 4.9 Household VMT and 5.4 Work VMT. **Therefore, it is concluded that implementation of either of the two different project alternatives would result in no significant Household and Work VMT impact.** A copy of the VMT Calculator summary reports is provided as **Attachment 3 through 6** to this report.

D. Safety, Access and Circulation

During the preparation of the new CEQA guidelines, the State's Office of Planning and Research stressed that lead agencies can continue to apply traditional operational analysis requirements to inform land use decisions provided that such analyses were outside of the CEQA process. The authority for requiring non-CEQA transportation analysis and requiring improvements to address potential circulation deficiencies, lies in the City of Los Angeles' Site Plan Review authority as established in Section 16.05 of the Los Angeles Municipal Code (LAMC), Section 16.05. Therefore, DOT continues to require and review a project's site access, circulation, and operational plan to determine if any safety and access enhancements, transit amenities, intersection improvements, traffic signal upgrades, neighborhood traffic calming, or other improvements are needed. In accordance with this authority, the project has completed a circulation analysis using a "level of service" screening methodology that indicates that the trips generated by the proposed development will likely result in adverse circulation conditions at several locations. DOT has reviewed this analysis and determined that it adequately discloses operational concerns. A copy of the circulation analysis table that summarizes these potential deficiencies is provided as **Attachment 7 through 10** to this report.

PROJECT REQUIREMENTS

A. Corrective Measures (Non-CEQA Analysis)

Per DOT's Transportation Assessment Guidelines, a CEQA and non-CEQA analysis were conducted for the project. The Traffic Study non-CEQA access and circulation analysis included a review of current and potential future deficiencies that may result from the project. To address these non-CEQA deficiencies, the applicant has agreed to fund the following corrective measures under a development agreement:

- One time financial contribution to the City of Los Angeles Department of Transportation (LADOT) to be used in the implementation of the Mobility Hub in the general area of the project.
- One time financial contribution to City's Bicycle Plan Trust Fund to implement bicycle improvements in the vicinity of the project.
- Financial contribution towards Transportation System Management improvements within the project area.
- Financial contribution to fund for constructing approved Neighborhood Traffic Management measures within the project area.

1. Transportation Demand Management (TDM) Program

The purpose of a TDM plan is to reduce the use of single occupant vehicles (SOV) by increasing the number of trips by walking, bicycle, carpool, vanpool and transit. A TDM plan should include design features, transportation services, education, and incentives intended to reduce the amount of SOV during commute hours. Through strategic building design and orientation, this project can facilitate access to transit, can provide a pedestrian-friendly environment, can promote non-automobile travel and can support the goals of a trip-reduction program.

A preliminary TDM program shall be prepared and provided for DOT review prior to the issuance of the first building permit for this project and a final TDM program approved by DOT is required prior to the issuance of the first certificate of occupancy for the project. The TDM program should include, but not be limited to, the following strategies:

- Unbundle residential parking and price according to market rate;
- Unbundle commercial parking coupled with pricing workplace parking and parking cash-out;
- Contribute to LADOT Express Park program to upgrade local parking meter technology;
- Daily parking discount for Metro Commuters;
- Provide a location on-site at which to purchase Metro passes and display bus info;
- Transit subsidies (available to residents and commercial employees) up to 50% of the cost of a monthly pass;
- Provide parking spaces for monthly lease to non-resident Metro park n rider users;
- Provide discounted daily parking to non-resident Metro transit pass Holders;
- Immediately adjacent Metro bus stop upgrades;
- Commute trip reduction program:
 - rideshare (carpool/vanpool) matching and preferential parking
 - guaranteed ride home (e.g., monthly Uber/Lyft/taxi reimbursement)
 - encourage alternative work schedules and telecommuting for project residents
- Business center/work center for residents working at home;
- On-site car share;
- Rideshare matching;
- On-site bike share station with subsidized or free membership (residents, employees); bike share service (for hotel guest, if/when public bike share comes to Hollywood)
- Coordination with LADOT Mobility Hub program;
- Develop a bicycle amenities plan;
- Bicycle parking (indoors & outdoors);
- Bike lockers, showers, and repair station;
- Convenient access to on-site bicycle facilities (wayfinding, etc.);
- Integrated pedestrian network within and adjacent to site (transit, bike, ped friendly);
- External and internal multimodal wayfinding signage;

- Transportation information center, kiosks and/or other on-site measures such as providing a Tenant;
- Welcome Package (all new residents receive information on available alternative modes and ways to access destinations);
- Tech-enabled mobility: incorporating commute planning, on-demand rideshare matching, shared-ride reservations, real-time traffic/transit information, push notifications about transportation choices, interactive transit screens, etc;
- Marketing and promotions (including digital gamification – participants can log trips for prizes, promotions, discounts for local merchants, incentives, etc.);
- On-site TDM program coordinator and administrative support;
- Conduct user surveys;
- Record a Covenant and Agreement to ensure that the TDM program will be Maintained;
- Join future Hollywood Transportation Management Organization (TMO);

2. Transportation Systems Management (TSM) Improvements

The project would contribute toward TSM improvements within the Hollywood area that may be considered to better accommodate intersection operations and increase network capacity throughout the study area. LADOT's ATSAC Section has identified the following improvements within the project area:

- New 3" conduits, new 48SM fiber optic cables, new 25 pair interconnect cables. The proposed TSM improvements route will be from Gower Street and Sunset Boulevard, north on Gower Street, west on Hollywood Boulevard, to Highland Avenue and Hollywood Boulevard.

These improvements would increase capacity for additional (CCTV) cameras for real-time video monitoring of intersection, corridor, transit, and pedestrian operations in the Hollywood Area. Collectively, these TSM improvements provide a system wide benefit by reducing delays experienced by motorists at study intersections.

Should the project be approved, then a final determination on how to implement the TSM improvements listed above will be made by DOT prior to the issuance of the first building permit. These TSM improvements will be implemented either by the applicant through the B-Permit process of the Bureau of Engineering (BOE).

If the upgrades are implemented by the applicant through the B-Permit process, then these TSM improvements must be guaranteed prior to the issuance of any building permit and completed prior to the issuance of any certificate of occupancy. Temporary certificates of occupancy may be granted in the events of any delay through no fault of the applicant, provided that, in each case, the applicant has demonstrated reasonable efforts and due diligence to the satisfaction of DOT.

3. Neighborhood Traffic Management (NTM) Program

The traffic study identified the following neighborhood street as a location that can potentially experience an increase in vehicle traffic due to project related trips:

1. Yucca Street – east of Vista Del Mar

In order to address this potential impact, the applicant shall fund implementation of a Neighborhood Traffic Management Program (NTMP). The Program shall be developed in cooperation with LADOT, Council District 13 staff and affected neighborhood residents.

The Program shall include an implementation plan that sets key milestones and identifies a proposed process in developing a NTM plan for the location. Typical NTM physical measures may include, but are not limited to, traffic circles, speed humps, installation of barriers, speed tables, chicanes, chokers, roadway narrowing effects (raised medians, etc.), landscaping features, roadway striping changes, and or operational measures such as turn restrictions, speed limits, and installation of stop signs.

The NTMP should be formalized through an agreement between the applicant and LADOT prior to the issuance of the first building permit for this project. The agreement should include a funding guarantee and outreach process, selection and approval criteria for any evaluated NTM measures and an implementation phasing plan.

The final implementation plan, if consensus is reached among the stakeholders, would be subject to review and approval by DOT's Hollywood District Office and it would be the applicant's responsibility to implement any approved NTM measures through the Bureau of Engineering's B-permit process.

- B. Additional Requirements and Considerations

To comply with the transportation and mobility goals and provisions of adopted City plans and ordinances, the applicant should be required to implement the improvements listed below.

1. **Traffic Signal Warrant Analysis**

In the preparation of traffic studies, DOT guidelines indicate that unsignalized intersections should be evaluated solely to determine the need for the installation of a traffic signal or other traffic control device. When choosing which unsignalized intersections to evaluate in the study, intersections that are adjacent to the project or that are integral to the project's site access and circulation plan should be identified. This traffic study included traffic signal warrant analyses for one unsignalized intersection and one project driveway: Argyle Avenue and US-101 Southbound on-ramp (am and pm peak hours), and Argyle Avenue and Carlos Avenue/Project Driveway (am and pm peak hours). According to the analysis, a traffic signal at the project driveway Argyle Avenue and Carlos Avenue/Project Driveway is warranted as it satisfies the peak hour volume warrant for a signal based on future projected traffic volumes. The project would fund the implementation of traffic signal at the project driveway: Argyle Avenue and Carlos Avenue/Project Driveway.

Any proposed signal installation is subject to final approval by LADOT. During the building permit approval process for this project, the applicant should work with DOT's Hollywood District Office for a final determination on the need for traffic signal at the location. The satisfaction of a traffic signal warrant does not in itself require the

installation of a signal. Other factors relative to safety, traffic flow, signal spacing, coordination, etc. should be considered. If DOT makes the determination that a traffic signal is warranted and needed at either intersection, then the applicant would be responsible to design and install the new signal.

C. Implementation of Improvements Measures

The applicant should be responsible for the cost and implementation of any necessary traffic signal equipment modifications, bus stop relocations and lost parking meter revenues associated with the proposed transportation improvement described above. All proposed street improvement and associated traffic signal work within the City of Los Angeles must be **guaranteed** through BOE's B-Permit process, prior to the issuance of any building permit and **completed** prior to the issuance of any certificate of occupancy. Temporary certificates of occupancy may be granted in the event of any delay through no fault of the applicant, provided that, in each case, the applicant has demonstrated reasonable efforts and due diligence to the satisfaction of DOT. Prior to setting the bond amount, BOE shall require that the developer's engineer or contractor contact DOT's B-Permit Coordinator, at ladot.planprocessing@lacity.org, to arrange a pre-design meeting to finalize the proposed design needed for the project. If a proposed traffic mitigation measure does not receive the required approval during plan review, a substitute mitigation measure may be provided subject to the approval of LADOT or other governing agency with jurisdiction over the mitigation location, upon demonstration that the substitute measure is environmentally equivalent or superior to the original measure in mitigating the project's significant traffic impact. To the extent that a mitigation measure proves to be infeasible and no substitute mitigation is available, then a significant traffic impact would remain.

D. Highway Dedication and Street Widening Requirements

Per the new Mobility Element of the General Plan, **Ivar Avenue**, a Local Street - Standard, would require a 18 -foot half-width roadway within a 30-foot half-width right-of-way; **Hollywood Boulevard**, a Avenue I, would require a 35-foot half-width roadway within a 50-foot half-width right-of-way; **Yucca Street**, west of Vine Street is a Avenue II, would require a 28-foot half-width roadway within a 43-foot half-width right-of-way, east of Vine Street is a Local Street - Standard, would require a 18 -foot half-width roadway within a 30-foot half-width right-of-way; **Argyle Avenue**, a Local Street - Standard, would require a 18 -foot half-width roadway within a 30-foot half-width right-of-way; **Vine Street**, a Avenue II, would require a 37.5-foot half-width roadway within a 52.5-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine if other applicable highway dedication, street widening and/or sidewalk requirements for this project.

E. Parking Requirements

The traffic study indicated that the project would provide a total of 1,521 vehicle parking spaces, and a total of 551 bicycle parking spaces under the residential project option, and 554 bicycle parking spaces under the hotel project option. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for this project.

F. Construction Impacts

DOT recommends that a construction work site traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to <http://ladot.lacity.org/what-we->

[do/plan-review](#) to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related truck traffic be restricted to off-peak hours, to the extent feasible.

G. Project access

Vehicular access to the Project Site would be provided by driveways located on Ivar Avenue, Yucca Street, and Argyle Avenue. Access to the West Site, would be through a stop-controlled full access driveway that will serve residential/visitors, and a service loading driveway located north of the residential driveway, both located along Ivar Avenue. The project proposes to signalize a project driveway located opposite Carlos Avenue along Argyle Avenue, to provide residential and visitors' access to the East Site. The service loading driveway would be through an existing curb cut that provides access to the alley way along Argyle Avenue. The existing driveway on Yucca Street, would continue to operate as a full access driveway and provide access to the Capitol Records Building and the Gogerty Building parking lot.

H. Driveway Access and Circulation

The proposed site plans illustrated in **Attachment 11 and 12** are acceptable to DOT; however, review of the study does not constitute approval of internal circulation schemes and driveway dimensions. Those require separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section 201 N. Figueroa Street, 5th Floor, Room 550, at (213) 482-7024. Driveway placement and design shall be approved by the Department of City Planning in consultation with DOT, prior to issuance of a Letter of Determination by the Department of City Planning. Any changes to the project's site access, circulation scheme, or loading/unloading area after issuance of this report would require separate review and approval and should be coordinated as well. In order to minimize potential building design changes, the applicant should contact DOT for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans.

I. Development Review Fees

Section 19.15 of the Los Angeles Municipal Code identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Eduardo Hermoso of my staff at (213) 482-7024.

Attachments

J:\Letters\2020\CEN 18-47441_1720 N Vine St_mu_vmt_.docx

c: Craig Bullock, Council District 13
Matthew Masuda, Central District, BOE
Bhuvan Bajaj, Hollywood-Wilshire District Office, DOT
Taimour Tanavoli, Case Management, DOT
Tom Gaul, Fehr and Peers

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
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T: 212.875.4900
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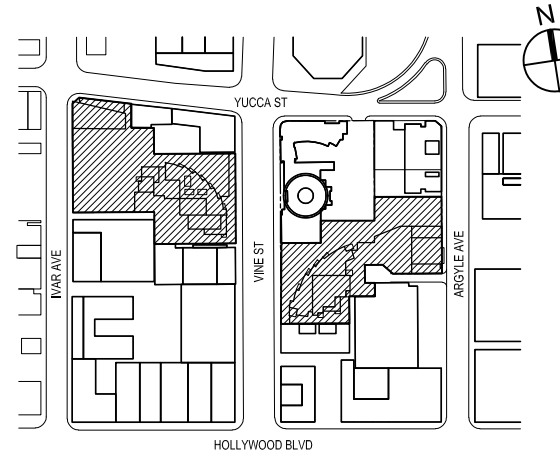
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10021
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 5TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPEF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
1	APRIL 2018	ENTITLEMENT SUBMISSION
2	11/05/2019	ARGYLE ACCESS REDESIGN

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

SITE PLAN

DRAWING NO:

A-100

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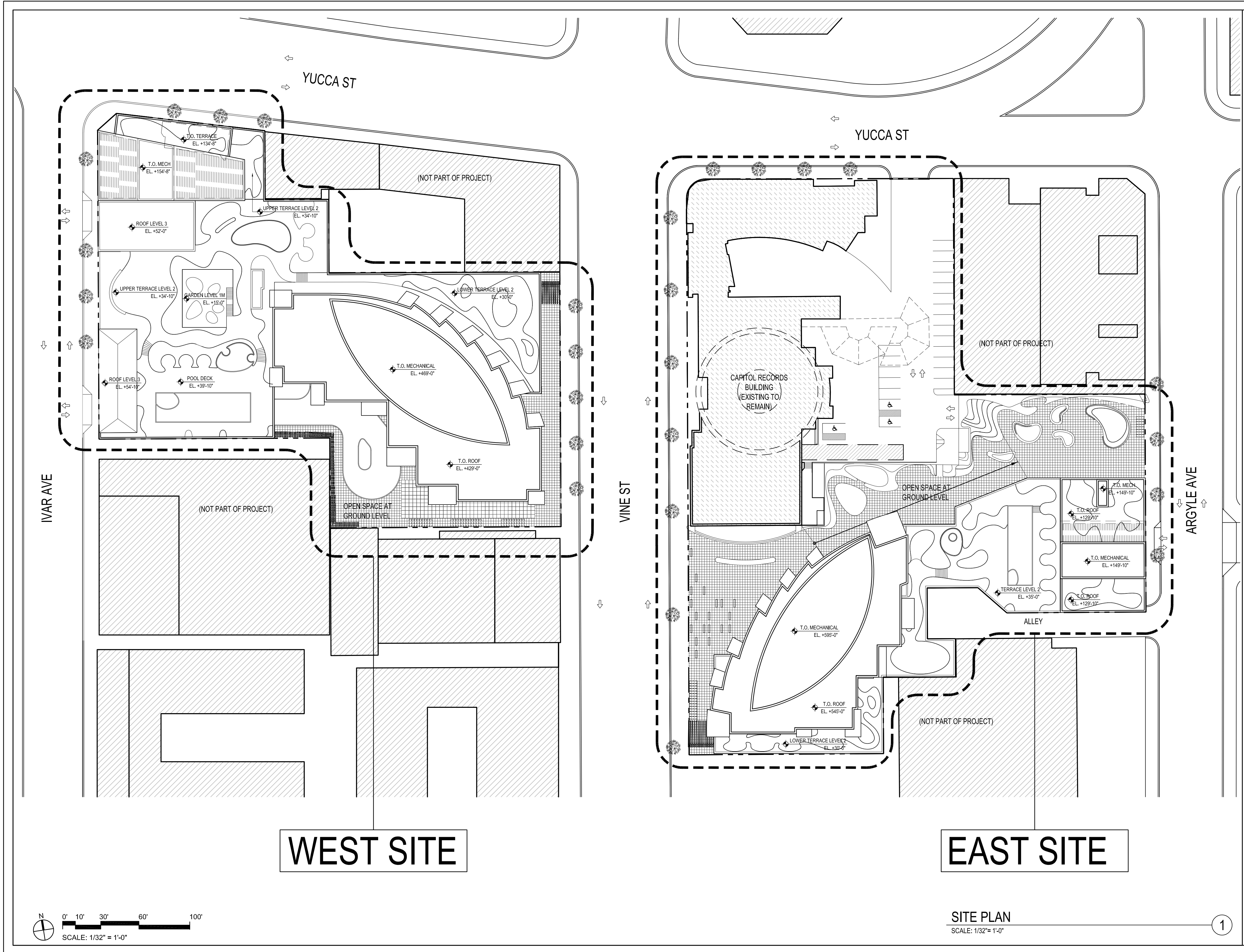


Figure 2A
Site Plan

LADOT TAG SCREENING EVALUATION
(Based on LADOT TAG, July 2019)

Project: Hollywood Center

Analyst: M. Nunez

Date: 10/10/19

Screening Criteria	Screening Evaluation	Analysis Required?
2.1 CONFLICTING WITH PLANS, PROGRAMS, ORDINANCES, OR POLICIES		
<p><i>If the project requires a discretionary action, and the answer is yes to any of the following questions, further analysis will be required to assess whether the proposed project would negatively affect existing pedestrian, bicycle, or transit facilities:</i></p> <ol style="list-style-type: none"> 1. <i>Would the project generate a net increase of 250 or more daily vehicle trips?</i> 2. <i>Is the project proposing to, or required to make any voluntary or required, modifications to the public right-of-way (i.e., street dedications, reconfigurations of curb line, etc.)?</i> 3. <i>Is the project on a lot that is 0.5-acre or more in total gross area, or is the project's frontage along a street classified as an Avenue or Boulevard (as designated in the City's General Plan), 250 linear feet or more, or is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard by the City's General Plan?</i> 	<ol style="list-style-type: none"> 1. Yes 2. Yes 3. Yes 	<p align="center">Yes, See Transportation Analysis Report Chapter 4</p>
2.2 CAUSING SUBSTANTIAL VEHICLE MILES TRAVELED		
<p><i>If the project requires a discretionary action, and the answer is no to either T-2.1-1 or T-2.1-2, further analysis will not be required for Threshold T-2.1, and a "no impact" determination can be made for that threshold:</i></p> <ol style="list-style-type: none"> 1. <i>T-2.1-1: Would the land use project generate a net increase of 250 or more daily vehicle trips?</i> 	<ol style="list-style-type: none"> 1. Yes 2. Yes 3. No 	<p align="center">Yes, See Transportation Analysis Report Chapter 4</p>

<p>2. T-2.1-2: Would the project generate a net increase in daily VMT?</p> <p><i>In addition to the above screening criteria, the portion of, or the entirety of a project that contains small-scale or local serving retail uses are assumed to have less than significant VMT impacts. If the answer to the following question is no, then that portion of the project meets the screening criteria and a no impact determination can be made for the portion of the project that contains retail uses. However, if the retail project is part of a larger mixed-use project, then the remaining portion of the project may be subject to further analysis in accordance with the above screening criteria. Projects that include retail uses in excess of the screening criteria would need to evaluate the entirety of the project's vehicle miles traveled, as specified in Section 2.2.4.</i></p> <p>3. <i>If the project includes retail uses, does the portion of the project that contain retail uses exceed a net 50,000 square feet?</i></p> <p><i>Independent of the above screening criteria, and the project requires a discretionary action, further analysis will be required if the following statement is true:</i></p> <p>4. <i>Would the Project or Plan located within a one-half mile of a fixed-rail or fixed-guideway transit station replace an existing number of residential units with a smaller number of residential units?</i></p>	<p>4. No</p>	
2.3 SUBSTANTIALLY INDUCING ADDITIONAL AUTOMOBILE TRAVEL		
<p><i>If the answer is no to the following question, further analysis will not be required for Threshold T-2.2, and a no impact determination can be made for that threshold:</i></p> <p>1. T-2.2: <i>Would the project include the addition of through traffic lanes on existing or new highways, including general purpose lanes, high-occupancy vehicle (HOV) lanes, peak period lanes, auxiliary lanes, and lanes through grade-separated interchanges (except managed lanes, transit lanes, and auxiliary lanes of less than one mile in length designed to improve roadway safety)?</i></p>	<p>1. No</p>	<p>No</p>
2.4 SUBSTANTIALLY INCREASING HAZARDS DUE TO A GEOMETRIC DESIGN FEATURE OR INCOMPATIBLE USE		
<p><i>If the project requires a discretionary action, and the answer is "yes" to either of the following questions, further analysis will be required to assess</i></p>		

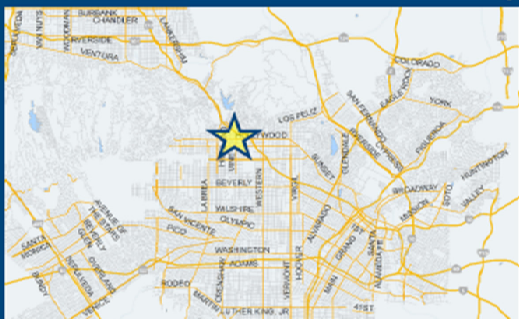
CITY OF LOS ANGELES VMT CALCULATOR Version 1.1

Project Information

Project:

Scenario:

Address:



TDM Strategies

Select each section to show individual strategies
 Use ☒ to denote if the TDM strategy is proposed part of the project or is a mitigation strategy

A Parking

Reduce Parking Supply city code parking provision for the project site
☐ Proposed Prj ☐ Mitigation actual parking provision for the project site

Unbundle Parking monthly parking cost (dollar) for the project site
☒ Proposed Prj ☐ Mitigation

Parking Cash-Out percent of employees eligible
☒ Proposed Prj ☐ Mitigation

Price Workplace Parking daily parking charge (dollar)
☒ Proposed Prj ☐ Mitigation percent of employees subject to priced parking

Residential Area Parking Permits cost (dollar) of annual permit
☐ Proposed Prj ☐ Mitigation

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement


Analysis Results

Proposed Project	With Mitigation
2,074 Daily Vehicle Trips	2,074 Daily Vehicle Trips
12,997 Daily VMT	12,997 Daily VMT
5.0 Household VMT per Capita	5.0 Household VMT per Capita
4.6 Work VMT per Employee	4.6 Work VMT per Employee

Significant VMT Impact?

Household: No Threshold = 6.0 15% Below APC	Household: No Threshold = 6.0 15% Below APC
Work: No Threshold = 7.6 15% Below APC	Work: No Threshold = 7.6 15% Below APC

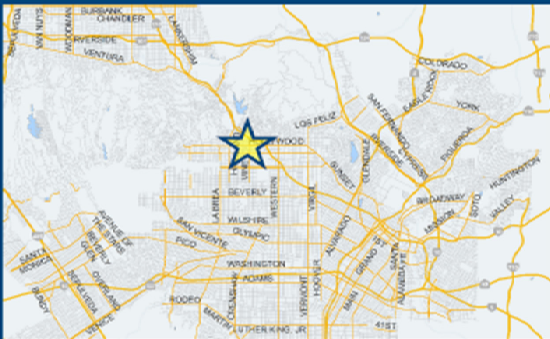
☐ Click here to add a single custom land use type (will be included in the above list)



CITY OF LOS ANGELES VMT CALCULATOR Version 1.1

Project Information

Project: Hollywood Center
Scenario: Residential Scenario - West Building [www](#)
Address: 1745 N VINE ST, 90028 [Q](#)



TDM Strategies

Select each section to show individual strategies
 Use ☒ to denote if the TDM strategy is proposed part of the project or is a mitigation strategy

A Parking

☐ Proposed Prj ☐ Mitigation

Reduce Parking Supply: 100 city code parking provision for the project site
 74 actual parking provision for the project site

☐ Proposed Prj ☐ Mitigation

Unbundle Parking: 150 monthly parking cost (dollar) for the project site

☒ Proposed Prj ☐ Mitigation

Parking Cash-Out: 25 percent of employees eligible

☒ Proposed Prj ☐ Mitigation

Price Workplace Parking: 6.00 daily parking charge (dollar)
 50 percent of employees subject to priced parking

☒ Proposed Prj ☐ Mitigation

Residential Area Parking Permits: 200 cost (dollar) of annual permit
☐ Proposed Prj ☐ Mitigation

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results


Proposed Project	With Mitigation
1,791 Daily Vehicle Trips	1,791 Daily Vehicle Trips
11,397 Daily VMT	11,397 Daily VMT
4.5 Household VMT per Capita	4.5 Household VMT per Capita
3.6 Work VMT per Employee	3.6 Work VMT per Employee

Significant VMT Impact?

Household: No Threshold = 6.0 15% Below APC	Household: No Threshold = 6.0 15% Below APC
Work: No Threshold = 7.6 15% Below APC	Work: No Threshold = 7.6 15% Below APC

☐ Click here to add a single custom land use type (will be included in the above list)

Land Use Type	Value	Unit
Retail Movie Theater	175	Seats
Housing Multi-Family	449	DU
Retail High-Turnover Sit-Down Restaurant	10.79	ksf
Retail Fast-Food Restaurant	1.9	ksf
Retail Movie Theater	175	Seats
Housing Affordable Housing - Senior	68	DU



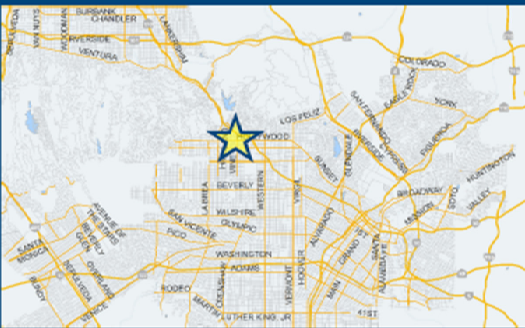
CITY OF LOS ANGELES VMT CALCULATOR Version 1.1

Project Information

Project:

Scenario:

Address:



Land Use Type	Value	Unit
Retail Movie Theater	175	Seats
Housing Multi-Family	319	DU
Housing Hotel	220	Rooms
Retail High-Turnover Sit-Down Restaurant	14.86	ksf
Retail Fast-Food Restaurant	2.62	ksf
Retail Movie Theater	175	Seats
Housing Affordable Housing - Senior	48	DU

[Click here to add a single custom land use type \(will be included in the above list\)](#)

TDM Strategies

Select each section to show individual strategies
 Use ☒ to denote if the TDM strategy is proposed part of the project or is a mitigation strategy

A Parking

Reduce Parking Supply city code parking provision for the project site
☐ Proposed Prj ☐ Mitigation actual parking provision for the project site

Unbundle Parking ☒ Proposed Prj ☐ Mitigation monthly parking cost (dollar) for the project site

Parking Cash-Out ☒ Proposed Prj ☐ Mitigation percent of employees eligible

Price Workplace Parking daily parking charge (dollar)
☒ Proposed Prj ☐ Mitigation percent of employees subject to priced parking

Residential Area Parking Permits cost (dollar) of annual permit
☐ Proposed Prj ☐ Mitigation

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure


G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
2,713 Daily Vehicle Trips	2,713 Daily Vehicle Trips
17,413 Daily VMT	17,413 Daily VMT
4.9 Household VMT per Capita	4.9 Household VMT per Capita
5.4 Work VMT per Employee	5.4 Work VMT per Employee

Significant VMT Impact?

Household: No Threshold = 6.0 15% Below APC	Household: No Threshold = 6.0 15% Below APC
Work: No Threshold = 7.6 15% Below APC	Work: No Threshold = 7.6 15% Below APC

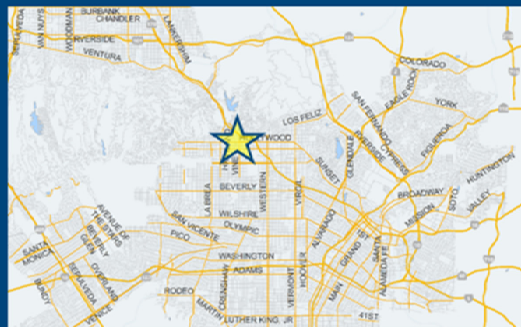


CITY OF LOS ANGELES VMT CALCULATOR Version 1.1



Project Information

Project:
 Scenario:
 Address:



Land Use Type	Value	Unit
Retail Movie Theater	175	Seats
Housing Multi-Family	449	DU
Retail High-Turnover Sit-Down Restaurant	10.79	ksf
Retail Fast-Food Restaurant	1.9	ksf
Retail Movie Theater	175	Seats
Housing Affordable Housing - Senior	68	DU

Click here to add a single custom land use type (will be included in the above list)

TDM Strategies

Select each section to show individual strategies

Use ☒ to denote if the TDM strategy is proposed part of the project or is a mitigation strategy

A Parking

☐ Proposed Proj ☐ Mitigation

Reduce Parking Supply city code parking provision for the project site
 actual parking provision for the project site

Unbundle Parking monthly parking cost (dollar) for the project site
☒ Proposed Proj ☐ Mitigation

Parking Cash-Out percent of employees eligible
☒ Proposed Proj ☐ Mitigation

Price Workplace Parking daily parking charge (dollar)
☒ Proposed Proj ☐ Mitigation percent of employees subject to priced parking

Residential Area Parking Permits cost (dollar) of annual permit
☐ Proposed Proj ☐ Mitigation

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
1,791 Daily Vehicle Trips	1,791 Daily Vehicle Trips
11,397 Daily VMT	11,397 Daily VMT
4.5 Household VMT per Capita	4.5 Household VMT per Capita
3.6 Work VMT per Employee	3.6 Work VMT per Employee

Significant VMT Impact?

Household: No Threshold = 6.0 15% Below APC	Household: No Threshold = 6.0 15% Below APC
Work: No Threshold = 7.6 15% Below APC	Work: No Threshold = 7.6 15% Below APC



TABLE 13A
HOLLYWOOD CENTER
FUTURE YEAR (2027) PLUS PROJECT INTERSECTION ANALYSIS - PROJECT
SIGNALIZED STUDY INTERSECTIONS

NO.	INTERSECTION	PEAK HOUR	FUTURE (2027) NO PROJECT		FUTURE (2027) + PROJECT	
			V/C	LOS	V/C	LOS
1	Ivar Ave & Yucca St	AM	0.238	A	0.287	A
		PM	0.284	A	0.342	A
2	Vine St & Yucca St	AM	0.515	A	0.538	A
		PM	0.555	A	0.583	A
3	Argyle Ave & Yucca St	AM	0.365	F*	0.405	F*
		PM	0.617	F*	0.665	F*
5	Cahuenga Blvd & Hollywood Blvd	AM	1.001	F*	1.013	F*
		PM	0.821	F*	0.839	F*
6	Ivar Ave & Hollywood Blvd	AM	0.486	A	0.541	A
		PM	0.615	B	0.691	B
7	Vine St & Hollywood Blvd	AM	0.957	F*	0.972	F*
		PM	1.019	F*	1.054	F*
8	Argyle Ave & Hollywood Blvd	AM	0.731	C	0.775	C
		PM	1.011	F	1.091	F
9	Gower St & Hollywood Blvd	AM	0.855	F*	0.870	F*
		PM	0.935	F*	0.954	F*

Note:

* LOS based on field observations since the CMA methodology does not account for vehicular queues along corridors, pedestrians, conflicts, etc. in every case. Thus, the calculated average operating conditions may appear better than what is observed in the field.

TABLE 14A
HOLLYWOOD CENTER
FUTURE YEAR (2027) PLUS PROJECT INTERSECTION ANALYSIS - EAST SITE HOTEL OPTION
SIGNALIZED STUDY INTERSECTIONS

NO.	INTERSECTION	PEAK HOUR	FUTURE (2027)		FUTURE (2027) + PROJECT	
			V/C	LOS	V/C	LOS
1	Ivar Ave & Yucca St	AM	0.238	A	0.287	A
		PM	0.284	A	0.341	A
2	Vine St & Yucca St	AM	0.515	A	0.539	A
		PM	0.555	A	0.583	A
3	Argyle Ave & Yucca St	AM	0.365	F*	0.408	F*
		PM	0.617	F*	0.667	F*
5	Cahuenga Blvd & Hollywood Blvd	AM	1.001	F*	1.014	F*
		PM	0.821	F*	0.839	F*
6	Ivar Ave & Hollywood Blvd	AM	0.486	A	0.543	A
		PM	0.615	B	0.689	B
7	Vine St & Hollywood Blvd	AM	0.957	F*	0.974	F*
		PM	1.019	F*	1.055	F*
8	Argyle Ave & Hollywood Blvd	AM	0.731	C	0.787	C
		PM	1.011	F	1.095	F
9	Gower St & Hollywood Blvd	AM	0.855	F*	0.871	F*
		PM	0.935	F*	0.954	F*

Note:

* LOS based on field observations since the CMA methodology does not account for vehicular queues along corridors, pedestrians, conflicts, etc. in every case. Thus, the calculated average operating conditions may appear better than what is observed in the field.

TABLE 15A
HOLLYWOOD CENTER
FUTURE YEAR (2040) INTERSECTION LEVELS OF SERVICE
SIGNALIZED STUDY INTERSECTIONS

NO.	INTERSECTION	PEAK HOUR	FUTURE (2040) NO PROJECT	
			V/C	LOS
1	Ivar Ave & Yucca St	AM	0.255	A
		PM	0.303	A
2	Vine St & Yucca St	AM	0.541	A
		PM	0.583	A
3	Argyle Ave & Yucca St	AM	0.381	F*
		PM	0.645	F*
5	Cahuenga Blvd & Hollywood Blvd	AM	1.047	F*
		PM	0.852	F*
6	Ivar Ave & Hollywood Blvd	AM	0.511	A
		PM	0.642	B
7	Vine St & Hollywood Blvd	AM	1.000	F*
		PM	1.062	F*
8	Argyle Ave & Hollywood Blvd	AM	0.757	C
		PM	1.049	F
9	Gower St & Hollywood Blvd	AM	0.887	F*
		PM	0.969	F*

Note:

* LOS based on field observations since the CMA methodology does not account for vehicular queues along corridors, pedestrians, conflicts, etc. in every case. Thus, the calculated average operating conditions may appear better than what is observed in the field.

TABLE 17A
HOLLYWOOD CENTER
FUTURE YEAR (2040) PLUS PROJECT INTERSECTION ANALYSIS - EAST SITE HOTEL OPTION
SIGNALIZED STUDY INTERSECTIONS

NO.	INTERSECTION	PEAK HOUR	FUTURE (2040)		FUTURE (2040) + PROJECT	
			V/C	LOS	V/C	LOS
1	Ivar Ave & Yucca St	AM	0.255	A	0.303	A
		PM	0.303	A	0.360	A
2	Vine St & Yucca St	AM	0.541	A	0.565	A
		PM	0.583	A	0.611	B
3	Argyle Ave & Yucca St	AM	0.381	F*	0.424	F*
		PM	0.645	F*	0.694	F*
5	Cahuenga Blvd & Hollywood Blvd	AM	1.047	F*	1.059	F*
		PM	0.852	F*	0.871	F*
6	Ivar Ave & Hollywood Blvd	AM	0.511	A	0.568	A
		PM	0.642	B	0.716	C
7	Vine St & Hollywood Blvd	AM	1.000	F*	1.017	F*
		PM	1.062	F*	1.098	F*
8	Argyle Ave & Hollywood Blvd	AM	0.757	C	0.814	D
		PM	1.049	F	1.132	F
9	Gower St & Hollywood Blvd	AM	0.887	F*	0.903	F*
		PM	0.969	F*	0.988	F*

Note:

* LOS based on field observations since the CMA methodology does not account for vehicular queues along corridors, pedestrians, conflicts, etc. in every case. Thus, the calculated average operating conditions may appear better than what is

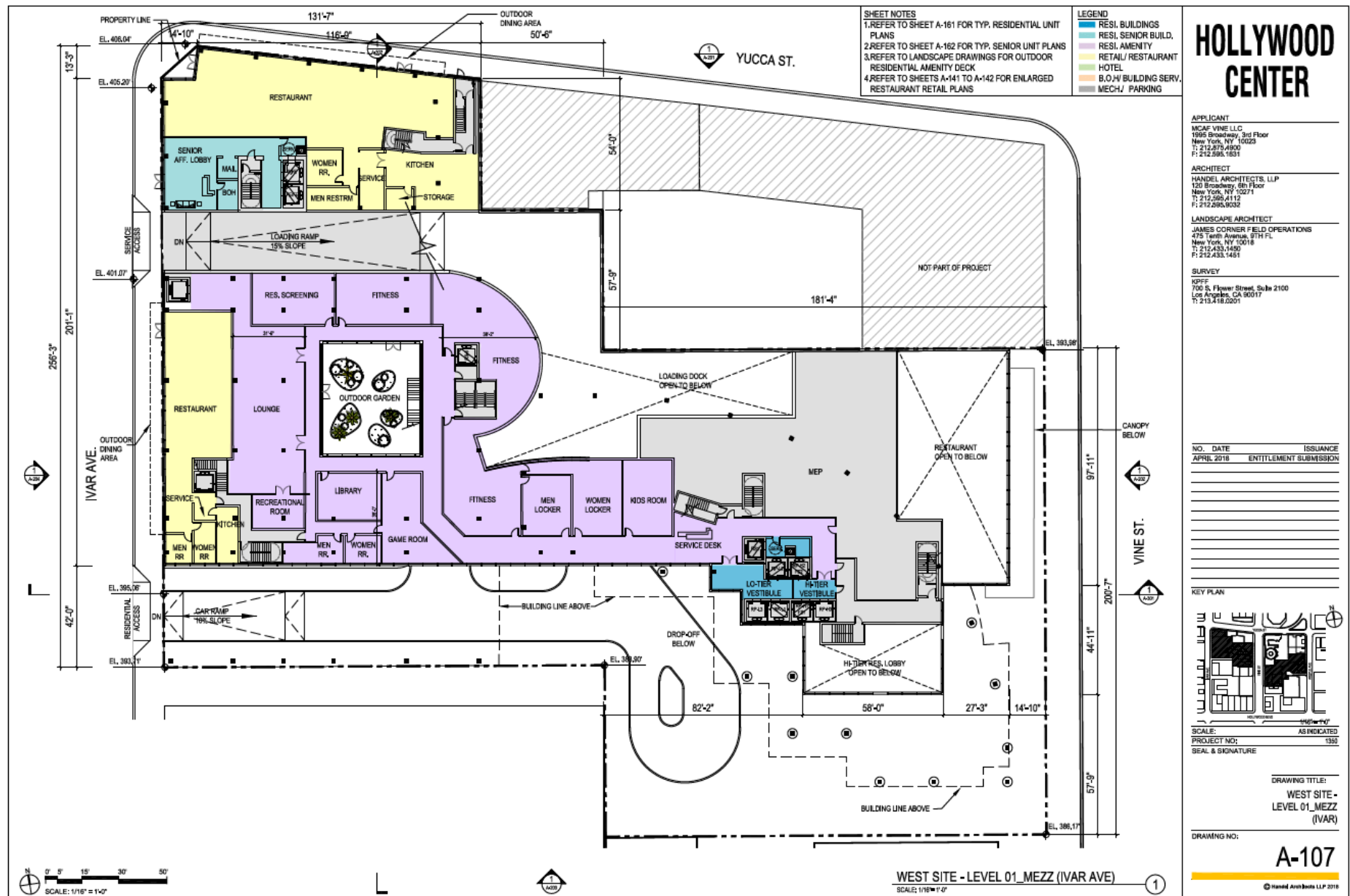
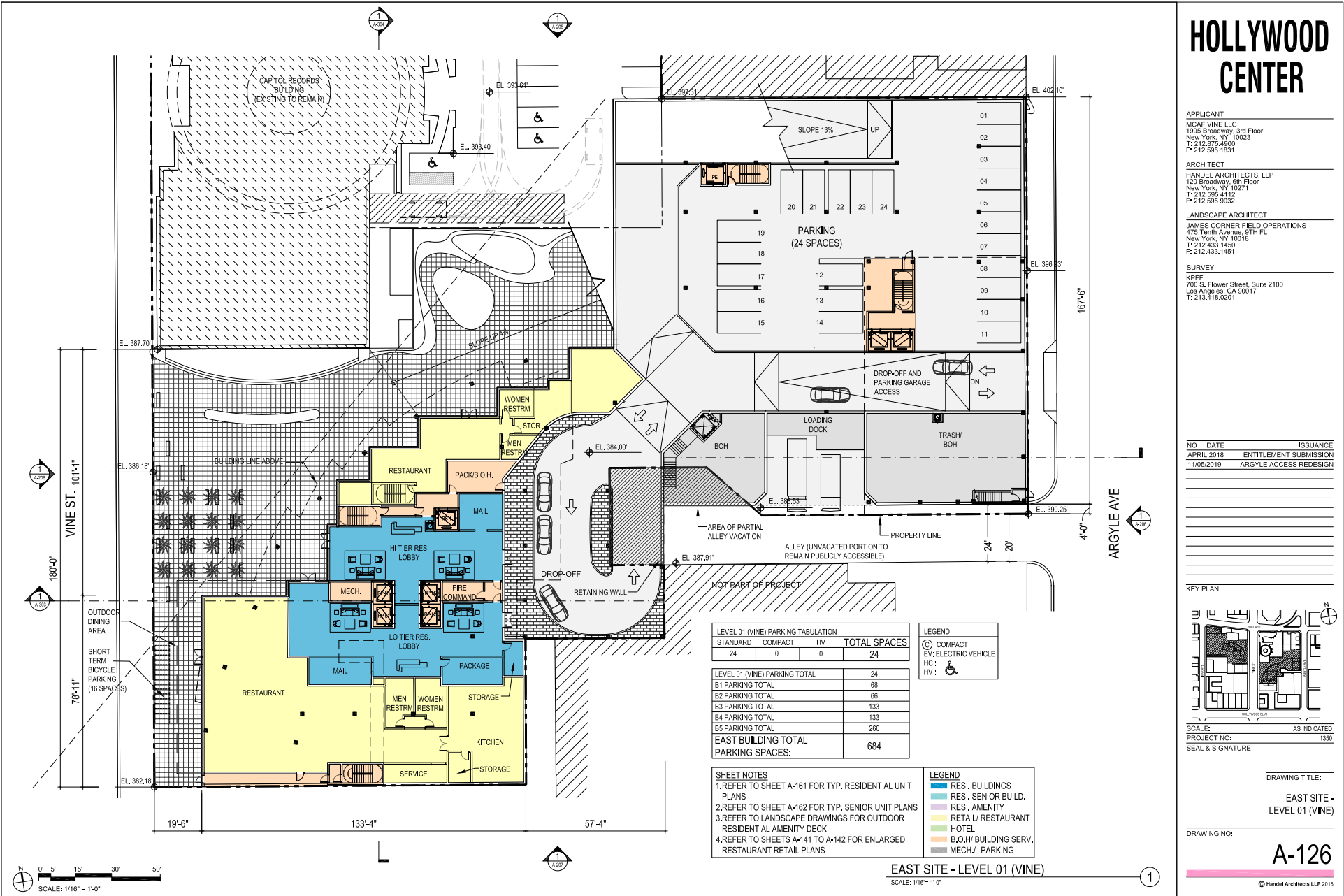


Figure 2C
Site Plan



Source: Handel Architects



Figure 2D
Site Plan

EXHIBIT C-2
CPC-2018-2114
LADOT EMAIL FOR
ALTERNATIVE 8
AUGUST 21, 2020



Mindy Nguyen <mindy.nguyen@lacity.org>

1701 N. Vine Street Mixed-Use Project

Eduardo Hermoso <eduardo.hermoso@lacity.org>

Fri, Aug 21, 2020 at 7:51 AM

To: Milena Zasadzien <milena.zasadzien@lacity.org>

Cc: Planning.MajorProjects@lacity.org, Wes Pringle <wes.pringle@lacity.org>, Craig Bullock <craig.bullock@lacity.org>, Matthew masuda <matthew.masuda@lacity.org>, Bhuvan Bajaj <bhuvan.bajaj@lacity.org>, Taimour Tanavoli <taimour.tanavoli@lacity.org>, Pamela Teneza <pamela.teneza@lacity.org>, Quyen Phan <quyen.phan@lacity.org>, Tom Gaul <T.Gaul@fhebrandpeers.com>

Milena,

DOT has reviewed the traffic analysis, dated August 2020, for the Hollywood Center Project Alternative 8 scenario contained in the Draft Environmental Impact Report (DEIR) for the mixed-use project located at parcels 1720, 1749, 1750 and 1770 [Vine Street](#), [1770 Ivar Avenue](#), and 1733 North Argyle Avenue. Alternative 8, of the project would construct three new buildings, comprised of a 48-story market-rate residential building and a 13- story senior affordable housing building set aside for Very-Low Income and/or Extremely-Low Income Households, on the "West Site," and a 17-story office building on the "East Site." Alternative 8, would include 903 residential dwelling units (770 market-rate units and 133 senior affordable housing units), approximately 27,140 square feet of commercial floor area (fast food and high-turnover sit down restaurant uses), and approximately 386,347 square feet of office space. On April 3, 2020, a traffic analysis was submitted in compliance with Senate Bill 743 and the California Environmental Quality Act (CEQA) to estimate the significance of the project's impact in regard to Vehicle Miles Traveled (VMT) to be measured against the VMT thresholds established in DOT's Transportation Assessment Guidelines (TAG). The study was the subject of a DOT letter, dated April 10, 2020, which found that with the application of transportation demand management strategies (TDM), the proposed project would not have a significant VMT impact. DOT concurs with the August 2020, traffic analysis of the Alternative 8 scenario in the DEIR that changes to the project description would not create any new impacts and does not change the findings of DOT's April 10, 2020 letter.

Please contact our office if you have any questions.

Thank You

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INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. The Commission's ROPs can be accessed at <http://planning.lacity.org>, by selecting "Commissions, Boards & Hearings" and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat toolbar  to see the bookmarks on the left side of the screen.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

L.A. CEQA THRESHOLDS GUIDE

Your Resource for Preparing
CEQA Analyses in Los Angeles

City of Los Angeles
2006

E.1. GEOLOGIC HAZARDS

1. INITIAL STUDY SCREENING PROCESS

A. Initial Study Checklist Questions

- VI.a.i): Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
- VI.a.ii): Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?
- VI.a.iii): Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?
- VI.a.iv): Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?
- VI.c): Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- VIII.j): Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?

B. Introduction

Geologic processes that result in geologic hazards include: surface rupture, ground shaking, ground failure, tsunamis, seiches, landslides, mudflows, and subsidence of the land.¹ Because the region is generally considered to be geologically active, most projects will be exposed to some risk from geologic hazards, such as earthquakes. Thus, significant geologic impacts exceed the typical risk of hazard for the region.

¹ *Sediment and erosion are addressed in E.2. SEDIMENTATION AND EROSION.*

Surface ruptures are the displacement and cracking of the ground surface along a fault trace. Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two, typically confined to a narrow zone along the fault. The effects of ground shaking, the actual trembling or jerking motion of the ground during an earthquake, can vary widely across an area and depend on such factors as earthquake intensity and fault mechanism, duration of shaking, soil conditions, type of building, and other factors. Ground failure results from the cyclical ground acceleration generated during an earthquake, producing landslides, ground cracking, subsidence and differential settlement. Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils.

Tsunamis are large ocean waves generated by large-scale, short-duration submarine earthquakes. Tsunami waves are capable of traveling great distances (over 1,000 miles) and damaging low-lying coastal regions. Seiches are waves formed from oscillations in enclosed or restricted bodies of water (i.e., harbors, lakes). Seiches can cause water to overtop reservoirs and lakes.

Mudflows and landslides are the downslope movement of soil and/or rock under the influence of gravity. Mudflow and landslide processes are influenced by factors such as thickness of soil or fill over bedrock, steepness and height of slope, physical properties of the fill, soil or bedrock materials and moisture content. These factors may increase the effective force of gravity upon a slope, decrease the ability of a slope to resist gravitational influence or a combination of the two, which can lead to mudflows and landslides.

Subsidence is a localized mass movement that involves the gradual downward settling or sinking of the Earth's surface, resulting from the extraction of mineral resources, subsurface oil, groundwater, or other subsurface liquids, such as natural gas. Settlement is the gradual downward movement of a structure due to compression of the soil below the foundation. The principal cause of subsidence is the extraction of subsurface liquids, whereas settlement results from the compression of soils due to the weight of the structure or by surcharging following the placement of fill.

Construction is regulated by the Los Angeles Building Code, Sections 91.000 through 91.7016 of the Los Angeles Municipal Code (LAMC). The Los Angeles Building Code provides requirements for construction, grading, excavations, use of fill, and foundation work including type of materials, design, procedures, etc., which are intended to limit the probability of occurrence and the severity of consequences from geological hazards. Necessary permits, plan checks, and inspections are also specified.

C. Screening Criteria

- Is the project located in an area susceptible to unusual geologic hazards considering the following:
 - Designation on official maps and databases;
 - Past episodes on-site or in the surrounding area; and
 - Physical properties of the site, including the topography, soil or underlying bedrock (including thickness of bedrock and soil compressibility, strength, moisture content, and distribution)?
- Would the project include any of the following:
 - Placement of structures designed for regular occupancy or infrastructure on fill; or
 - Active or planned extraction (removal) of mineral resources, groundwater, oil, or natural gas on-site or in the surrounding area?

A "yes" response to any of the preceding questions indicates further study in an expanded Initial Study, Negative Declaration, Mitigated Negative Declaration, or EIR may be required. Refer to the Significance Threshold for Geologic Hazards, and review the associated Methodology to Determine Significance, as appropriate.

A "no" response to all of the preceding questions indicates that there would normally be no significant Geologic Hazard impact from the proposed project.

D. Evaluation of Screening Criteria

Review the description of the proposed project, project site, and surrounding area. To assist in determining whether the project is located in an area of known or suspected geologic hazard, consult the following maps and databases:

- Environmental and Public Facilities Maps, including:
 - Alquist-Priolo Special Study Zones and Fault Rupture Study Areas,
 - Inundation and Tsunami Hazard Areas,

- Areas Susceptible to Liquefaction,
 - Landslide Inventory and Hillside Areas,
 - Areas Containing Significant Mineral Deposits, and
 - Oil Field and Oil Drilling Areas;
- ZIMAS (Zone Information & Map Access System): <http://zimas.lacity.org>
 - Navigate LA: <http://navigatela.lacity.org/>
 - Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for tsunami hazards

Using the above information, field research, published reports, or other appropriate maps or studies, as available, assess whether the project is located in an area susceptible to geologic hazards. Consider past episodes on site or in the surrounding area; steepness/height of slopes; physical properties of the soil; the presence of fill; or extraction of resources below the surface. If necessary, consult with the Bureau of Engineering or Department of Building and Safety.

Compare this information to the Screening Criteria.

2. DETERMINATION OF SIGNIFICANCE

A. Significance Threshold

A project would normally have a significant geologic hazard impact if it would cause or accelerate geologic hazards, which would result in substantial damage to structures or infrastructure, or expose people to substantial risk of injury.

B. Methodology to Determine Significance

Environmental Setting

In a description of the environmental setting, include the following information:

- Description of the physical setting and geology, such as the topography, steepness and height of slopes or cliffs, physical properties of the soil and underlying bedrock, proximity to bodies of water, presence of fill, and extraction or mining activities;

- Identification of the geologic processes that may result in geologic hazards on the project site or in the surrounding area; and
- Summary of requirements and/or policies for geologic hazards that apply to the project site.

Project Impacts

Using the information from the Evaluation of Screening Criteria and the description of the proposed project, project site, and surrounding area, determine the geologic hazards that the project would cause or accelerate. Substantial damage to structures or infrastructure and exposure of people to substantial risk of injury is related to the probable frequency of potential geologic hazards (i.e., likely number of events per year or decade) and the probable severity of the consequences to people, property, or infrastructure that may result (i.e., injuries to people and the valuation of property damage). Consider that the geologically active nature of the region means that most projects will be exposed to geologic hazards, such as seismic activity. Significant impacts, as indicated by the significance threshold, exceed the typical risk of hazard for the region. Consider the type of uses that would be included in the project, the characteristics of the occupants of the project, and the change in risk of hazard or damage that would result from the project.

Cumulative Impacts

Review the description of the related projects. Identify those with elements, activities, or operations which would cause or accelerate geologic hazards that would extend off-site. Consider the impact from the combined effect of the related and proposed projects, in the same manner as described above for Project Impacts.

Sample Mitigation Measures

Potential mitigation measures include the following:

- Use interim precautionary steps during construction; and
- Use design and structural features that exceed the requirements of the Los Angeles Building Code and Planning and Zoning Code. (Chapter 1 of the Municipal Code).

3. DATA, RESOURCES, AND REFERENCES

Department of Building and Safety, 201 North Figueroa Street, 4th Floor, Construction Services Center, Los Angeles, California 90012; Telephone: (213) 833-8389.

Bureau of Engineering, Geotechnical Engineering Group, 650 S. Spring St., Suite 495, Los Angeles, CA 90014. (213) 847-4010.

Bureau of Engineering, Structural Engineering Group, 650 S. Spring St., Suite 400, Los Angeles, CA. 90014. (213) 847-8774.

City Planning Department, Environmental and Public Facilities Maps (1996):

- Alquist-Priolo Special Study Zones and Fault Rupture Areas illustrates the approximate locations of Alquist-Priolo Special Study Zones and fault rupture areas;
- Inundation and Tsunami Hazard Areas;
- Areas Susceptible to Liquefaction;
- Landslide Inventory and Hillside Areas illustrates the approximate locations of hillside areas, areas with known or probable bedrock landslides, and areas of surficial landslides larger than five acres;
- Areas Containing Significant Mineral Deposits identifies areas within a Mineral Resource Zone (MRZ) 2. Projects within this designation may experience subsidence/settlement where mineral extraction has occurred or is planned; and
- Oil Field and Oil Drilling Areas show areas known to have supported at least six months of oil production, indicating an increased risk for subsidence.
- ZIMAS (Zone Information & Map Access System) <http://zimas.lacity.org>
- Navigate LA <http://navigatela.lacity.org/>
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps.

Planning and Zoning code is available from the City Planning Department's Central Publications Unit at 200 N. Spring St., 5th Floor, Los Angeles, CA., 90012; Online at: http://amlegal.com/los_angeles_ca/.

Selected Legislation

Federal

Flood Insurance Rate Maps (FIRMs) (10 CFR Section 1022.11, 43 CFR Section 64.3)

FIRMs are prepared by the Federal Insurance Administration of the Department of Housing and Urban Development (HUD) after a risk study for a community has been completed and the risk premium rates have been established. The maps indicate the risk premium zones applicable in the community and when those rates are effective. They are used in making flood plain determinations and to determine if a proposed action is located in the base or critical action flood plain, as appropriate.

State

Alquist-Priolo Earthquake Fault Zoning Act (PRC Section 2621.5)

Provides policies and criteria to assist cities, counties, and state agencies in the development of structures for human occupancy across the trace of active faults. Intended to provide the citizens of the state with increased safety and to minimize the loss of life during and immediately following earthquakes by facilitating seismic retrofitting to strengthen buildings, including historical buildings, against ground shaking.

ANTHONY KORNARENS

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FACSIMILE 310.230.5104

October 5, 2020

VIA EMAIL

Mindy Nguyen, City Planner (mindy.nguyen@lacity.org)
City Planning Commission (cpc@lacity.org)
City of Los Angeles, Department of City Planning
Commission Executive Assistant
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

Re: Submission Of Vedanta Society Of Southern California in support of
Appeal of the Vesting Tentative Tract Map No. VTT-82152
for the Hollywood Center Project; Case Nos. ENV-2018-2116-EIR, CPC-
2018-2114-DB-MCUP-SPR, CPC-2018-2115-DA, and VTT-82152 ; SCH 2018051002

Dear Ms. Nguyen and City Planning Commission:

This firm and the undersigned represents Vedanta Society Of Southern California ("VSSC"), a California non-profit religious corporation which since the 1930's has owned and operated a monastery, shrine and other facilities near the site of the proposed project. ("Project").

VSSC objects that the land use approvals are in error, are not supported by substantial evidence and otherwise fail to comply with the law.

VSSC further objects that the certification of the final Environmental Impact Report is improper, premature and constitutes a failure to proceed in the manner required by law, both procedurally and substantively.

Without limiting the foregoing, VSSC objects on the basis that the Lead Agency admittedly does not have adequate information to approve the Project or to certify the Environmental Impact Report. The letter of determination admits that the Project cannot proceed in its current form if there are active fault traces and states that further studies must be conducted in the suspected area to demonstrate, or rule out, the presence of an active fault prior to approval of this project. This is underscored by the concerns of the California Geological Survey (CGS) and other bodies that there is an active fault definitely traversing the southerly portion of the site, which area was not trenched previously by Millennium – as well as other portions of the site northerly thereof.

There are no findings nor any legally proper reason why these further studies could not have been conducted prior to certification of the final Environmental

Impact Report. Completion of these studies and a definitive conclusion that there are not active earthquake faults traversing the project site is required as a matter of law prior to certification of the final Environmental Impact Report. It is also required based on the facts in the record in this matter. The final Environmental Impact Report cannot properly be certified until all required environmental review is completed and that review made available as part of the public CEQA process at this time.

Without limiting the forgoing, VSSC will focus on the seismic issues that require the land use approvals to be set aside.

1. “The fundamental purpose of an EIR is ‘to provide public agencies and the public in general with detailed information about the effect which a proposed project is likely to have on the environment.’ (§21061) To that end, the EIR ‘shall include a detailed statement setting forth...[¶]...[a]ll significant effects on the environment of the proposed project.’ (§21100(b)(1).)” (*Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* [2007] 40 Cal.4th 412, 428) “CEQA’s demand for meaningful information ‘is not satisfied by simply stating information will be provided in the future.’ [Citation.]” (Id. at p. 431.) “Under CEQA’s standards for the adequacy of EIR’s, an EIR must ‘be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences.’ ([CEQA] Guidelines, [Cal. Code Regs., tit. 14,] §15151.)” (*Planning & Conservation League v. Castaic Lake Water Agency* [2009] 180 Cal.App.4th 210, 242.) “‘If a final environmental impact report (EIR) does not “adequately apprise all interested parties of the true scope of the project for intelligent weighing of the environmental consequences of the project,” informed decisionmaking cannot occur under CEQA and the final EIR is inadequate as a matter of law. [Citations]’” (*Communities for a Better Environment v. City of Richmond* [2010] 184 Cal.App.4th 70, 82–83.)
2. In a recent published decision involving this very project, the Court of Appeal explained that the “draft environmental impact report (EIR) must contain a project description. Cal. Code Regs., tit. 14, § 15124. That project description must include (a) the precise location and boundaries of the proposed project, (b) a statement of the objectives sought by the proposed project, (c) a general description of the project’s technical, economic and environmental characteristics, and (d) a statement briefly describing the intended use of the EIR. §15124, subds. (a)-(d). This description of the project is an indispensable element of both a valid draft EIR and final EIR. That project description must be *accurate, stable and finite*.” (*stopthemillenniumhollywood.com v. City of Los Angeles* [2019] 39 Cal.App.5th 1, 16, citing CCR 14, §15124(a)–(d) (Italics

added).¹ Thus, “[i]f an EIR fails to include relevant information and precludes informed decisionmaking and public participation, the goals of CEQA are thwarted and a prejudicial abuse of discretion has occurred.” (Id. at 18, citing *Save Our Peninsula Committee v. Monterey County Bd. of Supervisors* [2001] 87 Cal.App.4th 99, 128.)

3. Where, as here, relevant to the project's technical, economic and environmental characteristics, geological and seismic conditions are within the purview of CEQA and must be addressed. (CEQA Guidelines, 14 CCR §15125[a]) An EIR must include a description of the physical environmental conditions in the vicinity of the project”]; *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* [2013] 57 Cal.4th 439, 472, fn. 5 [“seismicity” was one of the matters reviewed in the EIR at issue “consistent with CEQA requirements” {citing CEQA Guidelines, §15125(a)}]) This includes the seismic investigation issue discussed below, which the Lead Agency (City of Los Angeles) correctly recognizes must be evaluated (*Cadiz Land Co. v. Rail Cycle* [2000] 83 Cal.App.4th 74, 98-100; see CEQA Guidelines Appendix G, which includes several questions relating to seismic safety and whether a project may increase exposure of people to risks such as earthquake and liquefaction. Appendix G (VII) (Geology and Soils)).
4. The City of Los Angeles CEQA Thresholds Guide (2006) require, among other things, that geological issues be fully analyzed and conclusions reached and mitigation measures fully developed before project approval; including analysis of the following key questions: Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking, including liquefaction? Are there geologic hazards associated with the project site that exceed the typical risk of hazard for the region? If so, the project would have significant geologic impacts that require the design and study of specific mitigation measures before project approval.
5. A significance threshold should have been determined first. Conclusions were required whether the project would normally have a significant geologic hazard impact by causing or accelerating geologic hazards, which would result in substantial damage to structures or infrastructure, or exposing people to substantial risk of injury. The geologic processes that may result in geologic hazards on the project site or in the surrounding area needed to be identified. The requirements and/or policies for geologic hazards that apply to the project site had to be summarized. The City was required to consider Alquist-Priolo Special Study Zones and Fault Rupture Study Areas, published reports, or other appropriate maps or studies, as available to assess whether

¹This decision binds the City and the Developer Millennium Hollywood LLC, and its successor now known as MCAF Vine, LLC (“MCAF”).

the project is located in an area susceptible to geologic hazards. It did not do so and indeed, expressly failed properly to do so by its failure to recirculate the Draft EIR to include the May 8, 2020 United States Geological Survey study, and the July 16, 2020 California Geological Survey comment letter and new information. The City's claim in the Final EIR that neither of those new documents presents anything new is both false and dangerous. Design and structural features that exceed the requirements of the Los Angeles Building Code and Planning and Zoning Code were required before approval. These and many other matters have improperly been deferred until after project approval.

6. The geological assessment of the Project is incomplete and does not comply with the current City of Los Angeles CEQA Thresholds Guide for Geologic Hazards for Alternative 8. As well, the testing after project approval contained in the Vesting Tentative Tract Map Conditions 18 and 34 violates the City's CEQA Thresholds Guide. The 555 page Thresholds Guide (included in the reference materials to the Final EIR) requires these issues be fully analyzed and conclusions reached and mitigation measures fully developed before project approval.
7. The Screening Criteria in the Guidelines are met, therefore requiring further study in an expanded EIR.
8. The required Determination of Significance is not in the project approval, in violation of the City's own Guidelines.
9. The project approval does not contain these findings, nor does it adequately describe or incorporate all feasible mitigation, nor are there findings that once all feasible mitigation is incorporated, the impacts are below the significance threshold or have otherwise been properly mitigated.
10. Instead, these critical matters are improperly deferred.
11. The City has otherwise violated its own CEQA *Thresholds Guide* specifically applicable to this Project.
12. The current version of CEQA Guidelines §15126.2(a) (14 CCR 15126.2) mandates that "[t]he EIR shall also analyze any significant environmental effects the project might cause or risk exacerbating by bringing development and people into the area affected. For example the EIR should evaluate any potentially significant direct, indirect, or cumulative environmental impacts of locating development in areas susceptible to hazardous conditions (e.g., floodplains, coastlines, wildfire risk areas), including both short-term and long-term conditions, as identified in authoritative hazard maps, risk assessments or in land use plans, addressing such hazards areas." The EIR

therefore was required to analyze the significant environmental effects the project might cause or risk exacerbating by bringing development and people into the project area that is affected by seismic issues. (*In re Alanna A.* [2005] 135 Cal.App.4th 555, 563 “[u]se of the mandatory language “shall” indicates a legislative intent to impose a mandatory duty; no discretion is granted.]) The EIR does not meet these standards.

13. CEQA promotes informational and substantive protections for the environment and for all members of the public. (*California Building Industry Assn. v. Bay Area Air Quality Management Dist.* [2015] 62 Cal.4th 369, 382-383). (“*CBIA*”) The EIR’s omission of critical earthquake fault information impedes both purposes. As a result, “[t]he public was deprived of a full understanding of the environmental issues raised by the . . . project proposal.” (*Banning Ranch Conservancy v. City of Newport Beach* [2017] 2 Cal.5th 918, 942.) That is not much ado about nothing. It is about protection of the public and the process.
14. When information is not disclosed, prejudice to the public is presumed. (*Sierra Club v. State Bd. of Forestry* [1994] 7 Cal.4th 1215, 1236-1237.)
15. CEQA Guidelines §15126.2(a) and the statutes from which it is derived are valid and binding under *CBIA*, 62 Cal.4th 369, which partially upheld and partially invalidated an earlier version of §15126.2(a) which stated that *all* EIR’s “on a subdivision astride an active fault line should identify as a significant effect the seismic hazard to future occupants of the subdivision.” In language applicable to the Millennium (Hollywood Center) project, the Court held that *Pub. Resources Code* §§21096, 21151.8, 21159.21(f),(h), 21159.22, (a),(b)(3), 21159.23(a)(2)(A), 21159.24(a)(1), (3), and 21155.1(a)(4), (6), constitute specific exceptions to the general rule of the California Environmental Quality Act, *Pub. Resources Code*, § 21000 et seq., requiring consideration only of a project’s effect on the environment, not the environment’s effects on project users. Accordingly, the Millennium (Hollywood Center) Project falls squarely within these statutes’ express exception to the general rule of CEQA, requiring consideration only of a project’s effect on the environment, not the environment’s effects on project users. (*CBIA*, 62 Cal.4th at 392.)
16. That statute “reflect[s] an express legislative directive to consider whether existing environmental conditions might harm those who intend to occupy or use a project site.” (62 Cal.4th at 391). As our Supreme Court recognized: “A separate cluster of statutes limits the availability of CEQA exemptions where future residents or users of certain housing development projects may be harmed by existing conditions. These limits on exemptions extend to projects located on sites that will expose future occupants to certain hazards and risks—including the release of hazardous substances and sites subject to wild

land fire, *seismic*, landslide or flood hazards—unless (in some cases) the hazards and risks can be removed or mitigated to insignificant levels. (E.g., §§ 21159.21, subds. (f), (h), 21159.22, subds. (a), (b)(3) [agricultural employee housing], 21159.23, subd. (a)(2)(A) [*affordable to low-income housing*], 21159.24, subd. (a)(1), (3) [*infill housing*].) (Id.) (*Italics added*). These statutory and regulatory (Guideline §15126.2[a]) limits on exemptions govern the Millennium (Hollywood Center) project.

17. Emphasizing the requirement that a project’s impacts on the existing environment must be studied, the Supreme Court said: “Moreover, and consistent with CEQA’s general rule, we note that the statute does not proscribe consideration of existing conditions. In fact, CEQA calls upon an agency to evaluate existing conditions in order to assess whether a project could exacerbate hazards that are already present. Accordingly, we find that the following sentences of Guidelines section 15126.2(a) – challenged by CBIA as unauthorized under the statute – are valid under CEQA: “The EIR shall also analyze any significant environmental effects the project might cause by bringing development and people into the area affected....Similarly, the EIR should evaluate any potentially significant impacts of locating development in other areas susceptible to hazardous conditions (e.g., floodplains, coastlines, wildfire risk areas) as identified in authoritative hazard maps,² risk assessments or in land use plans addressing such hazards areas.” (CBIA, 62 Cal.4th at 388.)³
18. Accordingly, as a matter of law, the EIR must analyze the significant seismic environmental impacts the project might cause or risk exacerbating by bringing massive amounts of high rise residential housing to a project site that two governmental agencies have indicated is underlaid with active, near-surface earthquake faults. The seismic hazards to which future residents of the Project may be subject must be analyzed and measures proposed to remove the risks or to mitigate them to insignificant levels. This must occur before project approval. It has not.
19. The Project’s proposed skyscrapers are surrounded by other buildings, including the Capitol Records Tower, and is in the immediate vicinity of the Equitable Building and the 2,700-seat Pantages Theatre, among others. With skyscrapers proposed for the Project, a high-rise collapse in an earthquake

²This applies to the official, 2014 Alquist Priolo Map showing the active Hollywood earthquake fault crossing the Project site.

³The Supreme Court makes clear in *CBIA* that CEQA requires study of a project’s impacts on the existing environment, including hazardous conditions to which development and people are brought. There is no question here that the Millennium (Hollywood Center) Project will bring more people and significantly greater development to the project site and its surroundings than presently exist.

will not only place future Project occupants at unacceptable risk under the City's General Plan Safety Element ([Safety Element policies]), but will affect the nearby buildings, structures and public rights of way and services (such as streets and utilities). These potential impacts on the existing environment fall within *CBIA*'s holding that seismic and other reasonably foreseeable hazardous impacts on the existing environment from a project are should be studied under CEQA.

20. These authorities and the conditions the City has decided to impose on the approval preclude MCAF from claiming that a complete seismic analysis is not necessary under CEQA.
21. Whether characterized as deferred study or deferred mitigation, the Project's deferral of this to another day while at the same time approving the project violates CEQA. (Guidelines §15126.2(a))
22. After the required analysis, an EIR must include proposed mitigation measures designed to minimize the project's significant environmental impact. (*Pub Res C* §§21002.1(a), 21100(b)(3); 14 *CCR* §15126.4(a)(1)).
23. The CEQA Guidelines provide a broad definition of mitigation, including actions taken to rectify or compensate for a significant impact. Under 14 *CCR* §15370, "mitigation" includes: (1) avoiding an impact altogether by not taking a certain action or part of an action; (2) minimizing an impact by limiting the magnitude of a proposed action and its implementation; (3) rectifying an impact by repairing, rehabilitating, or restoring the affected environmental resource; (4) reducing or eliminating an impact over a period of time through preservation or maintenance operations during the life of the action; and (5) compensating for the impact by providing substitute resources or environments. At minimum, factors (1) and (2) of the Guidelines encompass mitigation of seismic impacts.
24. If this project is permitted to proceed, CEQA requires that seismic issues be investigated and addressed by mitigation measures. Adequate studies must be performed and conclusions reached before it can be determined what, if any, mitigation is available to address known, suspected or later-discovered conditions. (*Oakland Heritage Alliance v. City of Oakland* [2011] 195 Cal.App.4th 884, 908-909; see also, City of Los Angeles CEQA Thresholds Guide for Geologic Hazards and discussion, *supra*)
25. The City has determined there are serious seismic concerns. (See discussion *infra.*, see ¶56) Substantial evidence supports that determination (*Id.*)

Moreover, the project proponent MCAF cannot contest the point.⁴

26. These serious seismic issues that must be evaluated as part of the review process. We will next show how the City's approach to this life-and-death issue violates CEQA.
27. The Letter of Determination ("LOD") contains two conditions that are most relevant to this issue:
 18. See Condition 34 regarding the requirement for the developer to excavate another exploratory trench to demonstrate, or rule out, the presence of an active fault in the southerly part of the Project Site; AND
 34. Prior to the issuance of any permit which authorizes excavation on the Project Site, the project engineering geologist (a California licensed Certified Engineering Geologist or Professional Geologist who is experienced with fault investigations, at the discretion of the Grading Division of the Los Angeles Department of Building and Safety (LADBS)) shall directly observe, by exploratory trench overlapping the transect investigation performed on the southern portion of the East Site, continuous strata of late Pleistocene age to rule out "active fault traces" (as defined by California Code Regulations, title 14, division 2, chapter 8, section 3601, subdivision (a)) on the Project Site....

⁴The California Geological Survey questioned the project's impacts on public health, safety and welfare, including because the 7.0 magnitude, surface rupture, active Hollywood Earthquake Fault runs directly through the site, as officially mapped in the State's Alquist-Priolo Earthquake Fault Zone Map (official map and State Fault Evaluation Report 253 and supplement ["FER 253"]) Those concerns are even more well founded today given the current iteration of this project. The current proposal places skyscrapers astride and adjacent to the earthquake fault. In fact, the eastern skyscraper is bisected by the earthquake fault, and places the building footprint of at least one structure in the 50-foot restricted Alquist-Priolo setback zones.) The State provided an administrative appeal period for anyone to challenge the new Alquist-Priolo Map's findings. MCAF did not appeal, which means it failed to exhaust its administrative remedies in seeking to argue for a change in the active fault designation through the site. MCAF has forfeited any ability to challenge that identification and the official mapping by the California Geological Survey of the active Hollywood Earthquake Fault through the site is final, and it must be treated as such. The subsequent smear campaign MCAF's attorney mounted against CGS, which simply assumes – without any supporting evidence – that CGS is biased, incompetent, or misrepresenting facts and data does not distract from the fact any revisiting of CGS's official 2014 Map is barred as a matter of law by collateral estoppel and the doctrine of failure to exhaust administrative remedies regarding the long-since-expired appeal period to challenge the official, 2014 Alquist-Priolo Map and its findings. In relation, in the prior action, in response to a request for judicial notice of the then recently-released Final Alquist-Priolo Map and FER 253 Study, Judge Chalfant found that those documents "corroborate Petitioners' position" regarding the dangers of the active fault running through the site. Since then, far more corroborating facts have come to light about the dangerous seismic conditions at the project site.

If the investigation performed by the project engineering geologist, as documented in the Surface Fault Rupture Hazard Investigation Report, concludes that there are no active fault traces traversing the southern portion of the East Site, no Project-related construction activity may proceed until LADBS provides written approval of the Surface Fault Rupture Hazard Investigation Report to the Applicant and the Department of City Planning. If the investigation performed by the project engineering geologist, as documented in the Surface Fault Rupture Hazard Investigation Report, concludes that there are active fault traces traversing the southern portion of the East Site, construction of the Project, as proposed, shall not proceed. In compliance with CGS' and LADBS' guidance, the Surface Fault Rupture Hazard Investigation Report shall include recommendations for building setbacks from any identified active fault trace(s), subject to LADBS review and approval.

28. The LOD states these conditions must be satisfied and the project design modified and “what, if any, additional environmental review” completed before construction of the project can proceed:

No ground disturbance or other construction activity shall take place on the Project Site until all of the following has been completed to the satisfaction of the Director of Planning:

- a. Applicant shall meet with the Department of City Planning and LADBS to determine what modifications need to be made to the Project to address the existence of the active fault traces on the Project Site, including any building setbacks recommended in the Surface Fault Rupture Hazard Investigation Report approved by LADBS.
- b. Applicant shall submit revised plans to the City that include the project modifications needed to address the existence of the active fault traces on the Project Site.
- c. The Department of City Planning and LADBS shall determine what, if any, additional environmental review, pursuant to the California Environmental Quality Act (CEQA), is necessary to analyze the Project modifications, and complete the additional environmental review.

29. As such, the City did *not* accept the conclusions reached by the 2015 and 2019 studies submitted by MCAF that it argued showed the geology impacts would be insignificant. The City did not find these studies to be determinative. Instead, the City ordered further testing in Conditions of Approval 18 and 34.
30. The conditions of further testing and the resulting project modifications are mitigation measures under CEQA. As explained in *POET, LLC v. State Air Resources Bd.* [2013] 218 Cal.App.4th 681, 734-735 (*POET*): “A state agency

considering proposed action under a certified regulatory program must not approve or adopt the activity “if there are feasible alternatives or feasible mitigation measures available that would substantially lessen a significant adverse effect that the activity may have on the environment.”

(§21080.5,(d)(2)(A).) As to the written documentation prepared under a certified regulatory program, it must include a description of “mitigation measures to minimize any significant adverse effect on the environment of the activity.” (§21080.5(d)(3)(A).) This obligation to describe mitigation measures is one of the procedural requirements of CEQA “intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.” (§21002.)”

31. The general rule is that mitigation measures may not be deferred, Guideline 15126.4(b)(1)(A) has consistently mandated: “Formulation of mitigation measures shall not be deferred until some future time.” This principle has been consistently applied and emphasized by courts as the “general rule against deferral.” *POET*, 218 Cal.App.4th at 735.⁵
32. Until recently, Courts have recognized a narrow “judge-made exception to the general rule prohibiting the deferral of the formulation of mitigation measures.” (*POET*, 218 Cal.App.4th at 735.) While there was not a single, all-encompassing statement for it, courts have unanimously applied the exception only in limited cases: “[F]or kinds of impacts for which mitigation is known to be feasible, but where practical considerations prohibit devising such measures early in the planning process.” (*City of Maywood v. Los Angeles Unified School Dist.* [2012] 208 Cal.App.4th 362, 411 [school district could not conduct soils testing on 27 residential properties where it did not have a right of entry; mitigation measure committing to such further study when access was later obtained, and in accordance with objective standard,

⁵Under CEQA, regulatory study requirements and determination of feasible mitigation requirements based upon those studies must be performed during the CEQA initial study process in order to obtain study information **required to determine if mitigation can in fact reduce impacts beneath the level of significance**. If it can as to that issue, the study supports use of an Mitigated Negative Declaration (MND). If not, an EIR is required. The corollary to this principle is that where there are no practical considerations prohibiting the ability of the agency to conduct the studies and consult with potential responsible agencies, that consultation, study and mitigation development shall occur before the decision on whether an MND or EIR will be prepared. Such study is required “because a negative declaration *ends* environmental review.” (*Ocean View Estates Homeowners Assn., Inc. v. Montecito Water Dist.* [2004] 116 Cal.App.4th 396, 399. (Emphasis added.))

was not improper]⁶; *POET*, 218 Cal.App.4th at 736; *Gentry v. City of Murrieta* [1995] 36 Cal.App.4th 1359, 1394; *Oakland Heritage*, 195 Cal.App.4th at 906–907; *Sacramento Old City Assn. v. City Council* [1991] 229 Cal.App.3d 1011, 1028-29). Here, the Project site is unobstructed, flat, accessible, and under the ownership of the developer. In other words, it there are no physical or legal impediments that could potentially allow for a deferred study or deferred mitigation scenario. The Project site (both the East and West parcels) can and must be properly trenched and studied, preferably under the auspices of the CGS and other neutral scientists, now, prior to Project approval and FEIR certification.

33. Whether characterized as deferred study or deferred mitigation, or both, these conditions are inadequate as a matter of law.
34. The EIR ignores the many authoritative studies showing active faults under the project site. As such, the EIR withholds relevant information from the public and public agencies.
35. For this reason, any reliance on *Oakland Heritage*. 195 Cal.App.4th at 895, 904 and *Cadiz Land Co., Inc.*, 83 Cal.App.4th at 98-101 for the proposition that fault investigation studies may properly occur in the future as part of the mitigation measures is unavailing. Neither case involved the issue here, i.e., whether the draft EIR failed to include and consider relevant earthquake fault information necessary to fully inform the public. And neither applied the current Guidelines.
36. The courts “scrupulously enforce” compliance with the statutory procedural requirements of CEQA. (*Citizens of Goleta Valley v. Board of Supervisors* [1990] 52 Cal.3d 553, 564.) Only when CEQA is scrupulously followed does the public “know the basis on which its responsible officials either approve or reject environmentally significant action, and the public, being duly informed, can respond accordingly to action with which it disagrees. [Citations.] The EIR process protects not only the environment but also informed self-government.” (*Laurel Heights Improvement Assn. v. Regents of University of California* [1988] 47 Cal.3d 376, 392).
37. But there is compelling evidence in the record is that such testing could have

⁶The Court allowed the deferral of mitigation measures only because the School District could not conduct soils testing on 27 residential properties where it did not have a right of entry, the School District provided this explanation in the MND, and the record contained “evidence assessing the feasibility of the cleanup” – the DTSC letter approving the Preliminary Endangerment Assessment indicated that cleanup would take more than six months and the LAUSD estimated that the costs of remediation were estimated to be “between \$2 million-\$4.4 million” (Id. at 412)

been (and, in fact, was) conducted before project approval.

- a. When the California Geological Survey (July 16, 2020 CGS letter) came out after the Draft EIR was released on April 16, 2020, relying on new subsurface data from the United States Geological Survey that was *not* previously available, which indicate potentially four (4) fault traces crossing the proposed development site and which strongly disapproves of any trenching that is conducted with or as part of project construction.
 - b. When the California Geological Survey and the U.S. Geological Survey studies came out after the Draft EIR was released, the City was required to have recirculated a new DEIR to include the critical new information from USGS and CGS. (See CEQA Guidelines, §15200 [the purpose of allowing the public and other governmental agencies the opportunity to review EIRs includes: sharing expertise, disclosing agency analyses, checking for accuracy, detecting omissions, discovering public concerns, and soliciting counter proposals). Each of those objects was impaired by the City's exclusion of known, relevant Hollywood Earthquake Fault information – directly pertaining to the Millennium site – from the Draft EIR. As such, CEQA-mandated information was withheld from the DEIR. The absence of information regarding the presence of the suspected earthquake fault running through the Millennium (Hollywood Center) Project site “frustrated the purpose of the public comment provisions” of CEQA during the critical draft EIR stage, and impaired informed decision making. (*Sierra Club, supra*, 7 Cal.4th at 1236-1237.) Under such circumstances, “prejudice is presumed” (*Id.* at 1237.) (See also, ¶56).
38. Obtaining information through studies is a key part of formulating mitigation measures. The lead agency "must" find out and disclose all that it reasonably can during the CEQA (and especially during the draft EIR) process. (see i.e. City of Los Angeles CEQA Thresholds Guide for Geologic Hazards and discussion, *supra*). This information is to then be used in part to formulate mitigation measures. (*POET*, 218 Cal.App.4th at 759, [ARD violated CEQA when it “deferred the formulation of mitigation measures for NOx emissions from biodiesel without committing to specific performance criteria for judging the efficacy of the future mitigation measures”])
39. This is why the Guidelines contain a rigorous requirement of showing impracticability or infeasibility (and three other requirements) to overcome the “general rule prohibiting the deferral of the *formulation* of mitigation

measures.” (*POET*, 218 Cal.App.4th at 735).⁷

40. Following the rigorous requirement of showing impracticability or infeasibility, the Court in *Communities for a Better Environment*, 184 Cal.App.4th at 95 rejected future mitigation measures where there was no feasibility or practical impediments and the City was solely reluctant to make a finding early in the EIR process.
41. As elaborated by *POET*, this narrow exception to the general rule against deferral applies “when three elements are satisfied. First, practical considerations prevented the formulation of mitigation measures at the usual time in the planning process. Second, the agency committed itself to formulating the mitigation measures in the future. Third, the agency adopted specific performance criteria that the mitigation measures were required to satisfy.” (*POET*, 218 Cal.App.4th at 736-740).
42. The CEQA Guidelines also acknowledge these exceptions, explaining that in certain situations, mitigation measures may specify performance standards for mitigating a significant impact when it is impractical or infeasible to specify the specific details of mitigation during the EIR review process, provided the lead agency commits to implement the mitigation, adopts the specified performance standard, and identifies the types of actions to achieve compliance with the performance standard. (14 CCR §15126.4(a)(1)(B)).
43. The recent amendment to the Guidelines 15126.4(b)(1)(A) reflects the mentioned narrow judge-made exception that has been followed by courts for years. The amended Guideline 15126.4(b)(1)(A) clearly states:

“Formulation of mitigation measures *shall not* be deferred until some future time. The specific details of a mitigation measure, however, may be developed after project approval when it is impractical or infeasible to include those details during the project's environmental review *provided that* the agency (1) commits itself to the mitigation, (2) adopts specific performance standards the mitigation will achieve, and (3) identifies the type(s) of potential action(s) that can feasibly achieve that performance standard and that will be considered, analyzed, and potentially incorporated in the mitigation measure. Compliance with a regulatory permit or other similar process may be identified as mitigation if compliance would result in implementation of measures that would be reasonably expected, based on substantial evidence in the record, to reduce the significant impact to the specified performance standards.” (Emphasis added)

⁷In relation, “[o]nly the formulation of mitigation measures may be deferred, mitigation itself cannot be deferred past the start of the project activity that causes the adverse environmental impact.” (Id. at 740)

44. These standards are not met here. There is no finding that it was impractical or infeasible to include those details during the project's environmental review. The facts do not have support any such finding.
45. There were no physical or legal impediments to conduct all necessary tests and studies on the property before Project approval. The City never refuted the fact that the property was at all times readily accessible for testing, with zero practical considerations prohibiting it and, if remediation was required, development of mitigation plans. (*Gentry*, 36 Cal.App.4th at 1394.) .
46. In limited cases in the EIR context, courts have allowed deferral of testing and development of mitigation measures where there are “practical” problems accessing portions of the site *and* each of the other three elements in Guideline 15126.4(b)(1)(A) are met (See, e.g., *City of Maywood*, 208 Cal.App.4th at 411-12). But the City or developer here, by contrast, have no access impairment.
47. Nor has the City committed itself to the mitigation as required by Guideline 15126.4(b)(1)(A). The approval also fails for this reason alone.
48. Nor has the City adopted specific performance standards the mitigation will achieve as required by Guideline 15126.4(b)(1)(A). The approval also fails for this reason alone.
49. Nor has the City identified the type(s) of potential action(s) that can feasibly achieve that performance standard and that will be considered. Even had all of the other requirements of the Guidelines been met, the approval also would fail for this reason. The EIR does not explain with substantial evidence how each regulatory compliance measure in fact reduces possible significant impacts beneath the level of significance. Nor could the City so claim, given the fact that it concluded further study was needed to identify the existence and scope of the problem and how, if at all, it might be addressed. Any other conclusion is founded on raw speculation that whatever measures the City adopts will work. This fails as a matter of law.
50. VSSC next further elaborates on how this violates CEQA.
51. Under Guidelines §15126.4(a)(1)(B), the specific details of a mitigation measure may be developed after project approval only “when it is impractical or infeasible to include those details during the project's environmental review,” and the agency “adopts specific performance standards the mitigation will achieve” (*Save Agoura Cornell Knoll v. City of Agoura Hills* [2nd Dist, 2020] 46 Cal.App.5th 665, 668 [“*Save Agoura*”]).
52. None of these requirements are met here.

53. The threshold issue is whether it was “impractical or infeasible to include those details during the project's environmental review.” (Guidelines §15126.4(a)(1)(B)) If the answer is not yes, then the approval must be set aside. (*San Joaquin Raptor Rescue Ctr. v. County of Merced* [2007] 149 Cal.App.4th 645, 670 [deferral can be found improper if no reason for it is given]; see also *Cleveland Nat'l Forest Found. v. San Diego Ass'n of Gov'ts* (2017) 17 Cal.App.5th 413, 442 [rejecting deferred mitigation partly because agency did not proffer any evidence supporting deferral]).
54. Here, the approval must be set aside because there has been no determination that it was “impractical or infeasible to include those details during the project's environmental review,” nor can such a determination be made in view of the overwhelming evidence that all of the testing necessary to make such determinations could have been made during the project's environmental review (CEQA Guidelines, §15126.4(a)(1)(B)). Nor is there substantial evidence in the record to support such a finding.
55. The City here had no access impairment, yet studied nothing and did not meet its obligation to analyze what could be done to reduce impacts below thresholds of significance.
56. But there is compelling evidence in the record that such testing could have been (and, in fact, was) conducted before project approval.
 - a. California Geological Survey (July 16, 2020 CGS letter), relying on new subsurface data from the United States Geological Survey that was *not* previously available, which indicate potentially four (4) fault traces crossing the proposed development site and which strongly disapproves of any trenching that is conducted with or as part of project construction).
 - b. U.S. Geological Survey (USGS) Open-File Report, May 8, 2020, entitled “2018 U.S. Geological Survey–California Geological Survey Fault-Imaging Surveys Across the Hollywood and Santa Monica Faults, Los Angeles County, California” which identifies several new splays of the known-active Hollywood Fault. This is highly pertinent to the proposed Hollywood Center and its Draft EIR because several north-dipping fault splays appear to intersect the project’s planned high-rise foundations. This could “cause substantial adverse effects on human beings, either directly or indirectly” (Guidelines §15065(a)(4)), and also on the surrounding environment including to humans, other buildings, and streets and infrastructure if the proposed towers were to collapse due to seismic uplift or intense ground shaking.
 - c. Wilson Geosciences report, which itself attaches the May 8, 2020 new

USGS report and data and concludes that the Hollywood Fault as a continuous unit is active.

- d. Two LADBS memos authored by Daniel Schneidereit, Engineering Geologist II, Los Angeles Department of Building and Safety, including August 7, 2020 Inter-Departmental Correspondence “acknowledg[ing] the CGS's concern and [that we] believe the best way to resolve this issue is for the developer to excavate another exploratory trench to demonstrate, or rule out, the presence of an active fault in the southerly part of the site. The trench needs to be approximately 30 feet deep or more to expose the necessary strata, and may require the use of shoring.” (See also September 9, 2020 memo, stating “a geologic fault exploration trench shall be excavated in the suspected area to demonstrate, or rule out, the presence of an active fault prior to the DBS' approval of this project.”)
 - e. Robert Sydnor expert letter (“The new information from the California Geological Survey’s comment letter and the United States Geological Survey’s report show that a “substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.” (CEQA Guidelines §15088.5(a)(2)) They also show that feasible project alternatives or mitigation measures “considerably different from others previously analyzed [in the current Draft EIR – such as placing buildings off of and far enough away from any and all active fault lines –] would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.” (CEQA Guidelines Section 15088.5(a)(3).”)
57. This testing supports the concerns that caused the City to make construction contingent on additional testing confirming that there are no active faults underlying the project site and, if active fault traces are found, on further design (not specified) to address the findings and further required environmental review.
58. This is also why the approvals are conditioned on a series of mitigation measures being developed and approved *after* the further testing is conducted. Condition 34 states:
- a. Applicant shall meet with the Department of City Planning and LADBS to determine what modifications need to be made to the Project to address the existence of the active fault traces on the Project Site, including any building setbacks recommended in the Surface Fault Rupture Hazard Investigation Report approved by LADBS.
 - b. Applicant shall submit revised plans to the City that include the project

modifications needed to address the existence of the active fault traces on the Project Site.

- c. The Department of City Planning and LADBS shall determine what, if any, additional environmental review, pursuant to the California Environmental Quality Act (CEQA), is necessary to analyze the Project modifications, and complete the additional environmental review.
59. Conditions 18 and 34 themselves further establish there are no physical or legal impediments to conduct all necessary tests and studies on the property before Project approval. (*Gentry*, 36 Cal.App.4th at 1394)
60. Nor has the City followed its own CEQA thresholds guidelines, or specified what existing regulatory programs apply, or explained how those existing regulatory programs assure the Project would clearly have no significant impact. (*Pub. Res. Code* §21080(c)(2).)
61. Many cases hold that requiring formulation of mitigation measures at a future time violates the rule that members of the public and other agencies must be given an opportunity to review mitigation measures before a project is approved. (*Pub Res C* §21080(c)(2); see *League for Protection of Oakland Architectural & Historic Resources v. City of Oakland* [1997] 52 Cal.App.4th 896; *Gentry*, 36 Cal.App.4th at 1396; *Quall Botanical Ganlens Found., Inc. v. City of Encinitas* [1994] 29 Cal.App.4th 1597, 1605, fn. 4; *Oro Fino Gold Mining Corp. v. Cnty. of El Dorado* [1990] 225 Cal.App.3d 872, 884; *Sundstrom v. County of Mendocino* [1988] 202 Cal.App.3d 296, 306 (condition requiring that mitigation measures recommended by future study to be conducted by civil engineer evaluating possible soil stability, erosion, sediment, and flooding impacts was improper).⁸
62. Conditions 18 and 34 do not meet any of the other requirements of CEQA Guidelines, §15126.4(a)(1)(B).
63. Instead, these conditions literally create a moving target. If “active fault traces” are found (or not ruled out) on the Project Site, modifications will need

⁸The project in *Sundstrom* was a proposed sewage treatment plant and the record contained evidence of significant environmental problems. The County certified a negative declaration with several conditions (*Id* at 302-304) which required the developer to have hydrological and other studies prepared to show that the project would not have any significant environmental impacts. The studies were to recommend mitigation measures, and the developer was required to incorporate these mitigation measures into the project. (*Id.* at 306.) The court concluded that the County should have required the preparation of an EIR. Deferring assessment of the environmental impacts of the project until after certification of the negative declaration and approval of the project violated CEQA's requirement that environmental review precede decisionmaking on the project. (*Id.* 307.)

to be made to the Project. (Condition 34)⁹ As such, the required project description does not meet the requirement that it be “stable and finite.” (*stopthemillenniumhollywood.com*, *supra*. 39 Cal.App.5th at 16).

64. Mitigation measures should describe the actions that will be taken to reduce or avoid an impact. These measures do not. In fact, the approvals claim the City still does not even know whether there are active earthquake faults at the project site. They also confirm that *none* of the three required Guideline elements are met if the further testing identifies (or does not rule out) active fault traces.
65. Specifically, the approval letter expressly conditions whether or not the project can even be built on the results of the further geological testing for the presence of active earthquake faults and requires further analysis if fault traces are found. (See VTTM approval letter, Conditions 18 & 34).
66. MCAF cannot challenge the City’s failure to require further testing. Expert opinion such as contained in this record supports a fair argument that further testing is required. (Id. at 689, citing *Pocket Protectors v. City of Sacramento* [2004] 124 Cal.App.4th 903, 928 [“expert opinion if supported by facts, even if not based on specific observations as to the site under review” may qualify as substantial evidence supporting a fair argument].)¹⁰
67. There is another issue that is fatal to the approval: CEQA Guidelines, §15126.4(a)(1)(B) *also* requires that the mitigation measure “adopt[s] specific performance standards the mitigation will achieve.” Impermissible deferral can occur when an EIR calls for mitigation measures to be created based on future studies or describes mitigation measures in general terms but the agency fails to commit itself to specific performance standards. (*Cleveland Nat’l Forest Found.*, 17 Cal.App.5th at 442 [generalized air quality measures failed to set performance standards]; *California Clean Energy Comm. v City of Woodland* [2014] 225 Cal.App.4th 173, 195 [agency could not rely on future report on urban decay with no standards for determining whether mitigation required]; *POET*, 218 Cal.App.4th at 740 [agency could not rely on future rulemaking to establish specifications to ensure emissions of nitrogen oxide

⁹“Applicant shall meet with the Department of City Planning and LADBS to determine what modifications need to be made to the Project to address the existence of the active fault traces on the Project Site, including any building setbacks recommended in the Surface Fault Rupture Hazard Investigation Report approved by LADBS.”

¹⁰The substantial evidence standard does not apply to this issue since VSSC does not challenge any *factual* determinations regarding the decision to require further seismic investigation and testing. Rather, without waiving its other objections, VSSC challenges the City’s decision to approve the project now, before completion and careful consideration of the results of testing the lead agency has found to be necessary.

would not increase because it did not establish objective performance criteria for measuring whether that goal would be achieved); *Gray v County of Madera* [2008] 167 Cal.App.4th 1099, 1119 [rejecting mitigation measure requiring replacement water to be provided to neighboring landowners because of mine operations and holding that the commitment “to a specific mitigation goal” is not adequate where “the County has not committed itself to a specific performance standard.”])

68. This requirement also is not met. The approval contains no performance standards regarding seismic safety. Instead, it states that construction of the project cannot now proceed unless the presence of an active earthquake fault on the project site is ruled out. It also states that if a fault is located, there will be meetings with the City “determine what modifications need to be made to the Project to address the existence of the active fault traces on the Project Site.” Other than mentioning “building setbacks recommended in the Surface Fault Rupture Hazard Investigation Report approved by LADBS,”¹¹ and “what, if any, additional environmental review, pursuant to the California Environmental Quality Act (CEQA), is necessary to analyze the Project modifications,” Instead, it states in the most conclusory fashion that “Applicant shall submit revised plans to the City that include the project modifications needed to address *the existence of* the active fault traces on the Project Site.” (*Italics added*). Even if this is construed to require further regulatory agency review, it does not identify the methods the agency will consider for mitigating the impact, nor does it indicate the expected outcome.
69. Additional testing may be required under CEQA “if the initial testing is insufficient.” (*Save Agoura*, 46 Cal.App.5th at 693-694; *Gray v. County of Madera* [2008] 167 Cal.App.4th 1099, 1115.)
70. Here, the LOD necessarily rests on the assumption that the initial testing is insufficient to approve the project and to formulate all required mitigation measures.
71. Studies conducted after a project’s approval do not guarantee an adequate inquiry into environmental effects. Such a mitigation measure would effectively be exempt from public and governmental scrutiny.

¹¹The reference to possibly moving “building setbacks” appears to recognize that the Alquist-Priolo Earthquake Fault Zoning Act, Pub. Resources Code, § 2621 et seq., prohibits the construction of structures for human occupancy across the trace of an active fault or within 50 feet of an active fault. (*California Oak Foundation v. Regents of University of California* [2010] 188 Cal.App.4th 227, 248 “[t]he Alquist-Priolo Act applies broadly to “any project ... which is located within a delineated earthquake fault zone, upon issuance of the official earthquake fault zone maps to affected local jurisdictions, except as provided in Section 2621.7.” (§2621.5(b).) “[P]roject” is defined to include “[s]tructures for human occupancy.” (§2621.6(a)(2).))

72. Specifically, a condition that requires implementation of mitigation measures to be recommended in a future study may conflict with the requirement that project plans incorporate mitigation measures. (*Pub Res C* §21081.6(b); 14 Cal Code Regs §15126.4(a)(2); *Federation of Hillside & Canyon Ass'ns v. City of Los Angeles* [2000] 83 Cal.App.4th 1252, 1261).
73. A mitigation measure calling for a mitigation plan to be devised on the basis of further study can also be found legally inadequate if it does not identify steps that might be taken to mitigate the impact once the study is completed. (*Preserve Wild Santee v. City of Santee* [2012] 210 Cal.App.4th 260, 280 [mitigation measure providing for active habitat management did not describe anticipated management actions and did not include management guidelines or performance criteria]; *Communities for a Better Env't*, 184 Cal.App.4th at 95 [rejecting mitigation measure that required project applicant to develop plan for reducing greenhouse gas emissions because it identified undefined and untested measures of unknown efficacy and did not contain any objective criteria for measuring success];¹² *San Joaquin Raptor Rescue Ctr.* 149 Cal.App.4th at 669 [rejecting mitigation measure calling for future surveys for special status species and development of undefined habitat management plan in response to surveys]; *Endangered Habitats League, Inc. v. County of Orange* [2005] 131 Cal.App.4th 777, 794 [rejecting mitigation measure requiring submission of acoustical analysis and approval of mitigation measures recommended by analysis because no mitigation criteria or potential mitigation measures were identified]). In short, mitigation deferral as has occurred here is not proper, especially since the result expected from the agency permitting process is left undefined. (*San Joaquin Raptor Rescue Ctr.*, 149 Cal.App.4th at 669).
74. The LOD does not meet these standards. A specifically tailored requirement to trench the southern portion of the East site is not a municipal code requirement, but rather the exercise of environmental protection discretion. The City exercised that discretion to add further testing as a condition in the

¹²In *Communities for a Better Env't*, 184 Cal.App.4th 70, 75 the city council certified the EIR. Late in the environmental review process—that is, in an addendum circulated after issuance of the final EIR—the city belatedly found that the project's greenhouse gas emissions would be a significant impact. (Id. at 90–91) The amended EIR addressed this impact by putting forth “some proposed mitigation measures to ensure that the Project's operation ‘shall result in no net increase in GHG emissions over the Proposed Project baseline.’” (Id. at 91) The amended EIR gave Chevron one year to submit to the city, for approval by the city council, “a plan for achieving complete reduction of GHG emissions up to the maximum estimated...Project GHG emissions increase over the baseline” (Ibid.) The Court concluded the mitigation plan for greenhouse gases violated CEQA because the city “delayed making a significance finding until late in the CEQA process, divulged little or no information about how it quantified the Project's greenhouse gas emissions, offered no assurance that the plan for how the Project's greenhouse gas emissions would be mitigated to a net-zero standard was both feasible and efficacious, and created no objective criteria for measuring success.” (CBE, at p. 95).

VTT. To comply with CEQA, the City should formulate mitigation measures to address what is learned and provide these express mitigation measures in a recirculated EIR before project approval. There is no substantial evidence how regulations that the City may assume could mitigate impacts will fully mitigate the impacts that will be reflected in the future studies. Imposing project conditions but failing to include them in the mitigation monitoring plan evades the requirement to recirculate, with new mitigation initially (and improperly) omitted.

75. Nor does the approval language “adopt[s] specific performance standards the mitigation will achieve” as required by CEQA Guidelines, §15126.4(a)(1)(B). That specific performance criteria must be “articulated at the time of project approval,” and further action to carry the project forward must be contingent on meeting them (*Sacramento Old City Ass’n*, 229 Cal.App.3d at 1029; *Rialto Citizens for Responsible Growth v. City of Rialto* [2012] 208 Cal.App.4th 899, 945 [the general rule against deferred mitigation bars “loose or open-ended performance criteria”]).
76. The document contains no full commitment to mitigating identified significant seismic impacts of the project nor does it demonstrate how the impact can be mitigated in the manner described in the EIR. The required performance standards are not found anywhere in the document. “Impermissible deferral of mitigation measures occurs when an EIR puts off analysis or orders a report without either setting standards or demonstrating how the impact can be mitigated in the manner described in the EIR.” (*City of Long Beach v. Los Angeles Unified Sch. Dist.* [2009] 176 Cal.App.4th 889, 915.) That both describes and dispenses with the bill of goods that MCAF appears to be peddling here, which is based on a false premise that the City already has rejected; specifically, that it already has been determined there are no seismic issues to investigate or to address before construction can proceed.
77. Based on the lack of the required performance standards, it may be concluded such standards cannot be specified until the extent of the problem is determined by further testing. This, too, is inadequate under CEQA. (*Sierra Club v County of San Diego* [2014] 231 Cal.App.4th 1152 [later actions taken to flesh out a mitigation measure that calls for the details to be deferred must be consistent with the measure's terms, comply with its requirements, and be designed to implement its performance standards.]). Here, the public and the agencies are left to guess about the effect the proposed project will have.
78. Perhaps this is because there is no way to safely build or modify the project if the further study confirms the findings in this record that there in fact are active earthquake faults on the project site. (*Carmel Valley View, Ltd. v. Board of Supervisors* [1976] 58 Cal.App.3d 817, 821-822 [The presence of

geological hazards ascertained in connection with the required EIR requires map disapproval on grounds of physical unsuitability], see *Govt. Code* §66474(d) [if a site is not physically suitable for the proposed density of development, a public agency cannot approve a map for the proposed subdivision].) In fact, the approval implicitly reaches the same conclusion by prohibiting any construction unless and until further studies rule out the presence of active earthquake faults. In fact, until the study is completed, it cannot be known whether mitigation that can meet a specified performance standard is even available. But this is no excuse to violate the Guideline. Instead, it further underscores why approval was improper.

79. Many cases stress the importance of careful seismic studies as part of the approval process. Properly utilized, their function is “to eliminate a potential source of seismic hazard.” (*Beverly Hills Unified Sch. Dist. v. Los Angeles County Metro. Transp. Auth.* (2015) 241 Cal.App.4th 627, 663 [“The elimination of the Santa Monica station as an option did nothing to change the potential environmental impacts of the Project, other than to eliminate a potential source of seismic hazard.”]; see also *Oakland Heritage*, 195 Cal.App.4th 884 [design of structure in conformance with seismic design codes coupled with review by engineers and building officials was sufficient to ensure mitigation of seismic impacts];¹³ *California Oak Foundation*, 188 Cal.App.4th at 264 [“[m]ost significantly, both the DEIR and EIR identified as a “significant and unavoidable” impact the fact that people or structures at the project sites could be exposed to potentially substantial adverse effects, including the risk of loss, injury, or death from rupture of a known earthquake fault or strong seismic ground shaking]. See also *Id.* at 251 [proposed Athlete Center was not an “addition” or “alteration” within the meaning of the Alquist-Priolo Act and thus not subject to the Act’s value restrictions and in any event, a report issued after the DEIR, but before the EIR “entitled Fault Rupture Hazard Investigation... concluded that the proposed Athlete Center site was not located astride an active fault.” [*Id.* at 263]; see also *Id.* at 264 [noting that the “DEIR also assured the public that neither project would be built across the trace of a known active fault”].¹⁴

¹³The *Oakland Heritage* court describes “the situation here—and contrary to the rule of CNPS and SOCA—not only had the study not been made, but no possible mitigation measures had been developed, no performance standards had been set, and there was no reason to conclude either that the measures recommended in the study would be feasible or that they would mitigate the impacts.” (195 Cal.App.4th at 911, discussing *Gentry*, 36 Cal.App.4th at 1367, 1395–1397)

¹⁴The totality of excluded information violating CEQA’s information disclosure obligations also makes this case distinguishable from *California Oak Foundation*, where the only information excluded from the EIR was a single report. See, analogously, the Supreme Court’s analysis in *Save Tara v. City of West Hollywood* (2008) 45 Cal.4th 116, that examined the totality of “circumstances and the practical effect of the public agency’s action on its ability and willingness to

80. The differences between these decisions and the EIR certified here only underscore why the approval of the EIR at this time is both premature and improper. In fact, none of these cases addresses CEQA Guideline, §15126.4(a)(1)(B).¹⁵ As already discussed, the threshold requirement of impracticability or infeasibility cannot be met in this instance. Nor have the any of the other three elements of the Guideline been met. In plain English, MCAF is 0 for 4, when it needed to bat 100% to proceed at this time.
81. VSSC does not suggest that there can never be a situation where a deferred seismic study might be proper. But here, none of the requirements articulated in CEQA Guideline, §15126.4(a)(1)(B) and the relevant cases has been met.
82. “Under CEQA, a public agency cannot charge a developer with the responsibility to study the impact of a proposed project. (*Sundstrom*, 202 Cal.App.3d 296) Sundstrom involved a county delegating the duty to conduct hydrology impact studies for construction of a sewage treatment plant to the applicant. (*Id.* at p. 307) The Court held CEQA did not allow delegation of “the County’s legal responsibility to assess environmental impact by directing the applicant himself to conduct the hydrological studies subject to the approval of the planning commission staff.” (*California Clean Energy Committee v. City of Woodland* [2014] 225 Cal.App.4th 173, 194).
83. Here, the City has improperly delegated its responsibility to study the impact of the proposed project to the project applicant MCAF (Condition 18, requiring “the developer to excavate another exploratory trench to demonstrate, or rule out, the presence of an active fault in the southerly part of the Project Site...”).
84. VSSC is not aware of any case which holds that deferred seismic mitigation or study after project approval is proper where the proponent sought approval to build in-fill high-rise housing structures, including for elderly and low income people on top of active earthquake faults that have already been identified by reputable government agencies as being riddled with active earthquake faults. The concept is so absurd as to be self-refuting.

modify or reject a proposed project.” *Id.* at 139. Likewise, the LOD ignores that the totality of the informational failure of the Draft EIR regarding seismic issues defeats CEQA’s purpose to provide decision makers with full knowledge of potential impacts. “CEQA is essentially an environmental full disclosure statute, and the EIR is the method by which this disclosure is made.” *Rural Landowners Assn. v. City Council* (1983) 143 Cal.App.3d 1013, 1020. The Millennium (Hollywood Center) EIR did not fulfill this statutory mandate.

85. MCAF cannot rely on the prior seismic studies it submitted. The City did not accept the conclusions of these studies and instead ordered further studies. Because the MCAF's studies are unreliable and the new USGS and the CGS letter state there are active faults on the project site, the site should be presumed to be crossed by active fault lines. (*CBIA*, 62 Cal.4th at 388, Guidelines §15126.2(a), "areas susceptible to hazardous conditions" can be "identified in authoritative hazard maps").
86. *Golden Door Properties, LLC v. County of San Diego* [2020] 50 Cal.App.5th 467, 520 invalidated an approval predicated on a future study because it "provide[d]" only a generalized goal....and then allow[ed] the Director to determine whether any particular...program is acceptable based on unidentified and subjective criteria." The Court stated the rule in clear terms: "Deferred mitigation violates CEQA if it lacks performance standards to ensure the mitigation goal will be achieved." As the Golden Door court observed, "there is nothing inherently unlawful under CEQA by delegating M-GHG-1 determinations to the Director. The problem is that M-GHG-1 contains no objective criteria for exercising that discretion to ensure that the...goals are actually met." (Id. at 523). "Feasible means "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." (Guidelines, §15364.) M-GHG-1 contains no objective criteria for the Director to apply in making these factual determinations." These observations apply with equal force to the approval here.
87. The fact "that scientific knowledge in th[e] area" or seismology "is constantly evolving" "is one of the most important reasons 'that mitigation measures timely be set forth, that environmental information be complete and relevant, and that environmental decisions be made in an accountable arena.'" (*Communities for a Better Env't*, 184 Cal.App.4th at 96.) Although "foreseeing the unforeseeable is not possible, an agency must use its best efforts to find out and disclose all that it reasonably can." (Ibid.) (Id. at 524)
88. The issue of regulation-vs-mitigation is crystal clear here. The project is on top of a fault line that has been determined by the State, the Federal Government and others to be active at the site, and nearby; the City can reasonably investigate the condition since it is obviously open, accessible, already owned by the project applicant MCAF and there are no physical or legal impediments to access.
89. And even had there been physical or legal impediments to access, the City was still obligated to (1) commit itself to the mitigation, (2) adopt specific performance standards the mitigation will achieve, and (3) identify the type(s) of potential action(s) that can feasibly achieve that performance standard and that will considered, analyzed, and potentially incorporated in

the mitigation measure.

90. But there were no impediments to access. Nor has the City committed itself to the mitigation, nor adopted specific performance standards the mitigation will achieve, nor has it identified the type(s) of potential action(s) that can feasibly achieve that performance standard and that will be considered, analyzed, and potentially incorporated in the mitigation measure.
91. Instead, the City has asked for is a highly contextual and subjective investigation after which there will be further closed door discussions with the developer. But CEQA does not permit the City or MCAF to dig a trench and then decide behind closed doors during condition clearance how the results may be shoe-horned into the project approval. Nor can the City simply assume the project will have no geology impact because it will supposedly comply with regulations.
92. Here, the project approval itself confirms that none of the requirements of the Guidelines is met. The LOD itself admits that construction cannot proceed if later testing confirms one or more active earthquake faults. From this, it necessarily follows that approval of a project that cannot be built in and of itself has precluded informed decision-making and informed public participation.
93. Just as the first Millennium case turned on Project Description issues, the geology issues here are fundamentally issues of an accurate Environmental Setting. Guidelines §15125 requires a description of the existing physical environment and prohibits relying on “hypothetical conditions” in the environment. Here, one of the most important facts about the immediate physical environment is that it is crossed by fault lines determined by government to be active since the Holocene. Yet, despite Conditions 18 and 34, we may later be told that the City relied on a “hypothetical condition” that the fault is not active and rejected the findings of the USGS and CGS and the recommendations of its own, Engineering Geologist of the Los Angeles Department of Building & Safety, in addition to the other overwhelming evidence of site seismic issues (see ¶56, *supra*). If the City takes that almost unfathomable position, recirculation of the DEIR would be required.
94. As such, the approval *also* fails each of the following reasons: (i) there is an inaccurate environmental setting; (ii) it excludes relevant information; (iii) the USGS and CGS reports and the other studies discussed above require recirculation of the DEIR; and (iv) the project fails to do an adequate alternatives analysis.
95. Our local history teaches that short-cutting the investigative and evaluative

process to serve alternative agendas will cost lives and tarnish the legacies of all involved. For example, William Mulholland was primarily responsible for building the infrastructure to provide a water supply that allowed Los Angeles to grow into the largest city in California. He designed and supervised the building of the Los Angeles Aqueduct, a 233 mile long system to move water from Owens Valley to the San Fernando Valley. But his career ended when the St. Francis Dam failed, resulting in the loss of at least 600 lives, including 108 children. The Los Angeles Coroner's Inquest concluded that responsibility for the disaster lay in an error in engineering judgment about the suitability of the area's geology as a stable foundation for the dam, and in errors in public policy, which encouraged hasty building to meet the growing city's demands for more infrastructure. The Coroner's Inquest concluded the disaster was primarily caused by the unsuitable soil conditions on which the eastern abutment of the dam was built, which included an old earthquake fault (the San Francisquito Fault) that had not been adequately studied when the project was built. The disaster occurred because the theoretical and experiential knowledge base available for the project was inadequate to build the dam, without substantial additional research, exploration and testing. Almost one-hundred years later, that is exactly what is being proposed again. However, this time, there is no doubt but that the project proponent and those charged with ensuring public safety know of the risk.

VSSC further adopts and incorporates by reference all Project comments and objections raised by all others during the environmental review and land use entitlement processes for the Project. This includes each of the reasons stated in the June 1, 2020 letter, the September 11, 2020 letter and the September 22, 2020 letter from The Silverstein Law Firm, APC for StopTheMillenniumHollywood.com. VSSC incorporates these objections by this reference. VSSC further incorporates by reference the entire administrative record for the original Millennium Hollywood project, Los Angeles County Superior Court Case No. BS144606.

For the reasons stated above, the City Planning Commission should grant VSSC's appeal, reject the Project and overturn the Determination.

Thank you.

Very Truly Yours,
ANTHONY KORNARENS, APC



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October 5, 2020

BY EMAIL

City Planning Commission
City of Los Angeles
200 North Spring Street, Room 272
Los Angeles, CA 90012

Re: Hollywood Center Project - VTT-82152; CPC-
2018-2114-DB-CU-MCUP-SPR; CPC-2018-
2115-DA; and ENV-2018-2116-EIR

Dear Members of the City Planning Commission:

On behalf of the applicant for the aforementioned matter, we submit this letter in response to an appeal filed by AMDA, which owns and leases property adjacent to the project site.

While we have had numerous conversations with AMDA in an effort to address their concerns, the parties have been unable to agree on a dollar amount that would satisfy AMDA's specious issues.

Earlier this year we learned that AMDA itself had began a vetting process for a development partner for its own property, which we understand has now been narrowed to a short list. AMDA's RFI/RFQ is attached for your information. Concomitant with that process, we have also learned that AMDA's representatives have recently met with your planning staff to vet the feasibility of their proposal.

As part of AMDA's appeal, AMDA raises concerns about noise impacts that our project will cause during construction. Seems somewhat disingenuous given their own plans and the proximity of their own development to the Menorah senior affordable community that will be living across the street from their significant proposed project. The same might be said for their misleading claim about serious public health problems or their suggestion of pedestrian safety at Yucca and Vine.

There's something to be said for the old proverb about people who live in glass houses should not throw stones.

City Planning Commission
October 5, 2020
Page 2

Below is a sample massing scenario with corresponding development envelope copied from the AMDA RFI/RFQ.

Sample Massing Scenario

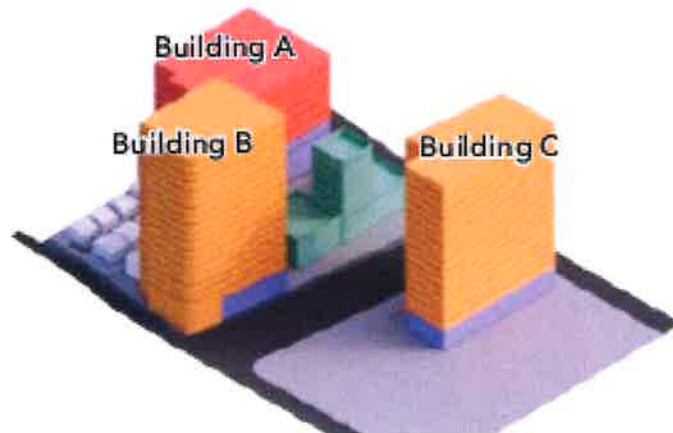


Table 4: Sample Massing Scenario

	Total (GSF)	AMDA (GSF)	Non-AMDA (GSF)
Building A	119,200	119,200	--
Building B	351,700	93,000	258,700
Building C	258,700	--	258,700
Yucca Tower	35,500	35,500	--
Bungalows	6,000	6,000	--
Total	771,100	253,700	517,400

Thanks, and we are happy to address any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Edgar Khalatian', written over a horizontal line.

Edgar Khalatian
Partner

Att.



AMDA LOS ANGELES

Hollywood Redevelopment Opportunity

Request for Expressions of Interest/Qualifications

Los Angeles, CA
Issued: June 26, 2020

AMDA

RFEI / RFQ Timeline

Issue date: Friday, June 26, 2020

Intent to respond: Friday, July 3, 2020

Please notify via email to slin@u3advisors.com your intent to respond to this RFEI. Please also include any requests to schedule a virtual or in-person site tour.

Virtual or in-person site tours available:

June 29 – July 3, and July 6-10

Deadline to submit questions:

Friday, July 17, 2020

Answers will be distributed by Friday, July 24

Due date: Friday, July 31, 2020

For all questions, please contact:

Stephany Lin, U3 Advisors

(703) 727-0847

slin@u3advisors.com



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[1] EXECUTIVE SUMMARY

PROJECT OVERVIEW

AMDA College of the Performing Arts is a not-for-profit 501(c)3 institution devoted to performing arts in higher education. We are seeking a partner for a redevelopment opportunity on our campus, located in the heart of Hollywood, Los Angeles. The development partner is expected to deliver private residential and/or commercial development on a portion of the site, which will generate proceeds to support construction of new, state-of-the-art academic and performance facilities for AMDA. The purpose of this development is to serve AMDA's current institutional growth and mission, serving our next generations of national and international performing artists.

VISION

AMDA College of the Performing Arts is one of the country's premier college conservatories for performing arts, offering multiple programs including acting, musical theatre, and dance theatre. Founded in New York City in 1964, we opened our Los Angeles campus in 2003 and became the only Bachelor of Fine Arts degree-granting performing arts college with campuses in both New York City and Los Angeles. The combination of AMDA's extraordinary locations at the two epicenters of the world's entertainment industries in Hollywood and Manhattan, faculty who

are actually professionals in the industry, and our uniquely professional-oriented degree programs, attract students from every state in the nation and from dozens of countries all over the world. AMDA is so very proud of our extraordinary alumni, whose careers span Broadway, national and international theatre, network and streaming television, feature film and the music industry.

For over 15 years, AMDA's Yucca St. campus has been a major influence in the revitalization of the Hollywood neighborhood we call home. Bringing over 1,000 talented students into Hollywood every year and employing hundreds of industry professionals, we significantly contribute to the energy and vitality of the neighborhood. Our dynamic community creates a powerful environment which directly contributes to the entertainment industry and serves as a catalyst for strong growth in the neighborhood. This new chapter of development will continue our trajectory of further elevating Hollywood.

We are looking for a partner – who will of course be a financial partner – but who will also share our vision for the continued development and improvement of Hollywood. We are open to creative financial and development options.

Looking ahead to our next decades of growth, AMDA's leadership continues to plan and implement

our dynamic vision to redevelop our Los Angeles campus - recognizing that reinvesting in the campus will further define the institution's identity and path for the decades to come, while also deepening our role in the city and performing arts industry at large.

RFEI/RFP PROCESS

This RFEI is being distributed to a select group of developers. AMDA and our real estate consultant, U3 Advisors (U3) will share preliminary concepts of the design and terms of the development in this document. In addition, the process will include site visits, meetings, and Q&A.

Upon receipt of responses, AMDA will evaluate the qualifications, interest, and experience of the developer candidates and will conduct interviews with selected, qualified candidates. The purposes of these interviews will be to engage in dialogue both from a perspective of information exchange and to explore the potential of the partnership on all levels.

Qualified candidates will have demonstrated expertise in residential, commercial, and/or mixed-use urban development. AMDA will evaluate responses based on the following criteria:

- Preliminary proposed process and approach
- Team organization and capabilities
- Key personnel experience and capacity
- Overall financial strength and capacity of the team

AMDA anticipates that the next step after this process will be to send a more comprehensive Request for Proposals (RFP) to select developers.

[2] PROJECT CONTEXT

ABOUT AMDA-LA

Since we opened our doors in Hollywood in 2003, our trajectory of enrollment has continued to meet and exceed our projections. AMDA is viewed as a transformational leader in performing arts education. Students are drawn to our unique model, which features a wide array of performance opportunities beginning in the students' very first semester. In the



academic year 2019/2020, AMDA-LA enrolled a total of 900 students, its highest-ever enrollment figure. Our multiple Bachelor of Fine Arts degree programs are the primary focus of the LA campus. Notably, AMDA is already in the process of expanding the breadth of curricular offerings to include unique Master of Fine Arts, Master of Arts, and additional Bachelor of Arts degree programs. In addition, AMDA's highly popular high school summer program draws students from across the United States and several other countries each year, providing a consistent pipeline of enrollment into the college.

The nationally acclaimed Playbill magazine, which represents the Broadway profession, has consistently ranked AMDA among the top 10 colleges with the most alumni on Broadway.

While COVID-19 impacted AMDA's operations with a transition to remote learning this Spring 2020, AMDA is well-prepared to continue to adapt and is confident that our future enrollment will remain strong. Because of our unique model within the higher education landscape, AMDA consistently attracts students from across the country and around the world who are seeking a performing arts focus in the heart of Hollywood and New York City. In the Spring 2020 semester, 85% of students elected to continue coursework when instruction went online in response to the pandemic - showing AMDA's institutional strength and stability.

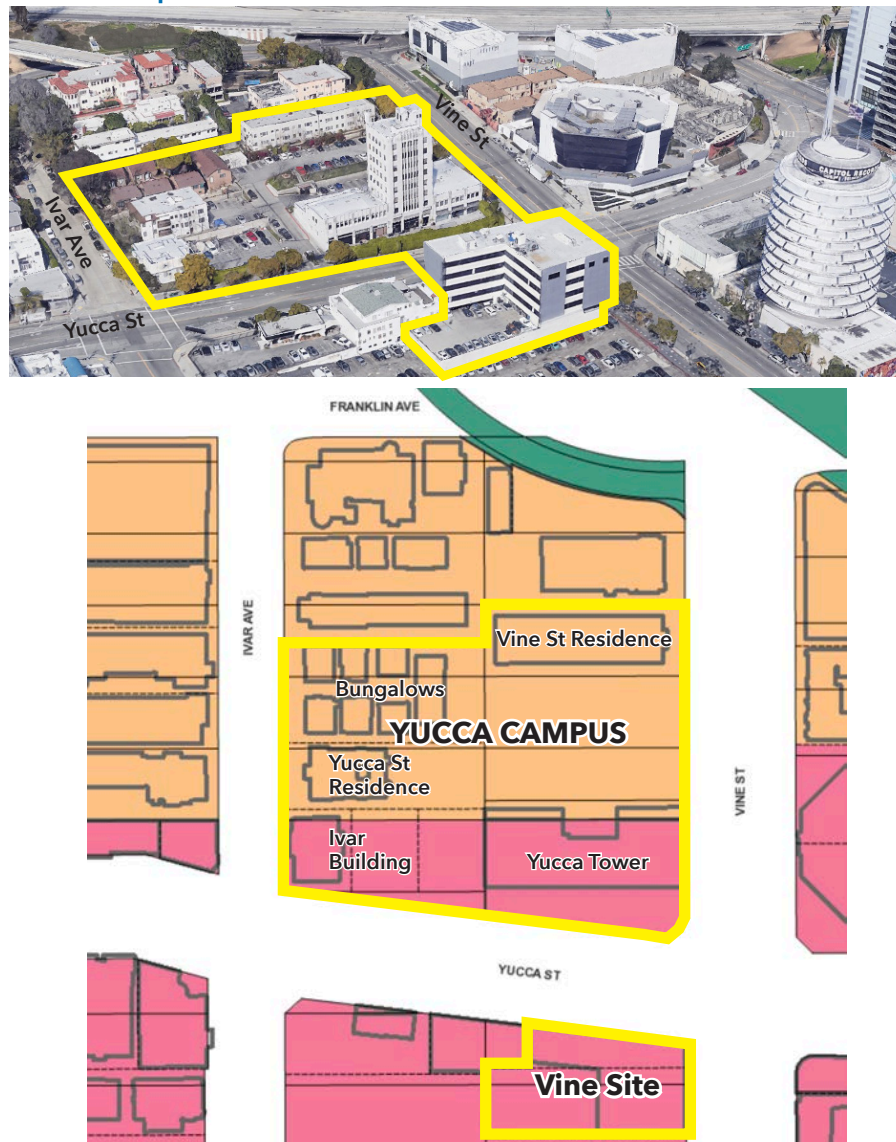
SITE OPPORTUNITY

The LA campus is situated in the heart of Hollywood, in one of the most sought-after real estate markets

in Los Angeles today. The campus consists of eight contiguous parcels totaling about 2.2 acres (the "Yucca Campus") bound by Yucca St, Vine St, Ivar St, and Franklin Ave, as well as a ninth parcel totaling 15,660 square feet (the "Vine Site.") AMDA currently estimates the combined sites allow for approximately 771,000 square feet of total floor area. AMDA also owns and leases several other properties in the vicinity for additional office use, performance facilities, and student residence halls. (See Appendix D.)

Located just one block north of the Hollywood and Vine intersection, this site enjoys close proximity to some of Hollywood's most significant landmarks, sitting directly adjacent to the iconic Capitol Records tower and a short walking distance to the Pantages Theatre, with views directly looking towards the Hollywood sign itself. The site is less than a five-

Yucca Campus and Vine Site



Source: ZIMAS

minute walk from the Hollywood/Vine Metro Station, as well as adjacent to the 101 Freeway.

Major entertainment industry employers, including Netflix, Viacom, and Paramount Studios, have invested heavily in nearby new offices and studios, providing a significant employment center for the city and region. Hollywood has seen equally noteworthy investments in Class A residential, hospitality, and retail developments, such as the Kimpton Everly, the W Hollywood, Argyle House, and Columbia Square, as well as other high-profile projects planned or underway like Academy on Vine, Hollywood Center, the Palladium Residences, etc., among many others.

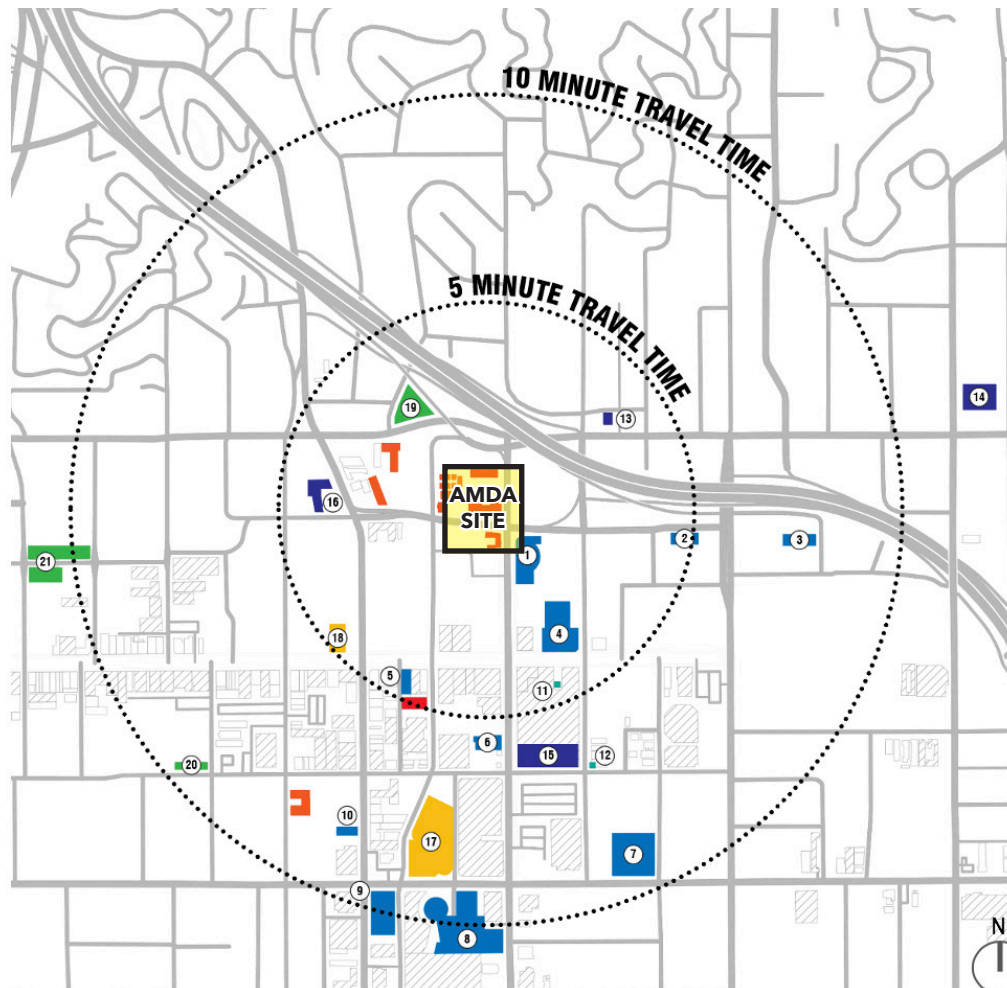
PROJECT GOALS

AMDA looks forward to being able to develop, build and offer state-of-the-art classrooms and performing arts spaces to our students and faculty. Currently, AMDA operates with too few classrooms, studios,

and performance spaces for our needs. Our goals for this redevelopment are to:

- Provide highly functional performance and academic space for our students and faculty to thrive.
- Maintain a secure campus environment for student safety.
- Maximize campus opportunities for events and student gatherings through thoughtful site planning.
- Incorporate sustainability features highlighting both environmental health and students' health and wellness.
- Offer an iconic destination in Hollywood that showcases AMDA and its students.
- Maintain the land as a long-term asset.
- Maximize value of the site in order to offset the cost to construct AMDA's desired space and specifications.

Hollywood Context



CULTURAL VENUES

1. Capitol Records
2. Beachwood Theatre
3. Actor's Co-Op Theatre Company
4. Hollywood Pantages Theatre
5. King Ten Theatre
6. The Montalban
7. Hollywood Palladium
8. Arclight Cinema
9. Amoeba Music
10. Theatre of Note

TRANSIT

11. Hollywood/Vine Metro Station
12. LAX Flyaway Shuttle Stop

GROCERIES

13. Hollywood Supermarket
14. Gelson's Market
15. Trader Joe's
16. Yucca Supermarket

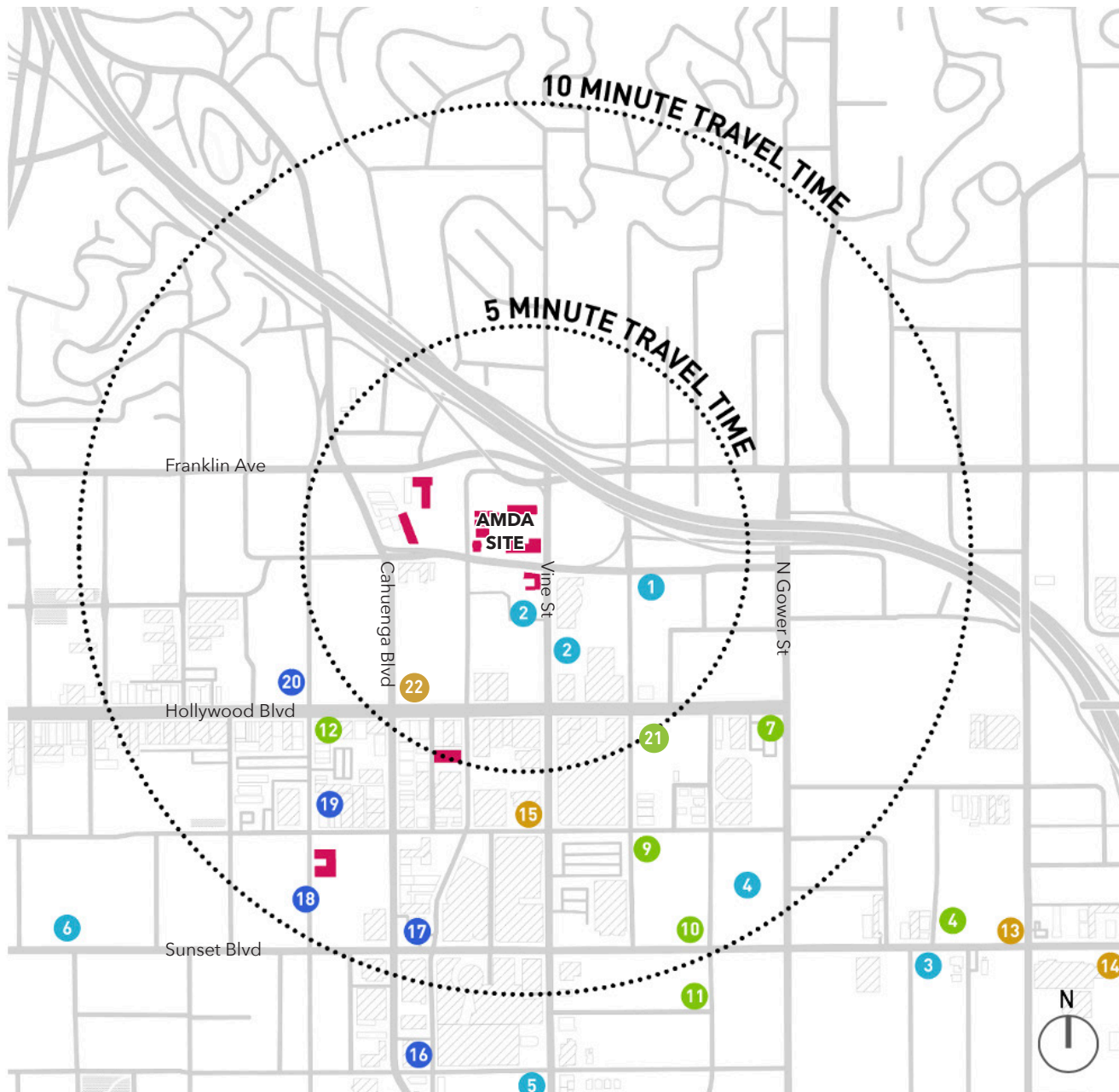
SCHOOLS

17. Los Angeles Film School
18. Hollywood Arts University High School

PARKS

19. Franklin-Ivar Park
20. Selma Park
21. Yucca Park

Hollywood Recent & Upcoming Developments



- | | |
|---|--|
| 1. 6220 Yucca: 32 stories, under construction | 13. EPIC at Sunset Bronson Studios – 13-story tower, completed |
| 2. Hollywood Center (1720 Vine St.) – 2 towers at 35 and 46 stories & 2 11-story buildings, planned | 14. ICON and Cue at Sunset Bronson Studios (5901 Sunset Blvd) – under construction |
| 3. Emerson College (5960 Sunset Blvd) – completed | 15. 1601 Vine Street – 8-story tower, completed |
| 4. Columbia Square – 20-story tower, completed | 16. Godfrey Hotel – completed |
| 5. Academy on Vine (1341 Vine St.) – 20-story tower, under construction | 17. Ivar Gardens - planned |
| 6. Crossroads of the World (6671 Sunset Blvd.) – 26 to 32 stories, planned | 18. Thompson Hotel (1523 Wilcox) – under construction |
| 7. Hollywood & Gower (6100 Hollywood Boulevard) – 22-story tower, planned | 19. Dream Hotel – completed |
| 8. Sunset and Gordon (1528 Gordon St.) – 22-story tower, completed | 20. Whisky Hotel – under construction |
| 9. <u>Modera Argyle</u> – 7 stories, planned | 21. Amoeba Music site (6200 Hollywood) - planned |
| 10. Palladium Residencies (6125 Sunset Blvd) – 28 stories, planned | 22. Office tower (6381 Hollywood Blvd) - planned |
| 11. 6200 Sunset Boulevard – 7 stories, under construction | |
| 12. Hollywood and Wilcox (6430 Hollywood Blvd.) – under construction | |
- Mixed Use
 Residential
 Office
 Hotel

[3] SITE DESCRIPTION

Yucca Campus & 1777 Vine Site



PARCEL INFO

The 2.2-acre **Yucca Campus** is bound by Yucca Street to the south, Vine Street to the east, Ivar Street to the west, and Franklin Ave to the north. Existing buildings include:

- **Yucca Tower:** an approximately 35,492 square foot tower primarily housing administrative uses, located at 6301 W. Yucca St.
- **Dormitory buildings:** the Ivar Residence, Yucca St. Residence, and Vine St. Residence, totaling 21,380 square feet.
- **Bungalows:** currently also used as student dormitories, totaling 6,060 square feet.

Additionally, the **Vine Site** at 1777 Vine St consists of an approximately 39,000 square foot office building converted to academic use for AMDA, primarily for classrooms and studios. Please see Attachment B for more detailed site and parcel maps.

ZONING

The northern portion of the Yucca Campus is located in an R4-2 district, while the southern portion and the Vine Site are located in a C4-2D-SN district. The entire Project Site's current zoning does not specifically restrict building height other than through the imposition of a maximum floor area ratio (FAR) limit. The C4-zoned portion of the Yucca Campus and the Vine Site both have "D" Development limitations that limit FAR as set forth in Table 1 below.

Per the recently adopted Transit Oriented Communities (TOC) Guidelines, which allows for averaging FAR across multiple parcels, including the Vine Site parcel across from Yucca Street, applying TOC FAR allows for a maximum floor area up to approximately 771,000 square feet, an increase of approximately 274,400 square feet from the by-right FAR. Note that this square footage is based on lot sizes reported in City records and not the buildable area of the lots, which is obtained after Code-required yard reductions are applied. AMDA will provide yard determinations during the RFP phase. Please note that the TOC entitlement vehicle is illustrative only, and AMDA is open to considering other entitlement options.

The Hollywood Redevelopment Plan splits the Yucca Campus between the High Residential and Regional Center Commercial land use designation. Housing unit density limitations under the Redevelopment Plan's High Residential land use designation would apply to the High Residential properties. The Vine Site

is located entirely within the Redevelopment Plan's Regional Center Commercial land use designation, where the Redevelopment Plan does not limit density. See Appendix C for further zoning details.

Site Zoning

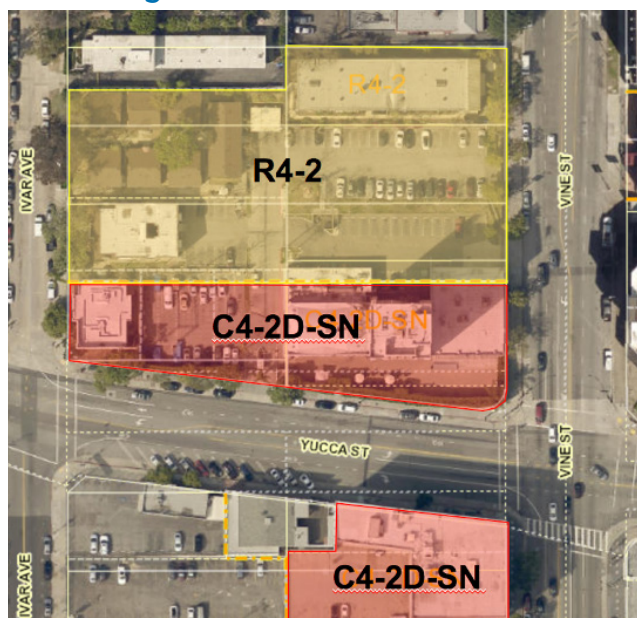


Table 1: Zoning Floor Area - Transit Oriented Communities Entitlement

Zone	Total Lot Area	By-Right FAR	TOC FAR	TOC Floor Area
R4-2	64,470 sf	6:1	9:1	580,250 sf
C4-2D-SN (not inclusive of Vine Site)	31,527 sf	2:1	3.75:1	118,226 sf
C4-2D-SN (Vine Site only)	15,660 sf	3:1	4.65:1	72,819 sf
Total allowable floor area:				771,295 sf

**Table 2: Zoning Density - Transit Oriented Communities
(as limited by Hollywood Redevelopment Plan)**

Zone	Total Lot Area	By-Right Density	TOC Density
R4-21	64,470 sf	400	70% increase from base
C4-2D-SN (not inclusive of Vine Site)	31,527 sf	200*	70% increase from base
C4-2D-SN (Vine Site only)	15,660 sf	200*	80% increase from base

* = Per LAMC § 12.22 A.18(a), developments that combine residential and commercial uses on lots designated "Regional Center" or "Regional Commercial" are allowed to follow the R5 Zone, which permits one unit for every 200 square feet of lot area.

AMDA DESIRED PROGRAM

AMDA expects to expand facilities on the campus to meet both current space needs and planned growth goals, and we have conducted a careful space planning analysis of projected future facility needs. For the full envisioned project, we anticipate requiring a total of approximately 256,600 gross square feet, per the following uses:

Table 3: AMDA Facilities - Envisioned Full Program

Use Type	ASF	GSF
Classrooms	56,200	89,900
Other Academic Spaces	26,390	42,200
Performance Space	47,380	75,800
Other Student Space	10,150	16,200
Faculty, Staff, & Admin	20,330	32,500
Total	160,450	256,600

If required, we are amenable to a phased development approach to our program, occurring across two or more phases. AMDA would likely finance AMDA facilities through a combination of proceeds from the development rights for private development, as well as debt.

Based on an understanding of the site's FAR and total developable area of approximately 771,000 square feet if the TOC entitlement vehicle is utilized, AMDA estimates approximately 517,500 square feet of remaining floor area would be available for other, non-AMDA development. As stated above, this square footage is based on lot sizes from City records. Once buildable area calculations are performed based on the site's yards, we expect a slight reduction to these numbers.

MASSING SCENARIOS

Working with the zoning analysis and a third-party architect, AMDA has tested several massing and programming options similar to Table 4 below. This scenario assumes that:

- The Yucca Tower and Bungalows remain on-site. The Yucca Tower would likely

be retained and used by AMDA for administrative uses. Although the Yucca Tower must remain on-site under all scenarios, AMDA is open to considering other options for the Bungalows.

- FAR can be averaged across the entire site and the resulting floor area allocated across buildings as needed, as confirmed by LA City Planning.
- Greater residential density is allowed in Buildings B and C compared to Building A, due to the Hollywood Redevelopment Plan High Residential district designations (see Appendix C for zoning details.)
- Separate dedicated entrances would be required for AMDA in any building it shares with non-AMDA uses.

AMDA is open to considering alternative development scenarios, so long as its building and program goals are met.

Sample Massing Scenario

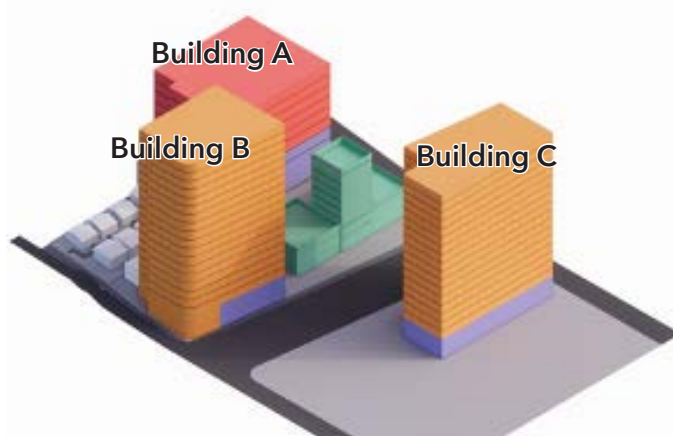


Table 4: Sample Massing Scenario

	Total (GSF)	AMDA (GSF)	Non-AMDA (GSF)
Building A	119,200	119,200	--
Building B	351,700	93,000	258,700
Building C	258,700	--	258,700
Yucca Tower	35,500	35,500	--
Bungalows	6,000	6,000	--
Total	771,100	253,700	517,400

PHASING

As described above, if required, AMDA is amenable to a phased development approach for AMDA facilities, occurring across two or more phases. For a first phase, AMDA anticipates requiring a range of approximately 80,000 – 90,000 gross square feet, consisting primarily of classrooms, studios, and theaters. Under this scenario, AMDA's Phase 1 space would primarily be constructed within Building B, at the base of a private residential tower. The remainder of AMDA's space would then be constructed in Building A during a subsequent phase.

Table 5: Proposed Phase 1 Program Scenario

	Total (GSF)	AMDA (GSF)	Non-AMDA (GSF)
Building A	<i>Subsequent phase</i>		
Building B	351,700	93,000	258,700
Building C	258,700	0	258,700
Total	610,400	93,000	517,400

AMDA will also consider alternative scenarios proposed that fulfill requirements for AMDA's space in Phase 1. Finally, we prefer to select a developer who will commit to the full scope of the envisioned project across multiple phases, and not solely to execute Phase 1.

PARKING

Parking is desired on-site; however, as development on the site is expected to be dense, above-ground parking may not be possible. AMDA encourages further discussion on creative parking solutions – such as underground parking, shared parking spaces, valet parking, or other off-site options – to serve both AMDA's needs and those of the future development. AMDA may require up to 500 spaces at full growth and currently manages or leases 300 spaces today.

BUSINESS TERMS

AMDA is open to developer recommendations on the development transaction structure (e.g. for sale, ground lease, joint venture, etc.)

For AMDA's facilities, AMDA also anticipates entering into a development agreement with the selected developer to construct AMDA space to AMDA's specifications. AMDA will be responsible for operations and management of AMDA space, with appropriate joint building management agreements as needed.



[4] SUBMISSION REQUIREMENTS

Respondents are requested to provide a submission that addresses the following topics and questions. All responses will be treated confidentially by AMDA. Please limit the total response to no more than 30 pages.

1. Developer Contact Information

Please identify the single point of contact (preferably executive level) for your organization with whom to communicate during the solicitation process, along with contact information.

2. Developer Qualifications and History

Please provide an overview of your firm's expertise and services, key staff, and an overall description of your portfolio. Provide evidence that your firm is capable of delivering all services necessary to plan, develop, design, construct, finance, lease, and operate a high-quality development project.

3. Proposed Team

Please specify the development team, including the operator(s), that you would propose to undertake the project, should your firm be selected. Please identify who will lead your team and how the project would be staffed, providing brief bios and qualifications for key people. If possible, please identify all potential

team members and their roles, including design, construction, operations, legal, finance, etc.

While not required at this stage, if you have partners in mind such as architects, engineers, builders, etc., please explain your rationale for selecting these firms or teams and provide samples of their work.

4. Project Experience and References

Please provide examples of up to five comparable projects, including current or past projects involving partnerships with academic or other nonprofit institutions, if applicable. Provide details including:

- Other project partners, including developers, architects, contractors, and financiers
- Description of uses
- Scale - gross square footage by type of use and number of residential units, if applicable
- Cost - total project cost and construction cost
- Ownership structure (e.g. owned by developer, an institution, or affiliate; also provide ground lease structure if applicable.)
- Project schedule - durations for design, approvals, and construction, as well as total project duration and completion date

If you do not have experience partnering with academic or other nonprofit institutions, this is not disqualifying. Please select five projects you would like to share with AMDA and explain why they demonstrate you would be a good partner for AMDA.

5. Financial Capacity/Guarantees

Please provide a discussion of your firm's financial capacity and ability to guarantee completion. Specify your customary sources of debt and equity capital, and indicate your firm's approach to project exit. Please indicate the entity that would provide a completion guarantee to AMDA, should your firm be selected.

6. Market

Please discuss the opportunity you envision at this site, based on anticipated market conditions. How do you view the project's location? What types of uses and project types may be most suitable? What residential and/or commercial values do you believe the site can command?

7. Planning and Design

Please discuss your preliminary considerations of the physical requirements of the development, including site planning, design aesthetic, and design features.

Identify three designers or design teams that you would propose for the development.

Please note that conceptual design ideas are neither expected nor desired at this stage in the selection process. AMDA's subsequent RFP will ask short-listed respondents to provide preliminary design concepts, in addition to more detailed information regarding their proposed team, approach, timeline, and fee.

8. Development Approach

Please discuss the viability of AMDA's approach as outlined in this RFEI, such as proposed phasing concept, massing, and program distribution. What do you see as the main areas of risk to completing the project and meeting AMDA's goals? What other opportunities or structures may be available to support AMDA's vision?

9. Project Timeline

Please outline your anticipated schedule for design, construction, and opening of the project, assuming a final award of the project by December 2020. Please

identify any risks, including entitlement risks, or contingencies to achieving the desired opening date.

10. References

Provide three references, including name, title, organization, email and phone, who can speak to your firm's work and approach. Please include institutional or nonprofit partners, if available.

11. Additional Information

Please feel free to include any additional information that you believe would be helpful to AMDA in understanding your firm, team or approach.

RFEI KEY DATES

Issue date: Friday, June 26, 2020

Intent to respond: Friday, July 3, 2020

Please notify via email to slin@u3advisors.com your intent to respond to this RFEI. Please also include any requests to schedule a virtual or in-person site tour.

Virtual or in-person site tours available:

June 20 - July 3, and July 6-10

Deadline to submit questions:

Friday, July 17, 2020

Answers will be distributed by Friday, July 24

Due date: Friday, July 31, 2020

Proposals are due no later than **5pm Pacific** on Friday, July 31, 2020. AMDA's real estate advisor, U3 Advisors, will serve as project manager for this solicitation process. Send an electronic copy (PDF) of your response via e-mail to Stephany Lin (slin@u3advisors.com).

Respondents who wish to make inquiries requesting clarification of the RFEI may do so via email to Stephany Lin (slin@u3advisors.com). All questions must be received by Friday, July 17. U3 Advisors will respond individually to each question but will make all submitted questions and answers available to all participating parties no later than Friday, July 24.

DISCLAIMERS

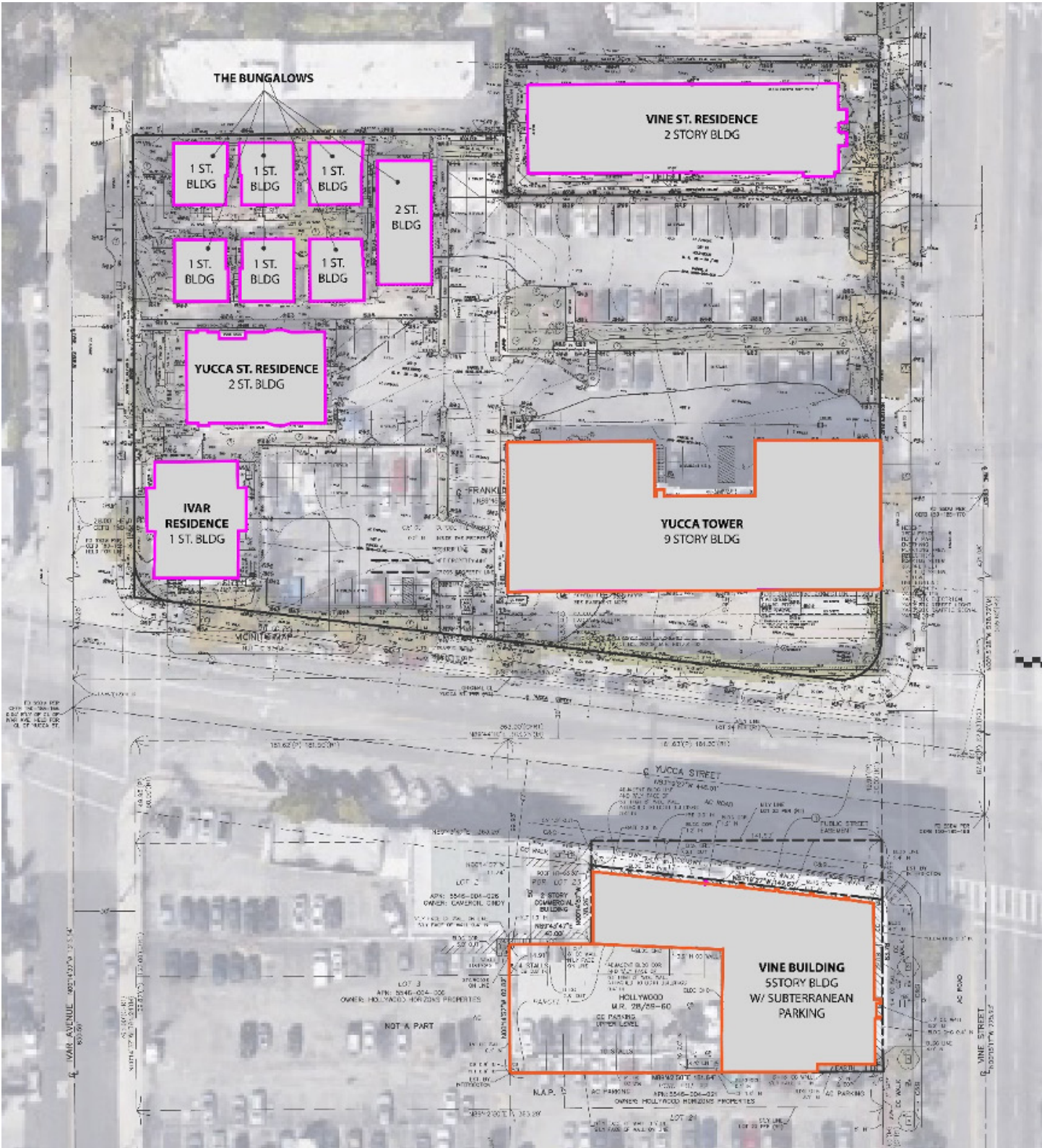
Nothing in this RFEI shall be construed as creating or offering the creation of a joint venture, partnership or other legal arrangement between AMDA and any respondent to this RFEI.

AMDA shall be the sole judge of the conformance of each respondent's submission to the requirements of this RFEI and of the merits of each submission. AMDA reserves the right to waive any conditions or modify any provision of this RFEI with respect to one or more respondents, to negotiate with one or more of the respondents with respect to all or any portion of this RFEI, to require supplemental statements and information from any respondents, to establish additional terms and conditions, to encourage respondents to work together, to negotiate with entities that do not respond to this RFEI, to conduct interviews with respondents, and to reject any or all responses in AMDA's judgment if it is in the best interest of AMDA to do so. AMDA will enforce the submission deadline stated in the RFEI at its discretion.

APPENDIX

APPENDIX A: SITE ANALYSIS

EXISTING SITE



APPENDIX A: ADDITIONAL SITE ANALYSIS

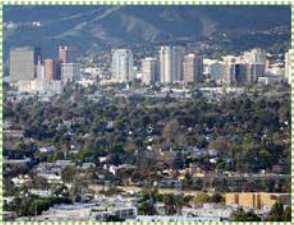
SITE ANALYSIS VIEWS



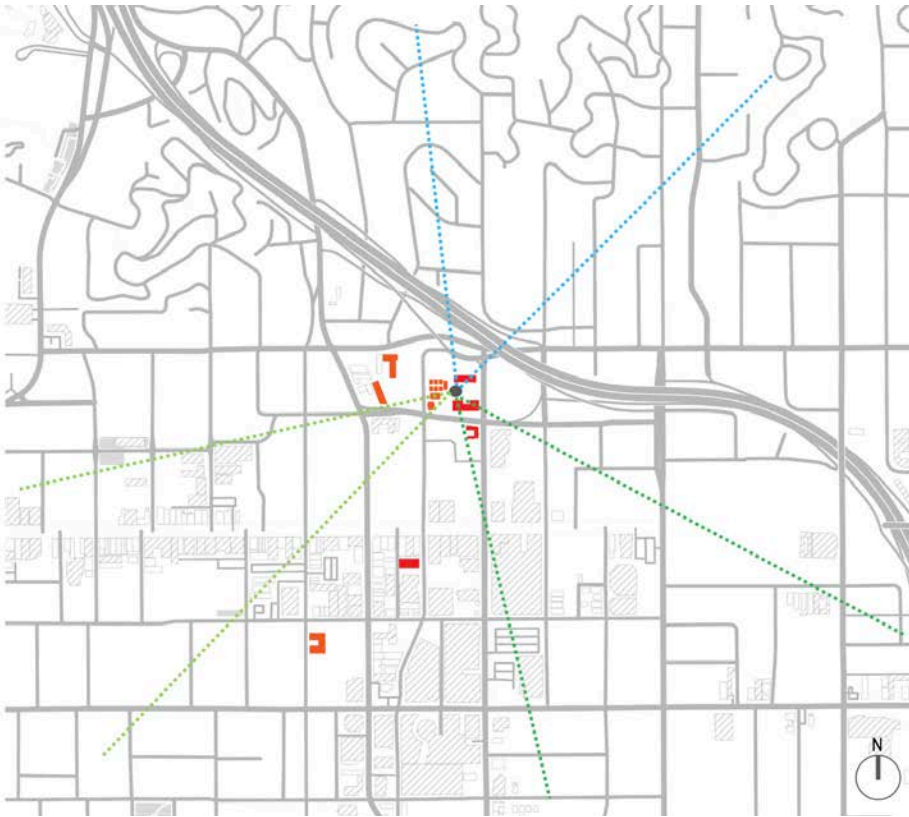
NORTHEAST
Hollywood Sign



SOUTHEAST
DTLA Skyline



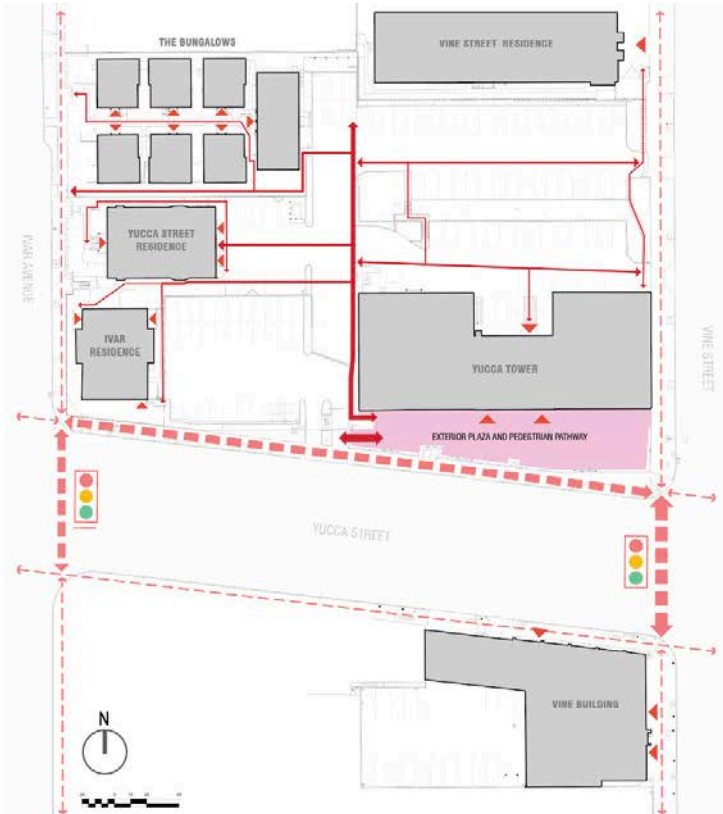
SOUTHWEST
West LA Skyline







APPENDIX A: ADDITIONAL SITE ANALYSIS

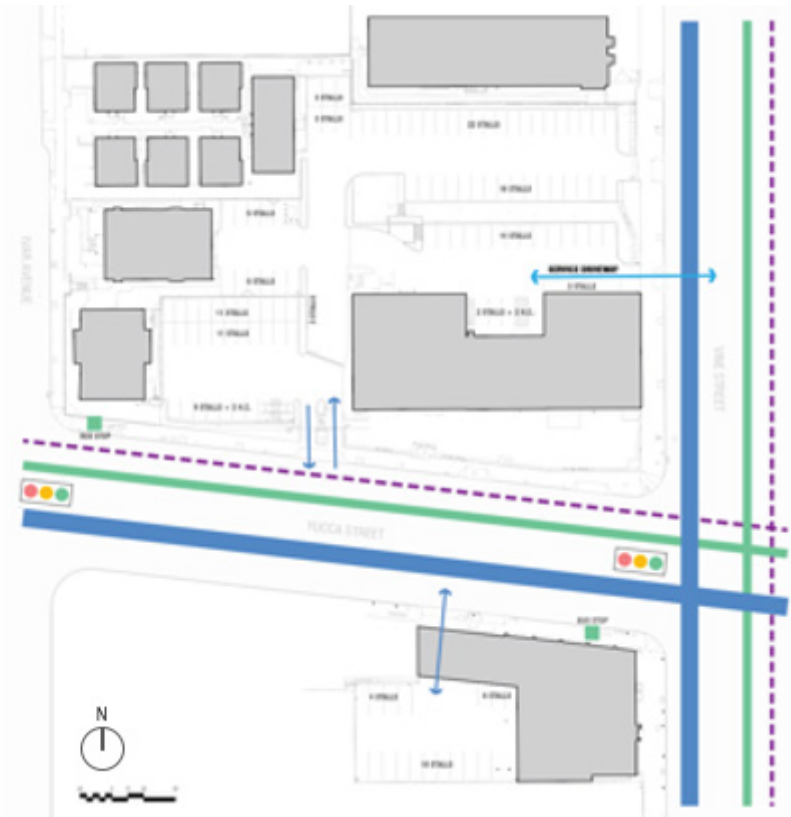
SITE ANALYSIS PEDESTRIAN CIRCULATION

-  TRAFFIC LIGHT
-  ENTRY POINTS
-  PEDESTRIAN PATH (PUBLIC)
-  PEDESTRIAN PATH (PRIVATE)



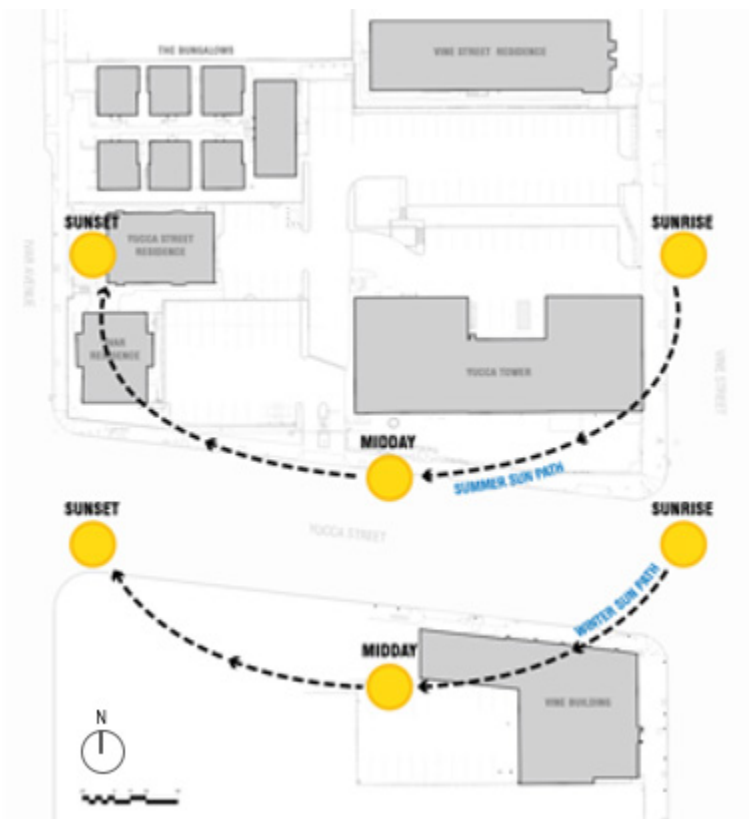
SITE ANALYSIS VEHICULAR CIRCULATION

-  TRAFFIC LIGHT
-  AUTO CIRCULATION
-  BUS ROUTE
-  BIKE PATH

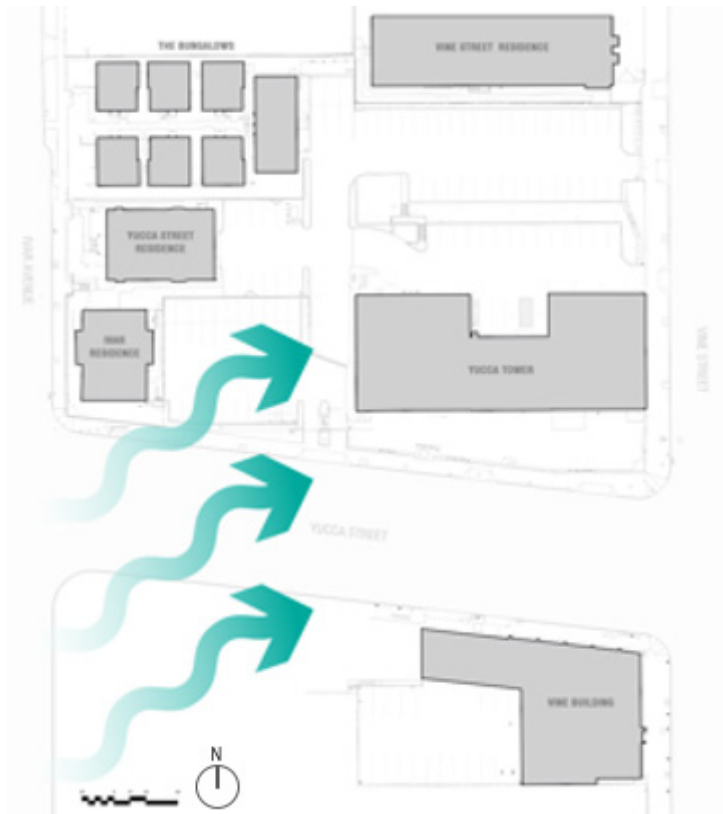


APPENDIX A: ADDITIONAL SITE ANALYSIS

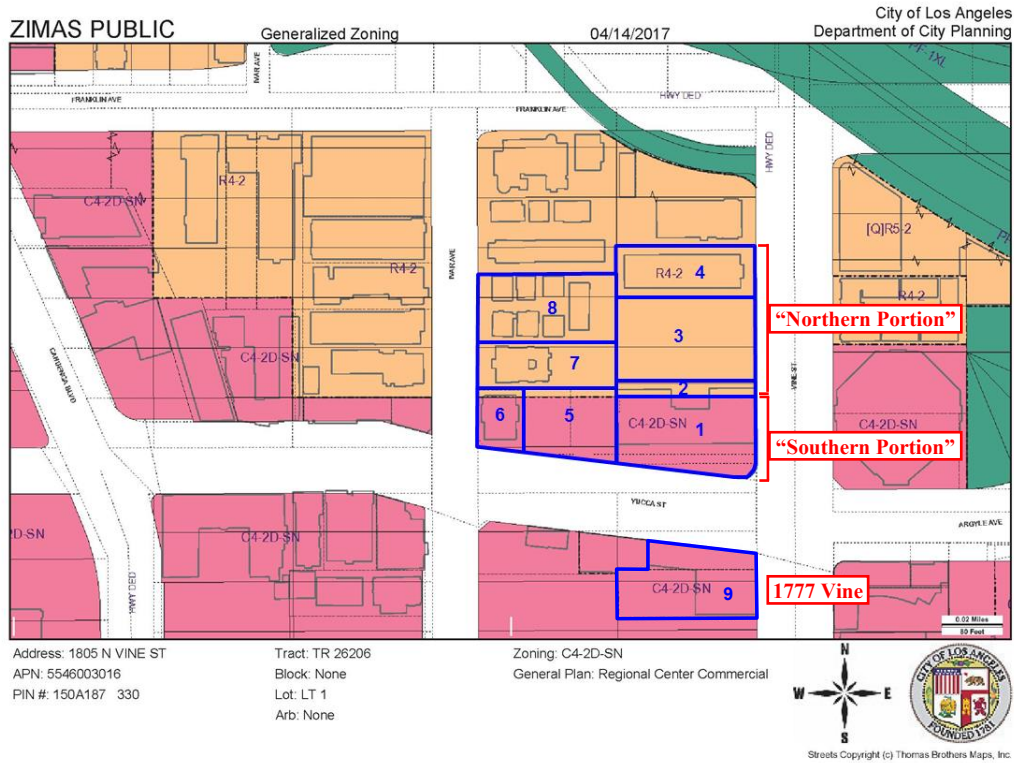
SITE ANALYSIS
SOLAR PATH STUDY



SITE ANALYSIS
PREVAILING WIND ORIENTATION



APPENDIX B: PARCEL MAPS

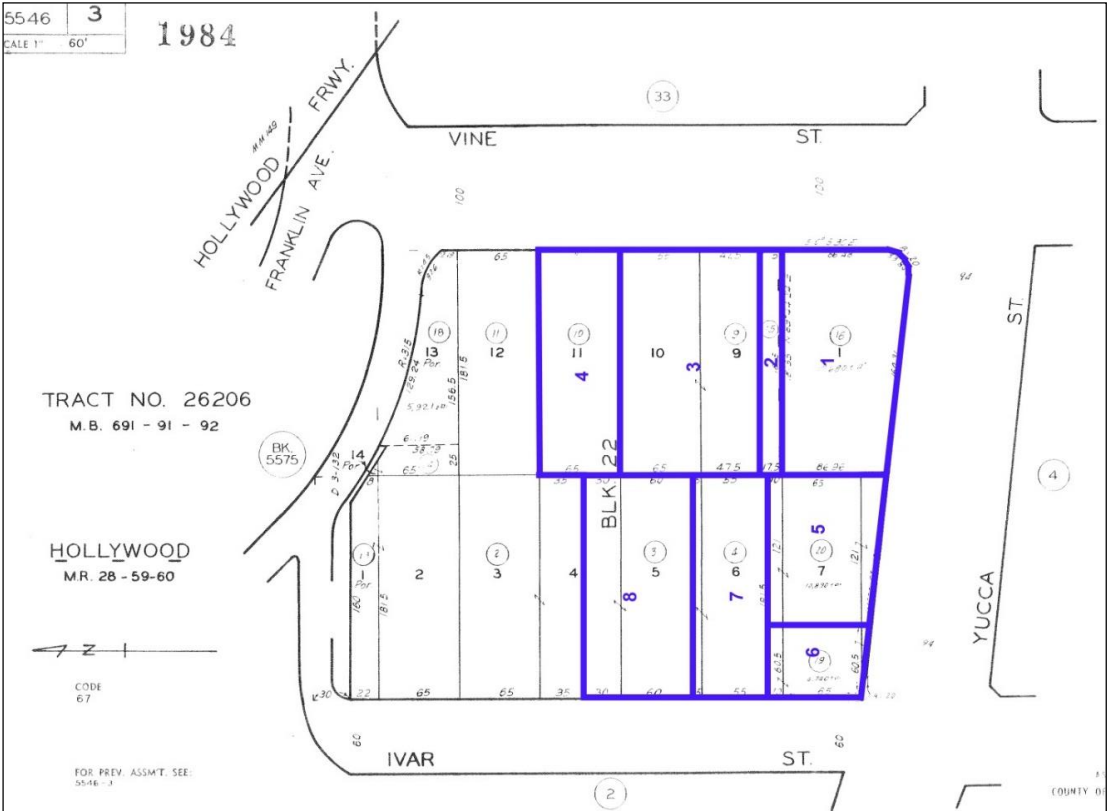


Legend

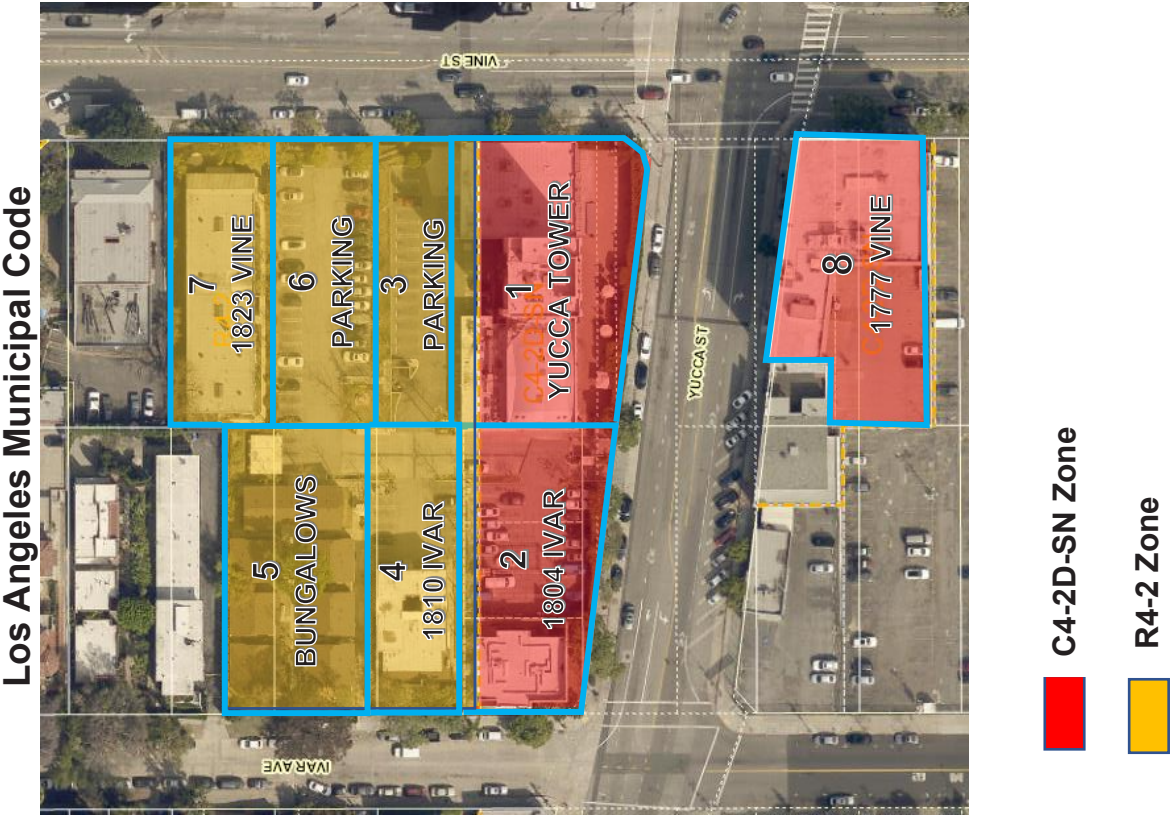
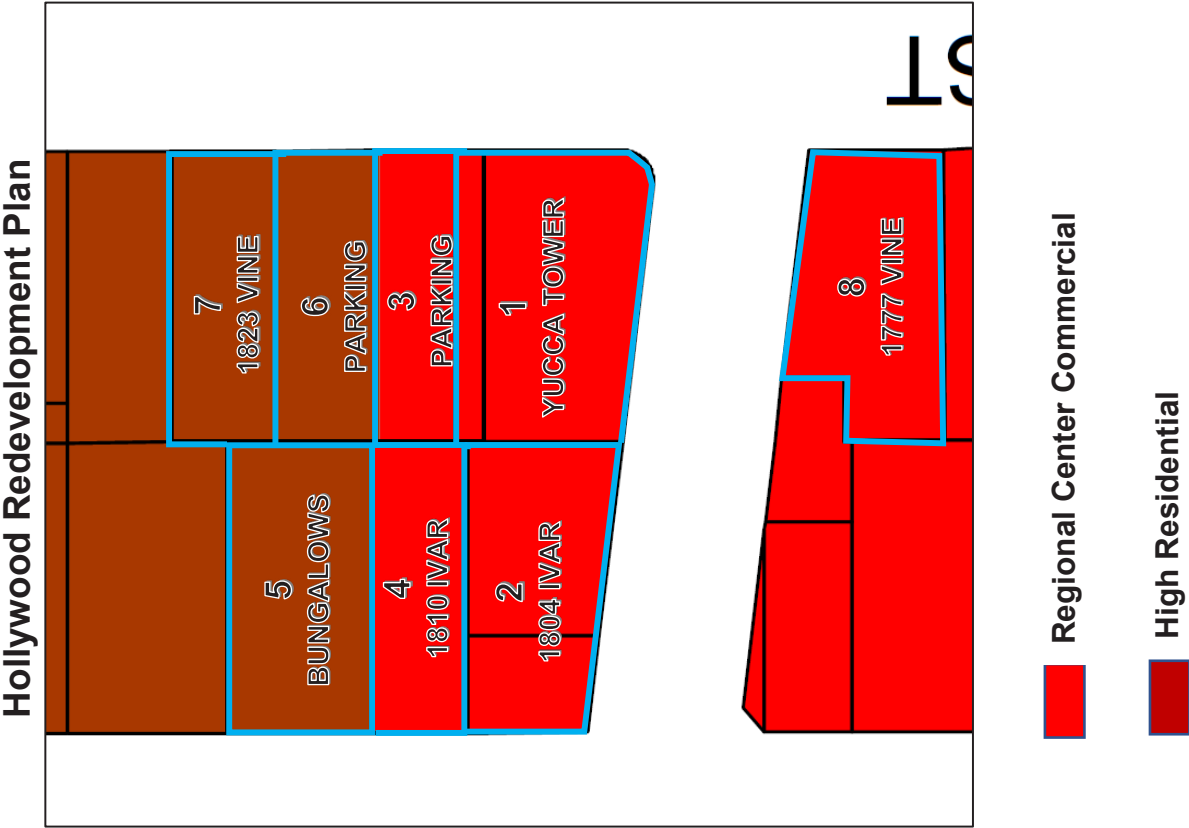
Parcel No.	Assessor Parcel No.	Site Name	Zone(s)
1	5546-003-016	"Southern Portion"	C4-2D-SN
2	5546-003-015	"Northern Portion"	R4-2
3	5546-003-009		
4	5546-003-010		
5	5546-003-020	"Southern Portion"	C4-2D-SN / R4-2 ¹
6	5546-003-019		
7	5546-003-004	"Northern Portion"	R4-2
8	5546-003-003		
	5546-004-027	"1777 Vine"	C4-2D-SN

APPENDIX B: PARCEL MAPS

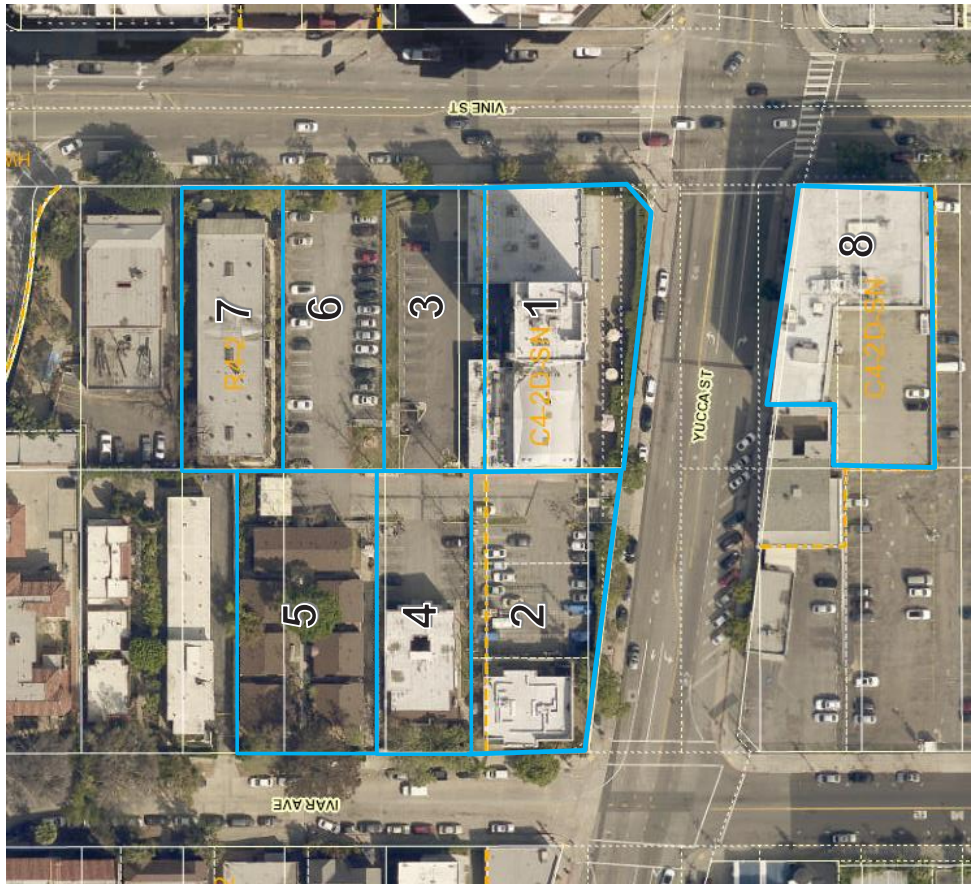
Assessor Parcel Maps



APPENDIX C: ZONING



AMDA Los Angeles Campus: Preliminary Development Calculations¹



Redevelopment Plan Designation	Zoning	Property	Lot Area	By-right FAR	D-Lim. FAR
Regional Commercial Center	C4-2D-SN	1 Yucca Tower	17,724 s.f.	2:1	6:1
		2 Ivar Building #1	13,803 s.f.	2:1	6:1
	R4-2	(1) Yucca Tower	3,180 s.f.	6:1	N/A
		(2) Ivar Building #1	1,815 s.f.	6:1	N/A
		3 Portion of Vine Parking Lot	8,631 s.f.	6:1	N/A
	Subtotal	4 Ivar Building #2	10,890 s.f.	6:1	N/A
			56,043 s.f.	-	-
High Residential	R4-2	5 Bungalows	16,335 s.f.	6:1	N/A
		6 Remaining portion of Vine Parking Lot	11,810 s.f.	6:1	N/A
	Subtotal	7 Vine Apartments	11,809 s.f.	6:1	N/A
Yucca Campus Subtotal			39,954 s.f.	-	-
			95,997 s.f.	-	-

1777 Vine

Redevelopment Plan Designation	Zoning	Property	Lot Area	By-right FAR	D-Lim. FAR
Regional Commercial Center	C4-2D-SN	8 1777 Vine	15,660 s.f.	3:1	6:1
Yucca Campus + 1777 Vine Total			111,657 s.f.		

¹ All lot area and zoning floor area calculations based on publicly available information through the City of Los Angeles' Zoning Information and Map Access System ("ZIMAS") and by online records made available by the Department of City Planning, and by the Los Angeles Municipal Code ("LAMC"). Please note that all Campus area calculations must be confirmed by a surveyor or civil engineer, and all FAR and density calculations should be verified by City staff prior to submittal of any entitlement applications.

APPENDIX C: ZONING

AS OF JUNE 2020

Transit Oriented Communities Entitlement

	1 & (1) Yucca Tower	2) & (2) Ivar Building #1	3 & 6) Vine Parking Lot	4) Ivar Building #2	5) Bungalows	7) Vine Apartments	8) 1777 Vine
Redevelopment Plan Designation	Regional Center Commercial	Regional Center Commercial	Regional Center Commercial	Regional Center Commercial	High Residential	High Residential	Regional Center Commercial
Zoning	C4-2D-SN R4-2	C4-2D-SN R4-2	R4-2	R4-2	R4-2	R4-2	C4-2D-SN
Lot Area	17,724 s.f. 3,180 s.f.	13,803 s.f. 1,815 s.f.	8,631 s.f. 11,810 s.f.	10,890 s.f.	16,335 s.f.	11,809 s.f.	15,660 s.f.
By-Right FAR	2:1 6:1	2:1 6:1	6:1 6:1	6:1	6:1	6:1	3:1
By-Right Floor Area	35,448 s.f. 19,080 s.f.	27,606 s.f. 10,890 s.f.	51,786 s.f. 70,860 s.f.	65,340 s.f.	98,010 s.f.	70,854 s.f.	46,980 s.f.
TOC Tier	3	3	3	3	3	3	4
TOC FAR	3.75:1 9:1	3.75:1 9:1	9:1 9:1	9:1	9:1	9:1	4.65:1
TOC Floor Area	66,465 s.f. 28,620 s.f.	51,761 s.f. 16,355 s.f.	77,679 s.f. 106,290 s.f.	98,010 s.f.	147,015 s.f.	106,281 s.f.	72,819 s.f.

Max. Allowable Floor Area: TOC and Hollywood Redevelopment Plan

1 & (1) Yucca Tower	66,465 s.f.
	28,620 s.f.
2 & (2) Ivar Building #1	51,761 s.f.
	16,355 s.f.
3 & 6) Vine Parking Lot	77,679 s.f.
	106,290 s.f.
4) Ivar Building #2	98,010 s.f.
5) Bungalows	147,015 s.f.
7) Vine Apartments	106,281 s.f.
Subtotal	698,476 s.f.
8) 1777 Vine	72,819 s.f.
Total	771,295 s.f.

APPENDIX C: ZONING

Yucca Campus Density: By-Right per Zoning

Zoning	Property		Lot Area	Lot Area/ Unit	By-Right Dwelling Units
C4-2D-SN	1	Yucca Tower	17,724 s.f.	200*	158
	2	Ivar Building #1	13,803 s.f.		
R4-2	(1)	(Portion of Yucca Tower)	3,180 s.f.		
	(2)	(Portion of Ivar Building #1)	1,815 s.f.		
	3	Vine Parking Lot	8,631 s.f.		
	4	Ivar Building #2	10,890 s.f.	400	163
	5	Bungalows	16,335 s.f.		
	6	Vine Parking Lot	11,810 s.f.		
	7	Vine Apartments	11,809 s.f.		
Subtotal			95,997 s.f.	-	321 units

1777 Vine Density: By-Right per Zoning

Zoning	Property	Lot Area	Lot Area/ Unit	By-Right Dwelling Units
C4-2D-SN	1777 Vine	15,660 s.f	200*	79 units

Total Density: By-Right

Total Lot Area	By-Right Dwelling Units
111,657 s.f.	400

* = Per LAMC § 12.22 A.18(a), developments that combine residential and commercial uses on lots designated "Regional Center" or "Regional Commercial" are allowed to follow the R5 Zone, which permits one unit for every 200 square feet of lot area.

APPENDIX C: ZONING

AS OF JUNE 2020

Yucca Campus Density: TOC (as limited by Hollywood Redevelopment Plan)

	1 and (1) Yucca Tower		2) Ivar Building #1		3 & 6) Vine Parking Lot		4) Ivar Building #2	5) Bungalows	7) Vine Apartments	8) 1777 Vine
Redevelopment Plan Designation	Regional Center Commercial	Regional Center Commercial	Regional Center Commercial	High Residential	Regional Center Commercial	High Residential	Regional Center Commercial	High Residential	High Residential	Regional Center Commercial
Zoning	C4-2D-SN	R4-2	C4-2D-SN	R4-2	R4-2	R4-2	R4-2	R4-2	R4-2	C4-2D-SN
Base Density	89 units	8 units	69 units	5 units	30 units	60 units	32 units	41 units	30 units	79 units
TOC Tier	3	3	3	3	3	3	3	3	3	4
TOC Incentive	70% increase	70% increase	70% increase	70% increase	70% increase	70% increase	70% increase	70% increase	70% increase	80% increase
TOC Density	152 units	14 units	118 units	9 units	51 units	102 units	55 units	70 units	51 units	143 units
Redevelopment Plan Limit	No limit	No limit	No limit	No limit	No limit	80 units per gross acre	No limits	80 units per gross acre	80 units per gross acre	No limit
Lot Area in Gross Acres	-	-	-	-	-	0.29	-	0.43	0.36	-
Redevelopment Plan Density	-	-	-	-	24 units	-	-	35 units	29 units	-
SB1818 Density Bonus	121 units	11 units	94 units	7 units	41 units	32 units	44 units	56 units	41 units	107 units

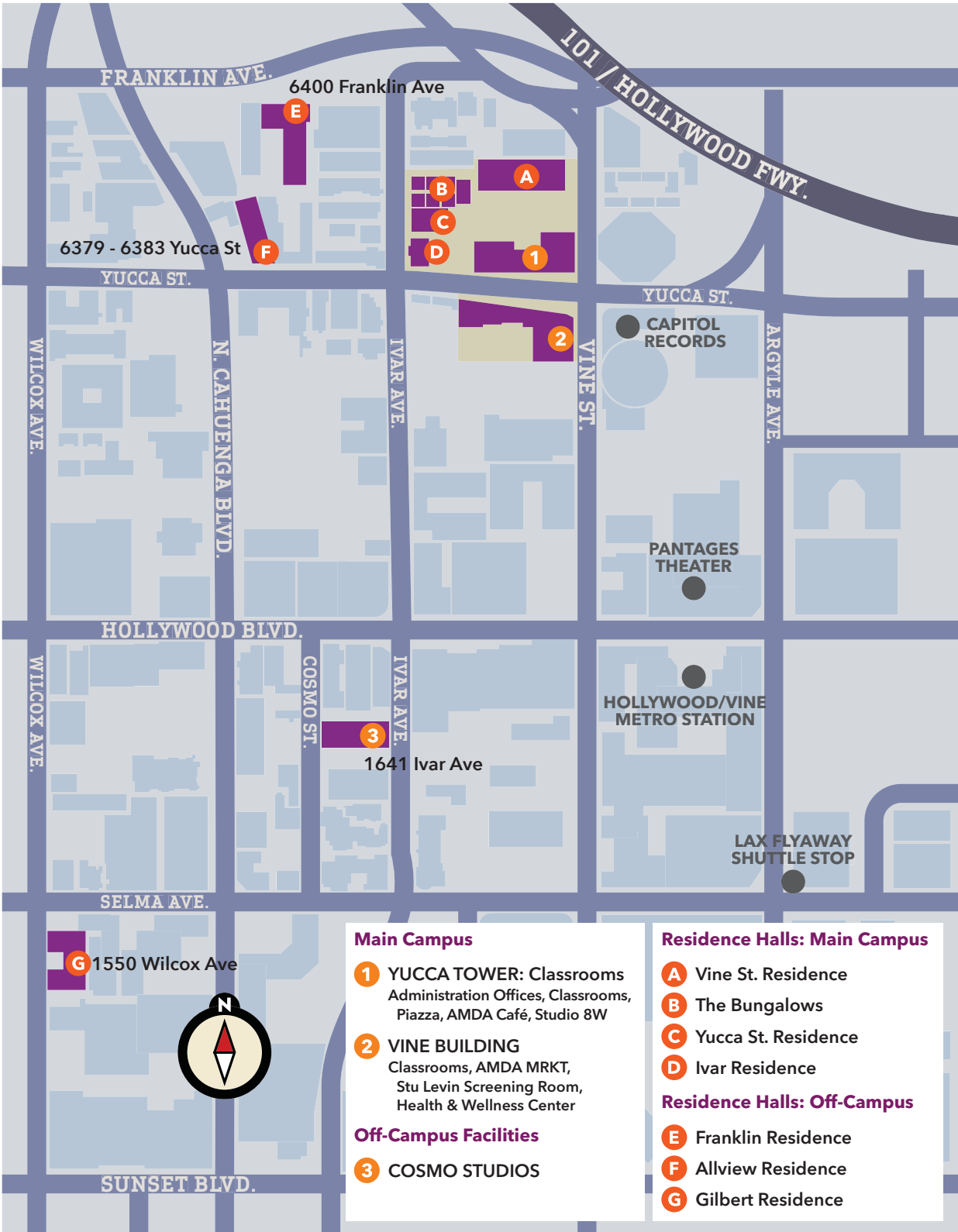
Max. Allowable Density:

TOC & Hollywood Redevelopment Plan				SB1818			
1 & (1) Yucca Tower		152		1 & 1) Yucca Tower		121	
2 & (2) Ivar Building #1		14		2 & (2) Ivar Building #1		11	
3 & 6) Vine Parking Lot		118		3 & 6) Vine Parking Lot		94	
4) Ivar Building #2		9		4) Ivar Building #2		7	
5) Bungalows		51		5) Bungalows		41	
7) Vine Apartments		24		7) Vine Apartments		32	
Subtotal		55		Subtotal		44	
8) 1777 Vine		35		8) 1777 Vine		56	
Total		29		Total		41	
		487 units				447 units	
		143				107	
		630 units				554 units	

APPENDIX D: AMDA LOS ANGELES FACILITIES MAP

AMDA Los Angeles Map

AMDA facilities, residence halls, and neighborhood. (Map scale is approximate.)



AMDA

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25th Floor
Los Angeles, CA 90071-1503
United States of America

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F: +1 213 625 0248

mayerbrown.com

MAYER | BROWN

Edgar Khalatian
Partner

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F: +1 213 576 8130

EKhalatian@mayerbrown.com

October 5, 2020

BY EMAIL

City Planning Commission
City of Los Angeles
200 North Spring Street, Room 272
Los Angeles, CA 90012

Re: Hollywood Center Project - VTT-82152; CPC-
2018-2114-DB-CU-MCUP-SPR; CPC-2018-
2115-DA; and ENV-2018-2116-EIR

Dear Members of the City Planning Commission (CPC):

On behalf of the applicant for the aforementioned project, attached is a letter that we submitted to the California Geological Survey (the “CGS”) addressing CGS’s misleading statements regarding the suggestion of an active fault at the property.

A few project objectors have recently asked questions about the veracity of the multiple scientific studies that have all concluded that NO active fault exists under the subject property. As we will make extremely clear to you during the October 15, 2020 City Planning Commission hearing, any suggestion that an active fault has been found here is patently false. Our presentation will be based on a number of City approved geologic reports, prepared in accordance with CGS’ own guidelines, and peer-reviewed by internationally-recognized experts.

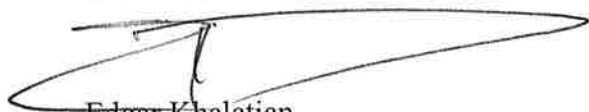
Based on this proven scientific evidence, we submitted the attached letter to CGS and simultaneously requested that the California Board of Professional Engineers, Land Surveyors, and Geologists conduct a formal investigation into CGS’ motives for submitting a letter that is not based in fact or science and is inconsistent with CGS’ own published protocols.

As explained in the City’s Final EIR, CGS inexplicably continues to pursue what appears to be a multi-year effort to reach a preordained conclusion, all at the risk of basic scientific principles. We further find it disingenuous that CGS has not submitted comments to the City regarding other proposed development projects located near the project site, which would be similarly impacted by the data in the CGS letter, if the data were to be accurate. Furthermore, it is blatantly apparent that CGS’s false characterizations of conditions at the property is based on data that is of extremely poor quality with no basis in science or as the result of analyzing data from on-site investigations.

City Planning Commission
October 5, 2020
Page 2

We respectfully request that you base your decision on reliable and proven scientific data that there is no active fault at the property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Edgar Khalatian', written over a horizontal line.

Edgar Khalatian
Partner

Att.

Mayer Brown LLP
350 South Grand Avenue
25th Floor
Los Angeles, CA 90071-1503
United States of America

T: +1 213 229 9500
F: +1 213 625 0248

mayerbrown.com

August 25, 2020

BY EMAIL

Mr. Steve Bohlen
State of California Natural Resources Agency
Department of Conservation
Office of the State Geologist
801 K Street, MS 12-30
Sacramento, CA 95814

Edgar Khalatian
Partner
228053
T: 213.229.9548
ekhalatian@mayerbrown.com

Re: CGS Comment Letter dated July 16, 2020
regarding the Hollywood Center Project

Dear Mr. Bohlen:

This firm represents the owners of the property located at 1720 North Vine Street¹ (the “Property”) in the City of Los Angeles (the “City”). We write today to address the false and misleading statements made by the California Geological Survey (“CGS”) regarding the planned mixed-use project at the Property (the “Hollywood Center Project” or the “Project”).

Specifically, in a letter to the City dated July 16, 2020 (“the CGS Letter”), CGS claims that a recent USGS Study² presents “new” evidence that demonstrates the presence of an active fault strand on the Property. This highly inflammatory claim misconstrues the USGS Study, ignores basic scientific standards, and sadly represents yet another example of a concerted, years-long effort from somewhere within CGS to push a preordained conclusion at the risk of the agency’s reputation and basic scientific principles.

This letter evidences how the CGS Letter intentionally omitted critical data to influence unfounded conclusions of fault activity and propagated biased interpretations based on impaired and selective interpretations out of context without regard for facts.

The underlying bias is clear from the letter’s unwarranted dismissal of exhaustive subsurface studies that consistently found evidence precluding the possibility of an active fault on the Property.³ These studies – conducted in full compliance with CGS standards by renowned

¹ The Property consists of the following assessor parcel numbers: 5546-004-006, 5546-004-029, 5546-004-020, 5546-004-021, 5546-004-032, 5546-030-028, 5546-030-031, 5546-030-032, 5546-030-033, and 5546-030-034.

² The United States Geological Survey (“USGS”) issued a report on May 8, 2020 entitled “2018 U.S. Geological Survey – California Geological Survey Fault-Imaging Surveys Across the Hollywood and Santa Monica Faults, Los Angeles County, California” (the “USGS Study”).

³ An active fault is one that has had surface displacement within Holocene time (since the last Ice Age, i.e., within the last 11,700 years).

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geologists – utilized the most scientifically-credible methods of fault investigation, including extensive trenching, transect CPTs and core borings. Importantly, all of the studies were also subjected to peer review, including review by paleoseismic experts and the City. Furthermore, at least one of the authors of the CGS Letter was also present during all of the fault trench viewings and participated in review of the transect data, which proves that CGS is fully familiar with the fault studies and yet omitted the relevant scientific data from its letter to the City.

The CGS Letter ignores these findings and seeks to obfuscate the science by claiming a recent USGS Study provides “new” evidence that demonstrates an active fault on the Property. A simple read of the USGS Study shows that is not the case.

The USGS Study does not conflict with the prior findings nor does it provide new data that illustrates fault activity contrary to the approved site-specific fault studies. All of the studies infer fault traces, but only the site-specific trenching and transect studies sought to determine the rupture history, which is determinative on whether the fault is considered active under Alquist-Priolo Zone regulations. The site-specific studies found evidence precluding the possibility of an active fault for at least the last 30,000 years. By contrast, the USGS Study never even sought to date the last rupture. In fact, the first page of the USGS Study makes clear that its seismic data provides “*little or no information*” about the rupture history of the fault traces.”

In other words, the USGS Study admits on its face that it contains no scientific evidence by which CGS or any other geologist could ascertain whether the fault is active, undercutting the entire foundation of CGS’ argument. The CGS Letter, not surprisingly, fails to point this out. It also fails to point out that USGS urged “*extreme caution*” in evaluating its data because of the noisy conditions caused by high-cultural noise levels on North Argyle Avenue, heavy traffic along the 101 overpass and Hollywood Boulevard, and subway trains.

No doubt recognizing the fallacy of relying on the USGS Study, the CGS Letter also clings to two other investigations cited in that study (Ninyo & Moore, 2015; and Group Delta, 2015). That is again misleading, as one of the investigations was never signed and the other fault was considered indeterminate and needed further investigation. Moreover, both investigations involved sites that are blocks away from the Property and are of little probative value relative to the Property.

CGS’ claim that “new” evidence casts doubt on the findings from the 2015 and 2019 Fault Studies is factually inaccurate. The USGS Study identified four potential locations of fault “activity” along North Argyle Avenue. However, the on-site trenching determined that there are no active faults at three of the four locations identified in the CGS Letter. The CGS Letter fails to acknowledge this salient point. Furthermore, CGS, without explanation, intentionally located this supposed fault approximately 30 feet south of where USGS interpreted possible faulting.

Lastly, and equally disturbing, is the CGS Letter’s recount of the site-specific fault study peer review (ECI, 2015). Not only does the CGS Letter misquote simple geologic legend definitions provided in the peer review figures, but it misguides readers as to the interpretations presented in

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the peer review. If the peer review is read in the context for which it was prepared, as all scientific based documents are, it is obvious that the conclusions of the data evaluation lead the reviewer to support the findings in the site-specific fault studies for the Property that the faulting below the Property has been inactive through at least the Holocene time (i.e., since the Ice Age). In short, like the USGS Study, the two other investigations referenced by CGS provide no credible basis to question the peer-reviewed conclusions reached in the prior site-specific fault studies.

We will not speculate on CGS' motives for submitting such a misleading letter at this late stage, other than to say that over the last several years, it appears that factions at CGS have pursued an arbitrary and capricious campaign to reach a preordained conclusion on this Project, regardless of what the scientific evidence demonstrated. Whether that effort was motivated by hubris or an improper effort to aid Project opponents is not yet clear. What is clear, though, is that CGS' actions on the Hollywood Center Project stand in stark contrast to its silence on the many other entitlement projects pending in the Property's immediate surroundings.

Below are additional details regarding our concerns. We respectfully request that you immediately investigate the facts surrounding the issuance of the CGS Letter and either rescind the letter or provide immediate contextual clarification that the studies presented in the CGS Letter do not provide a scientific basis to infer an active fault on the Property.

I. The 2015 and 2019 Fault Studies Both Found No Active Fault on the Property.

Two geological studies were performed on the Property by Group Delta Consultants, Inc. ("Group Delta"), a leading geotechnical engineering firm that has been practicing with professional geologists on earthquake hazards for more than thirty years; one was dated March 6, 2015 (the "2015 Fault Study") and another was dated July 19, 2019 (the "2019 Fault Study"). Both studies were peer reviewed by another leading geological consulting firm, Earth Consultants International. The studies collectively involved:

- A review of previous site exploration data;
- A review of site vicinity fault investigation data;
- 48 core borings;
- 117 cone penetration tests; and
- Excavation and logging of four trenches, the locations of which were reviewed by CGS and approved by the City, to evaluate the stratigraphic horizons and potential fault traces.

Germane to the issue here, Group Delta geologists, the City geologist, and CGS geologists personally entered the trenches to observe whether there was any Holocene-age fault movement. Following this inspection, all of the geologists unanimously concluded that there was clear evidence precluding the possibility of an active fault.

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In addition to the trenching, the following on-site geotechnical investigations were performed:

PRIOR ON-SITE GEOTECHNICAL INVESTIGATIONS PERFORMED		
Consultant	Report Date and Type	Fault Related Investigation/Conclusions
Langan Engineering & Enviro. Services	5/10/2012 Geotechnical	<ul style="list-style-type: none"> Four geotechnical borings to depths ranging from 61.5 to 101.5 feet Feasible Project with conditions that could be mitigated
Group Delta Consultants (See Appendix G)	3/6/2015 Fault Activity Investigation	<ul style="list-style-type: none"> 35 continuous core borings, 78 Cone Penetrometer Tests (CPTs), maximum explored depth of 60 feet, two fault study trenches on the East Site No Holocene-active faults – Project approved for redevelopment
Earth Consultants International	3/9/2015 & 6/3/2015 Fault Study Review	<ul style="list-style-type: none"> Third-party opinion of 2015 Group Delta investigation Agreed no Holocene-active faults – Project approved for redevelopment
Rockwell Consulting	12/13/2018 Fault Study Review	<ul style="list-style-type: none"> Paleoseismic and soil specialist interpretation of the Holocene seismic history at the Project Site No Holocene-active faults – Project approved for redevelopment
Earth Consultants International	7/18/2019 Fault Study	<ul style="list-style-type: none"> Third-party review of 2019 Group Delta investigation Agreed no Holocene-active faults – Project approved for redevelopment
Group Delta Consultants (See Appendix G)	7/19/2019 Surface Fault Rupture Hazard Evaluation Report	<ul style="list-style-type: none"> 8 continuous core borings to maximum depth of 55 feet, 18 cone penetrometer test borings to maximum depth of 60 feet, three trenches to maximum depth of 15 feet, soil horizon dating, concluded no fault activity within at least the last 120,000 years No Holocene-active faults Recommended removal of 50-foot building setback zone for Project Site
Feffer Geological Consulting (See Appendix G)	9/23/2019 Geotechnical Investigation	<ul style="list-style-type: none"> Researched previous investigations, 4 soil borings to maximum depth of 135.5 feet, installation of one groundwater monitoring well, geotechnical testing of soil samples, provided preliminary geotechnical recommendations for project design, concluded project feasible with mitigatable conditions

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The following local geotechnical investigations were also performed in the Property's vicinity:

LOCAL GEOTECHNICAL INVESTIGATIONS PERFORMED			
Consultant	Location	Report Date and Type	Fault Related Investigations/Conclusions
Group Delta Consultants	1800 Argyle Avenue	6/30/2014 Geotechnical	<ul style="list-style-type: none">• See 2015 Fault Study• Feasible project with mitigatable conditions
Group Delta Consultants	1756,1760 Argyle Avenue	9/7/2014 Fault Study	<ul style="list-style-type: none">• 13 CPTs, 5 continuous core borings, fault trenches, bucket auger borings• No Holocene-active faults – project approved for redevelopment
Group Delta Consultants	6220 West Yucca Street	10/7/2015 Geotechnical	<ul style="list-style-type: none">• See 2015 Fault Study• Feasible project with mitigatable conditions
Group Delta Consultants	1800 Argyle Avenue	11/10/2015 Fault Study	<ul style="list-style-type: none">• 20 CPTs, 2 Bucket auger borings, 9 Continuous core borings, fault trenches• No Holocene-active faults – project approved for redevelopment
Group Delta Consultants	1718 Vine Street	7/28/2016 Fault Study	<ul style="list-style-type: none">• 7 continuous core borings, 14 CPTs, maximum explored depth of 80 feet• No Holocene-active faults; feasible project with mitigatable conditions; project approved for redevelopment
Rockwell Consulting	6305 Yucca Street	7/9/2018 Fault Study	<ul style="list-style-type: none">• Paleoseismic and soil specialist interpretation of the Holocene seismic history at the site• No Holocene-active faults – project approved for redevelopment
Group Delta Consultants	6305 Yucca Street	8/30/2018 Fault Study	<ul style="list-style-type: none">• Core borings and fault trenches• No Holocene-active faults – project approved for redevelopment

The above charts demonstrate that the Property and the surrounding area have been subjected to extensive subsurface testing and multiple layers of review consistent with best practices and CGS standards. Evaluations were performed and reviewed by renowned geologists, including CGS. And they were approved by the City. They provide the best technical evaluation of the surface fault rupture hazards at the Property and the surrounding area, yet CGS inexplicably dismisses them outright.

II. CGS' Efforts to Discredit the 2015 and 2019 Fault Studies Ring Hollow.

CGS seeks to discredit the 2015 and 2019 Fault Studies by erroneously suggesting they were not sufficient. That is nonsense.

This is not the first time that CGS has attempted to “move the goal posts” on this Project when the scientific data did not support its preordained conclusion. For example, after the 2014 fault trench exposure refuted the presence of Holocene faults that CGS had mapped, CGS simply moved the fault strands north into Yucca Street and south, just outside the southern limits of trenching. Similarly, CGS decided to extend the width of its zone, but again only after trenching was

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completed and revealed no active fault. When the science does not support an active fault, that science should be respected, not undermined by repeatedly moving the fault traces to avoid inconvenient data.

As for the CGS call for additional trenching, this ignores the extensive subsurface testing already conducted on the Property. Trenching is not the only way to evaluate fault recency. As outlined in CGS SP 42 and LABC 1803.5.11 Document No. P/BC 2020-129, transects of closely spaced CPTs and core boring investigations are considered a reliable method when interpreted by a trained certified engineering geologist. In fact, they are often the only subsurface investigation method used to evaluate fault recency below an urban site. Here, several transects of closely spaced CPTs and core borings were extended to the southern perimeter of the Property. After evaluating the transects, combined with the stratigraphy evaluated in the extensive trenching, experienced geologists unanimously concluded that there has been no fault activity for at least 30,000 years. And again, these interpretations were already subjected to peer review and approved by the City.

III. CGS Did Not Present “New” Evidence Pointing to an Active Fault on the Property.

CGS’ claim that “new” evidence casts doubt on the findings from the 2015 and 2019 Fault Studies is likewise nonsense. The USGS Study identified four potential locations of fault “activity” along North Argyle Avenue. However, the trenching already found evidence to refute active faults at three of the four locations identified in the CGS Letter, which are in fact identified as two fault zones in the USGS report (not four individual fault traces as CGS claimed). The CGS Letter fails to acknowledge this salient point, and instead focuses attention on the one location that was not subject to previous trenching along the southern Property line and disregards continuous core data that shows unfaulted near surface stratigraphy dated to be pre-Holocene deposition (i.e., not an active fault). As further proof that CGS is trying to reach its preordained position on where this fault is located, CGS, without any explanation, intentionally located their supposed fault a full 30 feet south of where USGS pointed to possible fault activity. If CGS were to locate the fault activity where the USGS located it (even though the USGS study was supposedly the basis for the “new information” CGS uncovered), CGS would not be able to claim an active fault as the 2015 Fault Study overlaps with the USGS interpreted possible fault zone showing continuous pre-Holocene deposition. Instead, CGS chose to manipulate the data to reach their desired conclusion.

But even this is misleading. The USGS Study cited by CGS does not dispute the 2015 and 2019 Fault Studies; it is agreeable with them. The faults inferred by the USGS survey can be evaluated for recency with significantly more accurate data generated by the subsurface investigations in 2015 and 2019 Fault Studies. The site-specific fault studies were specifically designed to evaluate the age of the faults (and proved them to be inactive and pre-Holocene), while the USGS methodology was not. In fact, USGS specifically disclaimed any attempt to date the fault, stating that its data provides *“little or no information about the rupture history of the fault traces.”* The age of the fault is, of course, determinative on whether the fault is active, so the USGS Study provides no scientific evidence of an active fault. Yet somehow, the CGS Letter misleadingly uses

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the study to assert there is an active fault without definition in the context of an Alquist-Priolo Zone study nor the available stratigraphic context in the local area.

The CGS Letter also fails to mention that USGS urged “*extreme caution*” in evaluating its data because of the noisy conditions caused by high-cultural noise levels on North Argyle Avenue, heavy traffic along the 101 overpass and Hollywood Boulevard, and subway trains. Again, though, regardless of the reliability of the USGS data, the USGS Study did not attempt to ascertain the rupture history, which is determinative on whether the fault is active.

Finally, CGS’ attempt to bootstrap two other investigations (Ninyo & Moore, 2015; and Group Delta, 2015) cited in the USGS Study is of no moment. For one, USGS should have never calibrated their study with incomplete studies that required more investigation for fault determination when there was more reliable, City approved data available. And both investigations involved sites blocks away from the Property. Like the USGS Study, these investigations provide no scientific basis to question the findings of the site-specific Group Delta studies.

The 2015 Fault Study and the 2019 Fault Study, both conducted within the Property, represented an exhaustive subsurface investigation of the Property. Those studies were conducted by leading geologists, peer-reviewed by internationally-recognized experts, and approved by the City. All agree they clearly preclude the possibility of an active fault. Yet at the eleventh hour, CGS still refuses to accept the science and continues to chase a preordained conclusion that has been repeatedly disproven by the facts. This conduct appears to be part of a concerted, years-long effort to undermine the Hollywood Center Project, potentially in concert with Project opponents. If so, these actions put the reputation of CGS at great risk.

Based on our review of the relevant technical information, all of which is publically available, it is our opinion that the CGS Letter is either (i) extremely poor quality with no basis in science, (ii) intentionally misleading to achieve a preordained conclusion, or (iii) prepared by a government agency working in concert with local project opponents who continue to oppose and litigate the development of much-needed housing in Hollywood (this later point is highlighted by the apparent fact that CGS provided individuals opposing the Project with information related to the CGS Letter prior to the letter being finalized or provided to the public). In any of these instances, the actions of CGS must be investigated by a neutral third-party.

We respectfully urge you to immediately investigate this matter and ask that CGS either rescind its misleading letter or provide the necessary qualifications to make clear that the studies presented in that letter do not provide a scientific basis to infer an active fault on the Property.

Mayer Brown LLP

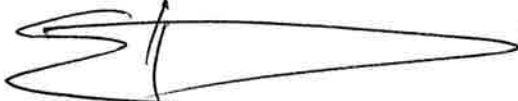
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We are also simultaneously referring this matter to the Department of Consumer Affairs, Board for Professional Engineers, Land Surveyors, and Geologists to request a complete and transparent investigation into CGS' actions related to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Edgar Khalatian', written over a horizontal line.

Edgar Khalatian
Partner

Department of Consumer Affairs, Board for Professional Engineers, Land Surveyors, and Geologists

California State Mining and Geology Board

California Board for Professional Engineers, Land Surveyors, and Geologists

The Honorable Gavin Newsom, Governor of California

Mr. Xavier Becerra, Attorney General of California

State Senator Ben Allen

Assemblymember Richard Bloom

Mr. Wade Crowfoot, California Secretary for Natural Resources

The Honorable Eric Garcetti, Mayor of Los Angeles

The Honorable Mitch O'Farrell, Councilman for the 13th District

Mr. Vince Bertoni, Department of City Planning, Director

Mr. Osama Younan, Department of Building & Safety, General Manager, Superintendent of Building

Ms. Luci Ibarra, Department of City Planning

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October 5, 2020

VIA EMAIL vince.bertoni@lacity.org;
mindy.nguyen@lacity.org;
cpc@lacity.org

President and Planning Commissioners
Los Angeles City Planning Commission
City of Los Angeles, Department of City Planning
221 North Figueroa Street
Los Angeles, CA 90012

Re: Comments and Objections to City Planning Commission for Hollywood
Center Project; Case Nos. ENV-2018-2116-EIR, CPC-2018-2114-DB-
MCUP-SPR, CPC-2018-2115-DA, and VTT-82152; SCH 2018051002

Honorable Planning Commissioners:

This firm and the undersigned represent StopTheMillenniumHollywood.com. Please keep this office on the list of interested persons to receive timely notice of all hearings, votes and determinations related to the proposed Hollywood Center Project (“Project”).¹ Please include this letter in the Project’s administrative record.

Pursuant to Public Resources Code Section 21167(f), please provide a copy of each and every notice issued by the City in connection with this Project. We adopt and incorporate by reference all Project objections raised by all others during the environmental review and land use entitlement processes for the Project.

We submit these objections to the Project and in support of our appeal of the Advisory Agency’s Letter of Determination. We ask that the Planning Commission carefully review these and all other objections, grant our appeal, and deny the Project’s applications and its FEIR.

¹ Unless otherwise specified, “Project” refers generally to the original Project in the Draft EIR and Alternative 8.

I. THE OFF-MENU INCENTIVES VIOLATE STATE DENSITY BONUS LAW.

A. The Off-Menu Incentive for a 160% Increase in FAR Exceeds the Scope of a Valid Concession or Incentive.

The Project utilizes Off-Menu Density Bonus incentives to increase floor area ratio (“FAR”) from 3.0 to 1 to over 7.81 to 1 – *a 160% increase in FAR*² – on the basis that the astronomical FAR increase is necessary to provide for affordable rents.

A significant portion of the Project’s FAR bonus is simply a windfall to the developer far out of proportion to a legitimate FAR increase. This can be demonstrated analytically by comparing the FAR increases and affordable set-aside requirements for On-Menu Density Bonus, Transit Oriented Communities³ (“TOC”), the Value Capture Ordinance⁴ and the City’s history of processing Off-Menu Density Bonus incentives for FAR increases. Among scores of similar approvals, the Project stands out as a singular exception; comparable FAR approvals have been granted through Off-Menu incentives only for 100-percent affordable housing developments. Yet the Project, which provides only a small fraction of its Floor Area to affordable housing (between six and eight percent), requests to increase permitted Floor Area by 160%. Approval of this gratuitous windfall would violate State Density Bonus Law.⁵

² Total purported Project Floor Area (1,401,403 square feet) plus area of covered balconies excluded from FAR calculations (168,320) equals 1,569,723. 1,569,723 divided by 200,900 = 7.81 to 1 FAR.

³ TOC Guidelines are attached as **Exhibit 1**. This analysis presents a comparison of TOC FAR increases to demonstrate the outrageousness of the Project’s FAR increase, but does not concede the validity of the TOC program or the TOC Guidelines.

⁴ Neither State Density Bonus Law nor TOC permits a development to claim an incrementally greater bonus in exchange for a greater affordable set-aside than required. Rather, an applicant who wishes to measure its requested relief against a greater affordable set-aside than required must use another local program such as the City’s Value Add Ordinance. *See* Gov. Code §§ 65915(d)(1)(A) and 65915(c).

⁵ Gov. Code § 65915.

The purpose of Density Bonus Law is to supersede local zoning only to the extent justified to incentivize affordable housing production. Density Bonus Law requires proportionality between the scale of a development bonus and the amount of affordable housing in a development. Accordingly, Density Bonus Law requires that a “concession or incentive” must be denied if it “does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).”⁶ This finding is the primary legal guardrail preventing abuse of Density Bonus Law. Its manifest purpose is to establish a theoretical ceiling on the scope of a concession or incentive. To the extent a concession or incentive provides for affordable housing costs by accommodating reasonable and proportionate incentives for affordable housing production, this finding is satisfied. However, to the extent relief provides a windfall to a politically-connected applicant merely because it can procedurally request an arbitrarily high FAR increase (as long as the Councilmember approves), approval of the full incentive would violate Density Bonus Law and ultimately interfere with the City’s constitutionally-guaranteed ability to enforce local zoning ordinances.

The Project is a prime example of abusive development meant to be curtailed by the legally required finding in Section 65915(k). Initially, the Project entitlements were filed as a Zone and Height District Change because the Project’s value proposition was fundamentally legislative in nature: that exceptional FAR should be permitted at the Project Site because it is in central Hollywood near transit and because the Project provides some purported public benefits. After this office commented that Measure JJJ incentives cannot exceed the 6 to 1 FAR limit in the Hollywood Redevelopment Plan, the Applicant re-filed as an Off-Menu Density Bonus case with entirely different legal findings focused solely on whether the full extent of the incentive provides for affordable housing. At the same time, the Applicant *reduced* the amount of affordable housing it committed to by clarifying that no Extremely Low Income (“ELI”) units were guaranteed.

The validity of a concession or incentive is a purely analytical inquiry relating the *scope of affordable housing required* with the *scope of relief requested*. This question is the heart of Density Bonus approvals because applicants can request theoretically unlimited development bonuses while providing the legal minimum affordable set-aside. Conceivably, the City could justify a broad array of concessions or incentives given the

⁶ Pub. Res. Code § 65915(k).

subjective nature of the analysis. However, the City itself has established procedures that function as bookends defining the lower and upper bounds of a valid concession or incentive. The On-Menu Density Bonus and TOC processes operate as lower bounds because the 35 percent and 55 percent FAR increases were purportedly evaluated by the City during adoption. Below the lower bound, the City has already analyzed the scope of FAR increase and determined it is proportionate to the required affordable housing.

The Project would allegedly provide 133 senior units averaging 932 square feet each, comprising a total of 124,066 square feet of affordable units. In exchange, the Project requests approval of a 7.81 to 1 FAR permitting 1,569,029 square feet of luxury residential and commercial floor area. The Project's affordable component constitutes barely eight percent of Project Floor Area, yet it purports to justify 61 percent of the Project's total FAR.⁷ For Alternative 8, the Project's affordable component shrinks considerably, but the Project FAR remains unchanged. Alternative 8 provides an average of only 612 square feet per unit, totaling only 102,211 square feet of affordable units – barely six percent of Project Floor Area.⁸

As applied to the Project, the On-Menu Density Bonus procedures allow a 35 percent FAR increase (to 4.05 to 1) FAR with 111 units set aside for **Very Low Income** (“VLI”) households. Proportionately increasing this bonus to account for the Project's 133 VLI units would justify only a 41 percent FAR increase (to 4.8 to 1). TOC procedures allow a 55 percent FAR increase (to 4.65 to 1) but require 111 **Extremely Low Income** units. Crucially, the applicant is permitted to charge significantly higher rents for VLI units compared to ELI units; a one-bedroom ELI unit can only be rented for \$397 per month, but a one-bedroom VLI unit can be rented for up to \$662 – 66% more rent per unit. Moreover, the Project does not commit to providing a single ELI unit. Even if the TOC FAR bonus were scaled up to assume 133 ELI units, its procedures would justify only a 66% increase in FAR (to 5.5 to 1).⁹ The Project's FAR bonus is many times larger than incentives contemplated by the Density Bonus and TOC procedures. An increase from the currently-permitted 3 to 1 FAR to the Project's gargantuan 7.81 to 1 FAR is a **160 percent increase**.

⁷ $124,066 / 1,569,029 = 0.079$. $(7.8 - 3 = 4.8) / 7.8 = 0.66$.

⁸ $102,211 / 1,569,029 = 0.065$.

⁹ $133/111 = 1.19$ percent increase. $1.35 \times 1.19 = 1.60 = 60\%$ increase for Density Bonus. $1.55 \times 1.19 = 1.84 = 84\%$ increase for TOC. $3 \times 1.6 = 4.8 : 1$ FAR for Density Bonus. $3 \times 1.84 = 5.52 : 1$ FAR for TOC.

The City's Value Capture Ordinance contemplates precisely these scenarios, where an applicant requests a greater FAR increase than permitted by On-Menu Density Bonus or TOC. The purpose of the Value Capture Ordinance was to "establish a nexus between certain discretionary land use entitlements and affordable housing."¹⁰ The Value Capture Ordinance authorizes FAR increases, but also includes a calculation requiring additional affordable housing for each percentage increase in FAR. It specifically amended CUP procedures to require additional affordable housing for large increases in FAR, finding that "the proposed ordinance would require affordable housing *that is proportional to the density or floor area increase requested*."¹¹ As applied to the Project, the Value Capture Ordinance would allow a maximum FAR of 6 to 1 but could not exceed Hollywood Redevelopment Plan limitations. In exchange for a 100 percent increase in FAR, from 3 to 1 to 6 to 1, the Project would need to set aside 553 of its 1,005 dwelling units for Very Low Income households.¹² In other words, the Project provides barely *one quarter* of the affordable housing according to the City's recent ordinance *specifically intended to adjust affordability requirements to FAR increases*.

Nor is the Project's 160-percent FAR bonus consistent with prior Off-Menu Density Bonus incentives approved by the City. This office has reviewed all Off-Menu Density Bonus applications filed since January 1, 2019, a summary of which is attached as **Exhibit 3**. Of the 57 cases filed, 19 have been approved for increases in FAR. As demonstrated in Table 1, the only developments with FAR increases remotely close to the

¹⁰ City Planning Recommendation Report regarding CPC-2017-2022-CA, p. 1. Available at: <https://planning.lacity.org/ordinances/docs/ValueCapture/StaffRpt.pdf> [As we have requested in prior correspondence, all links provided in objection letters that we and others have submitted must be accessed and printed by City staff, and included both in the materials provided to decisionmakers and the administrative record. The City is already required to do so by law, but in an abundance of caution, we have also made written requests for same.]

¹¹ Id. at 3; emphasis added.

¹² LAMC § 12.24-V.1 creates a conditional use process allowing FAR increases. An FAR increase from 3 to 1 to 6 to 1 is a 100 percent increase. LAMC § 12.24-V.1 requires additional affordable units calculated by LAMC § 12.24-U.26(a)(1), with a percentage increase in FAR considered the same as a percentage increase in density. After providing the base 11% VLI units, a 100% increase in density would require an additional 40 percent Very Low Income units ($100/2.5 = 40$). Thus, 55 percent of the Project's base density of 1,005 dwelling units would need to be set aside for VLI households. $0.55 \times 1,005 = 552.75$, rounded up. Please note that we do not accept the premise of the CUP density increase, but analyze it for purpose of illustration of the excessive nature of the request.

Project's requested 160 percent bonus are entirely affordable housing developments. For developments providing the minimum required affordable set-aside, the largest FAR increase was 82 percent – barely half the Project's FAR increase – and the average FAR increase was just 45 percent.

The table below compares the FAR the Project Site could justify under eight assumptions: (1) development by-right; (2) development utilizing the City's On-Menu Density Bonus process; (3) development utilizing the City's On-Menu Density Bonus process, but with proportionately greater FAR increase to account for 133 VLI units in lieu of 111 VLI units required; (4) development utilizing the City's TOC process; (5) development utilizing the City's TOC process, but with a proportionately greater FAR increase assuming 133 ELI units are provided; (6) development utilizing a CUP for an FAR increase; (7) the average of all developments using the Off-Menu Density Bonus process and providing the minimum affordable set-aside; and (8) the average of all developments using the Off-Menu Density Bonus process for entirely affordable housing developments. The purpose of analyzing all eight scenarios is to clearly demonstrate the egregious extent of the FAR increase. No matter how a proportionate subsidy for the affordable component is determined, the Project's FAR increase is far greater than legally justified.

As shown in the table, the Project's 160-percent FAR increase far exceeds FAR increases authorized by On-Menu Density Bonus and TOC procedures, even if those procedures allowed proportionately greater FAR in exchange for greater affordable units. In a clear illustration of the Project's abuse of the Density Bonus process, the Project's FAR increase even exceeds the maximum increase authorized by the City's Value Capture Ordinance, which would require 553 VLI units to achieve a 6 to 1 FAR. The only developments for which the City approved comparable FAR increases were 100% affordable housing developments with market-rate managers units.

<u>Comparison of Project FAR By Procedure and Affordable Set-Aside¹³</u>				
	Assumed Process	Bonus FAR	Total FAR	Affordable
1	By-right	-	3 to 1	-
2	On-Menu Density Bonus	35%	4.05 to 1 ¹⁴	111 VLI
3	On-Menu Density Bonus <i>(Proportionately increasing FAR bonus)</i>	41%	4.8 to 1	133 VLI
4	TOC Tier 4	55%	4.65 to 1 ¹⁵	111 ELI
5	TOC Tier 4 <i>(Proportionately increasing FAR bonus)¹⁶</i>	66%	5.5 to 1	133 ELI
6	CUP for FAR Increase	100%	6 to 1 ¹⁷	553 VLI
7	Off Menu Density Bonus: <i>Average of developments providing minimum affordable set-aside</i>	45%	4.35 to 1	111 VLI
8	Off Menu Density Bonus: <i>Average of developments providing 100% affordable housing</i>	110%	6.3 to 1	100% affordable
	Project	160%	7.81 to 1	133 VLI

Based on the comparison above:

- The Project requests 62% greater FAR than the On-Menu Density Bonus process would justify if its FAR bonuses scaled proportionately.¹⁸

¹³ Measure JJJ approvals are legislative zone changes that do not require a finding that development bonuses provide for affordable housing. Thus, Measure JJJ Zone and Height District Changes are not included in this chart for comparison purposes.

¹⁴ LAMC § 12.22-A.25(f)(4)(i).

¹⁵ TOC Guidelines Section V.1(b)(iv).

¹⁶ As noted above, the 66% FAR increase would be justified in theory only if all affordable units were reserved for ELI households.

¹⁷ Limited by Hollywood Redevelopment Plan.

¹⁸ $7.81 / 4.8 = 1.62$.

- The Project requests 42% greater FAR than the TOC process would justify if its FAR bonuses scaled proportionately, yet the Project doesn't commit to providing ELI units as required by TOC.¹⁹
- The Project requests greater FAR than permitted under the City's Value Capture Ordinance, which was specifically drafted to require affordable set-asides proportionate to development bonuses, yet it provides barely one-quarter of the required affordable units for the requested bonus.
- The Project requests a 79% greater FAR bonus than the average mixed-income Off-Menu Density Bonus project.²⁰
- The Project requests a 23% greater FAR bonus than the average 100% affordable housing development.²¹

Therefore, the extent of the FAR increase is wildly beyond the scope of an incentive needed to incentivize the production of affordable housing. The Project's Off-Menu incentive to allow an astronomical FAR of 7.81 to 1 does not satisfy the legally required findings of Density Bonus Law.

II. THE PROJECT VIOLATES CALIFORNIA REDEVELOPMENT LAW.

A. The Project Cannot Exceed the 6 to 1 FAR Limit in the Hollywood Redevelopment Plan.

State Density Bonus Law requires that a concession or incentive be denied if it would be "contrary to state or federal law."²² Here, Hollywood Redevelopment Plan Section 506.2.3 allows a maximum FAR of 4.5 to 1, but allows a development bonus to 6 to 1 FAR if a project includes certain public benefits, including affordable housing for low income housing per Redevelopment Plan Goal 9.²³ Hollywood Redevelopment Plan

¹⁹ $7.81 / 5.5 = 1.42$.

²⁰ $7.81 / 4.5 = 1.79$.

²¹ $7.81 / 6.3 = 1.23$.

²² Gov. Code § 65915(d)(1)(C).

²³ Hollywood Redevelopment Plan § 506.2.3 and Goal 9 are attached as **Exhibit 2**.

Section 506.2.3 is in harmony with Government Code Section 65915 because the Redevelopment Plan already provides a detailed procedure to allow a development to request additional FAR. Therefore, there is no conflict between Section 506.2.3 and Density Bonus Law, and the concessions or incentives must operate within the boundaries of the Hollywood Redevelopment Plan. The Project must request approval to exceed 4.5 to 1 FAR and cannot exceed 6 to 1 FAR in any case.

B. The Project Fails to Include Redevelopment Plan Compliance Review.

The City's ordinance setting forth procedures for reviewing plans under the purported authority transferred from CRA/LA became effective on November 11, 2019.²⁴ LAMC § 11.5.14 requires Redevelopment Plan Compliance Review for all developments in Redevelopment Project Areas in the City. The Applicant initially relied on purported vested rights from the Vesting Tentative Tract Map to assert that no Redevelopment Plan Compliance Review application was needed, but has since filed for new entitlements and the City has required a new map for Alternative 8.²⁵ The City's failure to require an application for Redevelopment Plan Compliance Review prior to approval violates the LAMC and the Hollywood Redevelopment Plan.

III. THE EIR CONTINUES TO VIOLATE CEQA.

A. The Project Description in the DEIR Was So Fundamentally Unstable, Vague and Misleading it Precluded Informed Participation.

1. The Project Description is Fatally Flawed From its Conception Because the DEIR Misled the Public Regarding the True FAR of the Project and Thereby Tainted and Impaired Informed Public Participation.

The Project's newly-disclosed entitlement requests an off-menu Density Bonus incentive to exclude the floor area of any residential balconies and terraces. As articulated in our earlier comments on the EIR, the single most important number in the Project Description – Floor Area Ratio – is a farce. Rather than the merely outrageous

²⁴ Ordinance No. 186,325, effective 11/11/2019. The legality of that purported transfer is currently subject to separate litigation, as shown in our June 1, 2020 comment letter and exhibits, incorporated herein by reference.

²⁵ Gov. Code § 66498.3(a); LAMC § 17.15-B.1(a).

6.973 to 1 FAR disclosed in the EIR, the actual FAR under applicable regulations is a shocking 7.81 to 1, equivalent to 168,320 square feet of Floor Area. The FEIR compares its blatant misrepresentation of FAR to the City's purported authority to approve an "On Menu Incentive" to calculate lot area prior to dedications pursuant to LAMC Section 12.22-A.25(f)(7), but this comparison proves the point: the City's Affordable Housing Referral Form requires a clear disclosure of density permitted prior to and after dedications.

The FEIR provides no equivalent good-faith disclosure in this case, instead, doubling down on its misrepresentations of Project FAR. The FEIR states that it "clearly identifies the Project's 6.973:1 FAR" and maximum Floor Area of 1,401,453 square feet. As stated in Footnote (c) of DEIR Table II-4, these very numbers exclude 168,320 square feet of Floor Area that qualifies as Floor Area under existing law, but is excluded from the FAR calculations used to reach the purported FAR of 6.973 to 1:

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

The FEIR fails to respond to the core allegation in our prior comment IND-8I-17-18: that the incentive itself is framed in a manner intended to mislead the public. Why ask for *two separate incentives addressing Floor Area* (first, to reach 6.973 to 1, and second to exclude balconies), when the same substantive outcome could be reached by requesting *a single incentive to allow 7.810 to 1 FAR*? It is apparent there is no legitimate basis for this request in professional planning practice. Fundamentally, the Project Description itself must disclose an accurate FAR of the Project that the public can understand in relation to currently applicable zoning laws and definitions. A buried table with a column calculating Building Code Building Area is not a substitute for accurate disclosure of FAR because the public does not regularly review developments according to Building Code area calculations, and because those numbers are not presented as a ratio to lot area. The transparent intent of the request is to reduce the extent of the true FAR increase that was disclosed to the public.

As the Court observed in Stopthemillenniumhollywood.com, the "informative quality" of environmental forecasts in an EIR is no defense to omitting relevant information. The omission of relevant information is prejudicial regardless of whether a

different outcome would have resulted if the public agency had complied with those provisions. The EIR's persistent and baseless failure to recognize the FAR as calculated under current law has impaired the public's right and ability to participate in the environmental review process.

2. The FEIR Concedes the Extremely Low Income Units were Illusory, Rendering the Affordable Component of the Project Unstable.

The DEIR materially misled the public regarding the affordability level of the senior units. After our prior comment letter noted that the Applicant had not committed to providing an ELI, the applicant "clarified" that no ELI units would be required. This is both a material change in the Project Description and significant new information that requires re-circulation.

The shifting level of affordability is directly related to the Applicant's decision to abandon its Measure JJJ application and pursue a Density Bonus case instead. Whereas Measure JJJ includes an affordability tier for ELI, Density Bonus law does not. With the new entitlement strategy, the Applicant was presented with a convenient justification to abandon the ELI component.

3. The FEIR Continues to Misrepresent Outdoor Theaters as a Permitted Use.

The FEIR asserts that the Project would include a "performance area" with an elevated stage accommodating up to 350 attendees for events twice daily, yet bizarrely asserts this use is not an outdoor "theater" for zoning code purposes. The LAMC contemplates outdoor areas for public performances, but those uses are only permitted by-right when located in the Open Space Zone and do not exceed 200 attendees. (LAMC § 12.04.05-B(1)(a)(i).) The LAMC further contemplates parks and playgrounds on private property, but these terms do not reasonably encompass the use described in the DEIR, which is unambiguously an outdoor theater. The FEIR's perversion of language masks the reality that the Project cannot legally provide the much-touted outdoor theater as a public benefit. The Project's outdoor theater is plainly in violation of the LAMC and cannot be promised as a public benefit without materially misleading the public.

4. The DEIR and FEIR Fail to Explain the Significance of the C2 Zone Change and its Removal

The originally requested Zone Change to C2 has been a mystery since the publication of the DEIR. As our prior letter noted, the DEIR failed to comply with CEQA's mandates in that it omitted an explanation of the requested approvals. When pressed to explain the origin of the C2 Zone Change, the FEIR attempted to brush the issue to the side by asserting that the Project no longer requests a Zone Change to the C2 Zone, but instead utilizes the Density Bonus process.

Not only does this response concede that the Project's entitlement requests have been a moving target, it fails to address the question of why the C2 Zone Change was included in the entitlement request in the DEIR. The FEIR misleadingly states that the Density Bonus incentives address the relief obtained through the C2 Zone Change, but this is a transparently false statement: the Project requests three Off-Menu Incentives related to FAR, balconies and averaging. If the C2 Zone Change did not address any of these three issues – and it obviously does not – it necessarily implies that the Project has changed to no longer require this relief.

Zone changes from C4 to C2 are becoming routine in the City to take advantage of ZAI 1808, which purports to allow virtually unlimited outdoor dining and alcohol consumption in the C2 Zone but not C4 Zone. Yet, the DEIR and FEIR must downplay the extent of alcohol service to maintain the façade that the Project bears any semblance to responsible planning. The FEIR's failure to account for the C2 Zone change after repeated requests for clarification reeks of bad faith: Does the Applicant not recall why they paid tens of thousands of dollars in application fees for this entitlement? Does the City routinely publish DEIRs with entitlement requests it cannot explain? The mysterious C2 Zone Change is emblematic of the unstable Project Description, erratically shifting from one inexplicable and incomprehensible entitlement request to another.

5. Numerous Moving Parts Render the Project a Moving Target and Vitiates the EIR as a Vehicle of Public Participation.

In addition to the issues identified above, the DEIR included an East Site Hotel Option which sent the public on a wild goose chase fact-checking the analysis for the Hotel Option, including trip generation, utility demand, public service demand. The FEIR has abandoned the East Site Hotel Option and asserted that this fact responds to the numerous comments objecting to the multiplicity of Project permutations. However, this

reply is not responsive: regardless of whether the Hotel Option is pursued in the FEIR, CEQA requires that the Project Description shall be accurate, stable and finite beginning in the DEIR. These moving parts vitiate the EIR process as a vehicle for intelligent public participation and draw a red herring across the path of public participation.

6. The DEIR Must be Recirculated with the Full Text of the Development Agreement.

Informed public participation in reviewing the DEIR required access to the Development Agreement. Without an understanding of the value proposition of the Project, the public is not able to make a threshold decision of whether, or how vociferously, to participate in the CEQA process, and has been denied access to what, presumably, will be used by the City Council to later issue any statement of overriding considerations. Keeping this critical piece of the puzzle secret throughout the process to date is a violation of law. Recirculation is required because the community must holistically understand the Project to evaluate its environmental impacts in context. Regardless of its terms, the Development Agreement will include significant new information requiring recirculation.

IV. CONCLUSION.

For the reasons set forth herein, our appeal should be granted, and the Project's applications and FEIR rejected.

Very truly yours,

/s/ Robert P. Silverstein

ROBERT P. SILVERSTEIN

FOR

THE SILVERSTEIN LAW FIRM, APC

RPS:vl
Encls.

The Silverstein Law Firm

October 5, 2020

**Comments and Objections to City Planning Commission for Hollywood
Center Project; Case Nos. ENV-2018-2116-EIR, CPC-2018-2114-DB-
MCUP-SPR, CPC-2018-2115-DA, and VTT-82152; SCH 2018051002**

EXHIBIT 1

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

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PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

CAROLINE CHOE
VAHID KHORSAND
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CASE NO. CPC-2017-1914-MS

February 26, 2018

**TECHNICAL CLARIFICATIONS TO THE TRANSIT ORIENTED COMMUNITIES
AFFORDABLE HOUSING INCENTIVE PROGRAM GUIDELINES (TOC GUIDELINES)**

The Transit Oriented Communities Affordable Housing Incentive Guidelines (TOC Guidelines) developed pursuant to Measure JJJ was released on September 22, 2017. Since that time, several technical clarifications have been identified. The Department has updated the TOC Guidelines to reflect these clarifications. All changes are listed in the Activity Log of the Guidelines.

If you have any questions, please do not hesitate to contact Matthew Glesne of the Department of City Planning at (213) 978-2666 or matthew.glesne@lacity.org.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

VBP:KJK:MG:CH:mn

Attachment: TOC Guidelines

Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines)

Implementing Section 6 of Measure JJJ, approved by the voters in November 2016, and added
to Los Angeles Municipal Code 12.22 A.31

Effective September 22, 2017
Revised February 26, 2018

Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines)

ACTIVITY LOG

1. February 16, 2018 Technical Clarifications (No Change to Policies)

<u>Section No.</u>	<u>Change</u>
--------------------	---------------

III.3 Chart 1	Clarified applicability of Rapid Bus intersections to Tier 4
IV.1(a-d)	Added the word “or” between affordability percentages for clarity
VI.1(b)	Clarified allowable floor area ratio incentive
VII.1(a)(ii)1 and 2	Clarified applicability of yard incentive
VII.1(g)(4)	Revised formatting to clarify height exception

Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines)

I. SCOPE AND PURPOSE.

Pursuant to the voter-approved Measure JJJ, Los Angeles Municipal Code (LAMC) 12.22 A.31 was added to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Program). The Measure requires the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) for all Housing Developments located within a one-half mile radius of a Major Transit Stop.

These Guidelines provide the eligibility standards, incentives, and other necessary components of the TOC Program consistent with LAMC 12.22 A.31. In cases where Base or Additional Incentives are permitted, they shall be based off the otherwise allowable development standards for the property found in a zoning ordinance, Specific Plan, Community Plan Implementation Overlay (CPIO), overlay district, or other local condition, law, policy, resolution, or regulation (unless the TOC incentives have been amended per Section III.3). The Guidelines may be modified by the Director with recommendation by the City Planning Commission.

II. DEFINITIONS

1. **Eligible Housing Development** is a Housing Development that includes On-Site Restricted Affordable Units at a rate that meets or exceeds the minimum requirements to satisfy the TOC Incentives and as set forth in Section IV of the Guidelines.
2. **Extremely Low-Income Households** is defined in Section 50106 of the California Health and Safety Code.
3. **Housing Development** is defined as the construction of five or more new residential dwelling units, the addition of five or more residential dwelling units to an existing building or buildings, the remodeling of a building or buildings containing five or more residential dwelling units, including a mixed use development containing residential dwelling units.
4. **Lower Income Households** is defined in Section 50079.5 of the California Health and Safety Code.
5. **On-Site Restricted Affordable Unit** shall mean a residential unit for which rental or mortgage amounts are restricted so as to be affordable to and occupied by Extremely Low, Very Low or Lower income households, as determined by the Housing and Community Investment Department.

6. **Major Transit Stop** is a site containing a rail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The stations or bus routes may be existing, under construction or included in the most recent Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP).
7. **Very Low-Income Households** is defined in Section 50105 of the California Health and Safety Code.

III. TOC AFFORDABLE HOUSING INCENTIVE AREA

1. Each one-half mile radius (2,640 feet) around a Major Transit Stop, as defined in subdivision (b) of Section 21155 of the California Public Resources Code, and provided in Section II of these Guidelines, shall constitute a unique TOC Affordable Housing Incentive Area.
2. Each lot in a TOC Affordable Housing Incentive Area shall be determined to be in a specific Tier (1-4) based on the shortest distance between any point on the lot and a qualified Major Transit Stop, as shown in Chart 1 and Map 1 below. The applicant shall be responsible for providing documentation showing that the location qualifies as a Major Transit Stop and for providing a radius map showing the distance to the Major Transit Stop. Establishment of the appropriate Tier shall take place at the time an application is accepted and the Tier is verified by the City.
3. The TOC Incentives and the required percentages for On-Site Restricted Affordable Units may be adjusted for an individual TOC Affordable Housing Incentive Area through a Community Plan update, Transit Neighborhood Plan, or Specific Plan, provided that the required percentages to receive a development bonus for On-Site Restricted Affordable Units may not be reduced below the percentages set forth in LAMC Section 12.22 A.31(b)(1).

Chart 1. TOC Affordable Housing Incentive Area Tiers

Type of Major Transit Stop	Tier 1 (Low)	Tier 2 (Medium)	Tier 3 (High)	Tier 4 (Regional)
	Distance to Major Transit Stop			
Two Regular Buses (intersection of 2 non Rapid Bus* lines, each w/ at least 15 min. average peak headways)	750 - 2640 ft.	< 750 ft.	-	-
Regular plus Rapid Bus* (intersection of a Regular Bus and Rapid Bus line)	1500 – 2640 ft.	750 – <1500 ft.	< 750 ft.	-
Two Rapid Buses* (intersection of two Rapid Bus lines)	-	1500-2640 ft.	< 1500 ft.	-
Metrolink Rail Stations	1500 – 2640 ft.	750 – <1500 ft.	< 750 ft.	-
Metro Rail Stations	-	-	≤ 2640 ft.	< 750 ft. from intersection with another rail line or a Rapid Bus*

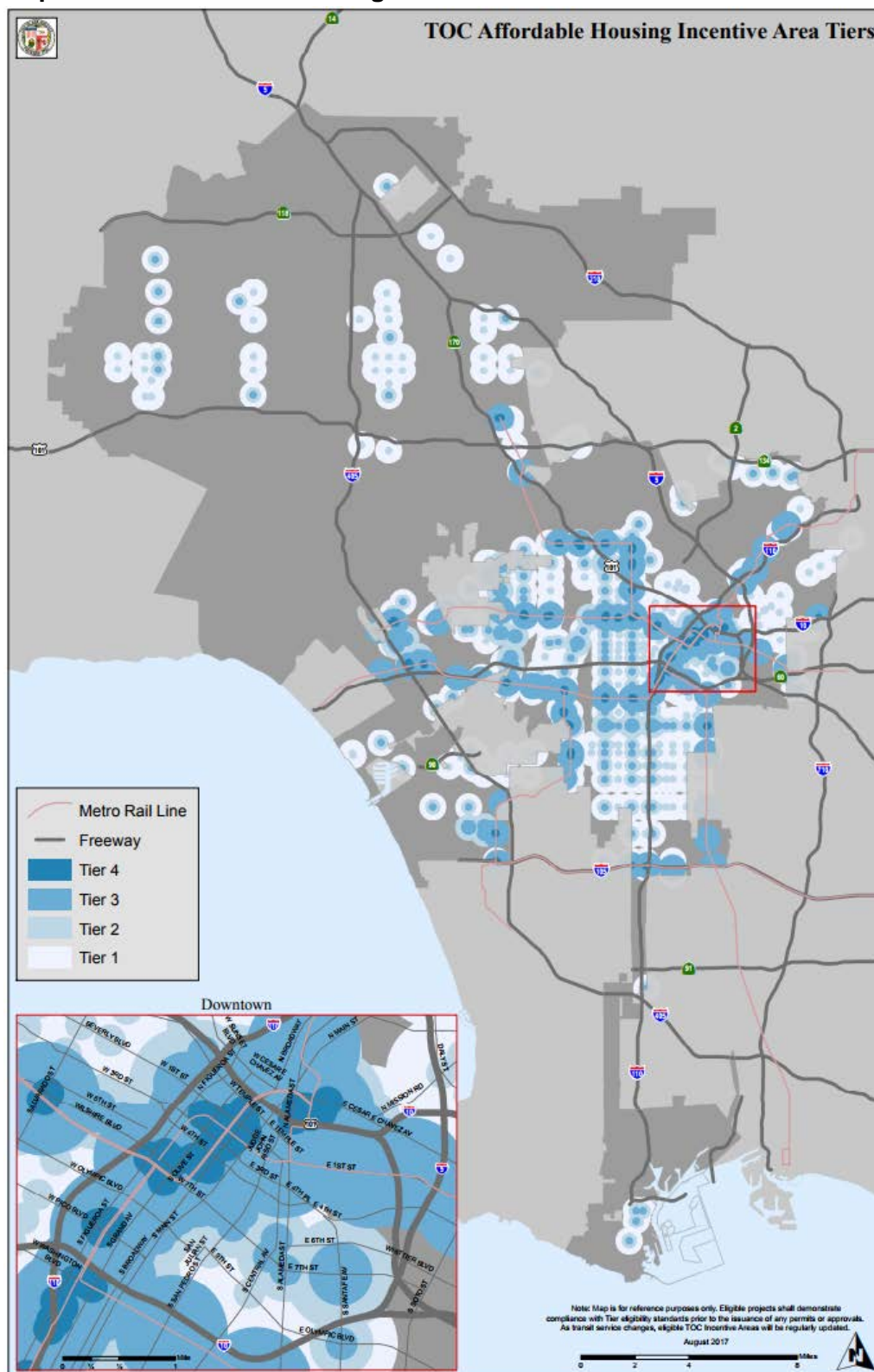
Notes:

To be an eligible TOC Housing Development, the project must meet the Eligibility criteria in Section IV, including being located within one-half mile of a Major Transit Stop. In the case of bus stops, this always requires an intersection of two bus routes. An intersection of two bus lines is defined as the midpoint of the street intersection where two or more eligible bus routes meet or cross, and passengers have the direct ability to transfer on foot. This does not include bus routes that travel along the same street. For Tier 4, an intersection between a rail station and an eligible Rapid Bus line is defined as either the rail station entrance(s) or the Rapid Bus stop when the bus stop is within 660 feet of a rail station entrance and can be accessed by foot.

Distance is measured from the closest point on any lot to the entrance(s) of a rail transit station (including elevators and stairways), or the middle of the street intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. Please see Appendix A for additional information on how to calculate the 15 minute service interval. In the case of a Tier 4 Major Transit Stop, the distance will be measured from the closest point on any lot to the closer of either the entrance of the rail transit station or the bus stop. If no entrance information is known for a station that is under construction, then the distance will be measured from the center of the platform of the station.

*Rapid Bus is a higher quality bus service that may include several key attributes, including dedicated bus lanes, branded vehicles and stations, high frequency, limited stops at major intersections, intelligent transportation systems, and possible off-board fare collection and/or all door boarding. It includes, but is not limited to, Metro Bus Rapid Transit lines, Metro Rapid 700 lines, Metro Orange and Silver Lines, Big Blue Rapid lines and the Rapid 6 Culver City bus.

Map 1. TOC Affordable Housing Incentive Area Tiers



Note: Map is for reference purposes only. Please see the ZIMAS online mapping system for parcel level Tier information. However, confirmation of the correct Tier shall take place at the time a TOC application is accepted by the Department of City Planning. As transit service changes, eligible TOC Incentive Areas may be modified.

IV. ELIGIBILITY. A Housing Development located within a TOC Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets all of the following requirements:

1. **On-Site Restricted Affordable Units.** In each Tier, a Housing Development shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.
 - a. Tier 1 - 8% of the total number of dwelling units shall be affordable to Extremely Low Income (ELI) income households, or 11% of the total number of dwelling units shall be affordable to Very Low (VL) income households, or 20% of the total number of dwelling units shall be affordable to Lower Income households.
 - b. Tier 2 - 9% ELI, or 12% VL or 21% Lower.
 - c. Tier 3 - 10% ELI, or 14% VL or 23% Lower.
 - d. Tier 4 - 11% ELI, or 15% VL or 25% Lower.
2. **Major Transit Stop.** A Housing Development shall be located on a lot, any portion of which must be located within 2,640 feet of a Major Transit Stop, as defined in Section II of these Guidelines according to the procedures in Section III.2 above.
3. **Housing Replacement.** A Housing Development must meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3), as verified by the Department of Housing and Community Investment (HCIDLA) prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.
4. **Other Density or Development Bonus Provisions.** A Housing Development shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (state Density Bonus law) or any other State or local program that provides development bonuses. This includes any development bonus or other incentive granting additional residential units or floor area provided through a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Plan Implementation Overlay (CPIO), Specific Plan, or overlay district.
5. **Base Incentives and Additional Incentives.** All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI. Up to three Additional Incentives listed in Section VII may be granted based upon the affordability requirements described below. For the purposes of this section below “base units” refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in Section IV.1 above (except Moderate Income units).

- a. One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units for Very Low Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.
 - b. Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.
 - c. Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for Very Low Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.
- 6. **Projects Adhering to Labor Standards.** Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five Additional Incentives).
- 7. **Multiple Lots.** A building that crosses one or more lots may request the TOC Incentives that correspond to the lot with the highest Tier permitted by Section III above.
- 8. **Request for a Lower Tier.** Even though an applicant may be eligible for a certain Tier, they may choose to select a Lower Tier by providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier and be limited to the Incentives available for the lower Tier.
- 9. **100% Affordable Housing Projects.** Buildings that are Eligible Housing Developments that consist of 100% On-Site Restricted Affordable units, exclusive of a building manager's unit or units shall, for purposes of these Guidelines, be eligible for one increase in Tier than otherwise would be provided.
- V. **APPLICATION AND APPROVALS.** Applications for TOC Incentives shall follow the density bonus procedures outlined in Los Angeles Municipal Code Section 12.22 A.25(g).
 - 1. **Procedures.**
 - a. **Projects Requesting only Base Incentives (Residential Density and Parking).** Projects receiving only Base Incentives shall be reviewed ministerially by the Department of Building and Safety per LAMC 12.22 A.25(g)(1).

- b. **Projects Requesting Additional Incentives.** Projects requesting Additional Incentives shall be reviewed by the Department of City Planning per the procedures in LAMC 12.22 A.25(g)(2).

2. **Calculations.**

- a. **Rounding of Fractional Numbers.** Any numbers regarding parking, number of units (including base density), number of affordable units, or number of replacement housing units that result in a fraction shall be rounded up to the next whole number.
 - b. **Site Plan Review Threshold.** The threshold for a project triggering the Site Plan Review requirements of LAMC 16.05 shall be based on the number of units that would be permitted prior to any density increase from Section VI 1(a) of these Guidelines.
3. **Multiple Approvals.** When the application is filed as part of a project requiring multiple City Planning discretionary approvals, the initial decision maker shall be as set forth in Section 12.36 of this Code; and when the application is filed in conjunction with a subdivision and no other approval, the Advisory Agency shall be the initial decision maker. The decision shall include a separate section clearly labeled “TOC Affordable Housing Incentive Program Determination.”
4. **Design Conformance.** Projects seeking to obtain Additional Incentives shall be subject to any applicable design guidelines, including any Community Plan design guidelines, Specific Plan design guidelines and/or Citywide Design Guidelines and may be subject to conditions to meet design performance. The conditions shall not preclude the ability to construct the building with the residential density permitted by Section VI.

VI. **BASE INCENTIVES.**

- 1. **Residential Density.** An Eligible Housing Development shall be granted a residential density increase as follows:
 - a. **Increase in Number of Dwelling Units.** In each Tier, the maximum increase in the otherwise maximum allowable number of dwelling units permitted under the applicable zoning ordinance shall be as follows:
 - i. Tier 1 – 50%
 - ii. Tier 2 – 60%
 - iii. Tier 3 – 70%
 - iv. Tier 4 – 80%
 - v. **Exception.** In the “RD” Restricted Density Multiple Family zone (RD Zone), the maximum increase shall be limited to the amounts listed below:

1. Tier 1 – 35%
2. Tier 2 – 35%
3. Tier 3 – 40%
4. Tier 4 – 45%

- b. **Floor Area Ratio (FAR).** In each Tier, the maximum increase in the allowable FAR permitted shall be equal to the following, provided that any additional floor area provided through this section is utilized only by residential uses:
- i. Tier 1 – Percentage increase of up to 40%, or an FAR increase resulting in at least a 2.75:1 FAR in commercial zones, whichever is greater.
 - ii. Tier 2 – Percentage increase of up to 45%, or an FAR increase resulting in at least a 3.25:1 FAR in commercial zones, whichever is greater.
 - iii. Tier 3 – Percentage increase of up to 50%, or an FAR increase resulting in at least a 3.75:1 FAR in commercial zones, whichever is greater.
 - iv. Tier 4 – Percentage increase of up to 55%, or an FAR increase resulting in at least a 4.25:1 FAR in commercial zones, whichever is greater.
 - v. **Exceptions**
 1. In the RD Zone or a Specific Plan or overlay district that regulates residential FAR, the maximum FAR increase shall be limited to 45%.
 2. If the allowable base FAR is less than 1.25:1 then the maximum FAR allowed per this section is limited to 2.75:1.
 3. In the Greater Downtown Housing Incentive Area, the maximum FAR increase shall be limited to 40%, with the total floor area of a residential building or residential portion of a building being calculated per the definition in LAMC 12.22 A.29(c)(1).

Note: For the purpose of applying this incentive, commercial zones include Hybrid Industrial zones, Commercial Manufacturing zones and any defined area in a Specific Plan or overlay district that allows for both commercial uses and residential uses.

2. **Automobile Parking.**

- a. **Residential Minimum Parking Requirements.**
- i. Tiers 1-3 - Required automobile parking for all residential units in an Eligible Housing Development (not just the restricted affordable units), inclusive of disabled and required guest parking, where applicable, shall be as follows:
 1. For an Eligible Housing Development, required parking for all residential units shall not exceed 0.5 spaces per bedroom.
 2. For an Eligible Housing Development that consists of 100% On-Site Restricted Affordable units, exclusive of a manager's unit or

units, there shall be no required parking for all residential units in the Eligible Housing Development.

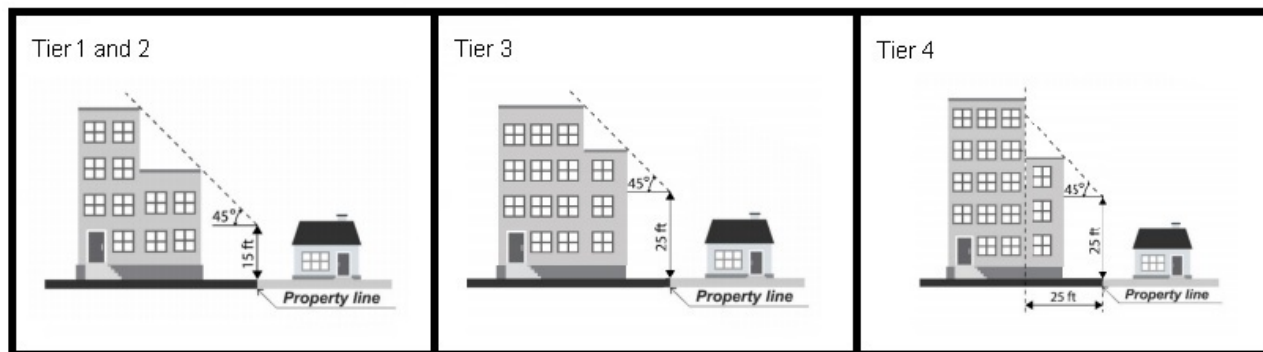
3. Tier 2 - Regardless of the number of bedrooms in each unit, parking for all residential units in an Eligible Housing Development shall not be required to exceed 1 space per unit;
 4. Tier 3 - Required parking for all residential units in an Eligible Housing Development shall not exceed 0.5 spaces per unit;
 - ii. Tier 4 – No required parking for residential units in an Eligible Housing Development.
- b. **Rounding.** If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number.
- c. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by HCIDLA.
- d. **Bicycle Parking.** The bicycle parking requirements in LAMC 12.21 A.16 apply. The additional options to further reduce automobile parking through bicycle parking replacement in LAMC 12.21 A.4 do not apply to TOC projects.
- e. **Nonresidential Parking.** A mixed-use project may reduce the nonresidential automobile parking requirement for any ground-floor nonresidential use as follows:
- i. Tier 1 – Up to a 10% reduction in the nonresidential parking requirement
 - ii. Tier 2 – Up to a 20% reduction in the nonresidential parking requirement
 - iii. Tier 3 – Up to a 30% reduction in the nonresidential parking requirement
 - iv. Tier 4 – Up to a 40% reduction in the nonresidential parking requirement
- f. **Consistency.** Parking reductions offered for Eligible Housing Developments shall always be consistent or greater than those in California Government Code Section 65915(p).

VII. ADDITIONAL INCENTIVES. In addition to the Base Incentives above, an Eligible Housing Development may be granted Additional Incentives by following the procedures in LAMC 12.22 A.25(g)(2).

1. **Menu of Incentives.** The Additional Incentives are defined below. The percentage of increase or decrease in the development standards may vary by Tier as follows, and shall be used in lieu of those listed in LAMC 12.22 A.25(f):

- a. **Yard/Setback.** Eligible Housing Developments may request a reduction in the otherwise required yards/setbacks as follows:
 - i. **Commercial Zones.** In any Commercial zone, Eligible Housing Developments may utilize any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5.
 - ii. **Residential Zones:** Eligible Housing Developments in Residential zones may utilize a reduction in the front, rear or side yards as follows:
 - 1. **Front Yards:** Front yard reductions are limited to no more than the average of the front yards of adjoining buildings along the same street frontage. Or, if located on a corner lot or adjacent to a vacant lot, the front yard setback may align with the façade of the adjoining building along the same front lot line. If there are no adjoining buildings, no reduction is permitted. In Tier 3 and Tier 4, the front yard reduction may be paired with one other individual yard reduction, per subsection 2 below, which will require the use of only one incentive.
 - 2. **Side and Rear Yards:**
 - a. Tier 1 - Up to a 25% decrease in the required width or depth of one individual yard or setback.
 - b. Tier 2 - Up to a 30% decrease in the required width or depth of one individual yard or setback.
 - c. Tier 3 - Up to a 30% decrease in the required width or depth of two individual yards or setbacks.
 - d. Tier 4 - Up to a 35% decrease in the required width or depth of two individual yards or setbacks.
 - iii. **Exception.** Yard reductions may not be applied along any property line that abuts an R1 or more restrictive residential zoned property.
- b. **Open Space.** See LAMC 12.22 A.25(f)(6)
 - i. Tiers 1 & 2 - Up to a 20% decrease in required open space
 - ii. Tiers 3 & 4 - Up to a 25% decrease in required open space
- c. **Lot Coverage.** See LAMC 12.22 A.25(f)(2)
 - i. Tiers 1 & 2 - Up to a 25% increase in maximum lot coverage
 - ii. Tiers 3 & 4 - Up to a 35% increase in maximum lot coverage
- d. **Lot Width.** See LAMC 12.22 A.25(f)(3)
 - i. All Tiers - Up to a 25% decrease in required minimum lot width
- e. **Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access.** See LAMC 12.22 A.25(f)(8)
- f. **Density Calculation.** See LAMC 12.22 A.25(f)(7)

- g. **Height.** For Eligible Housing Developments that have a residential use which occupies more than 50% of the total floor area within a building, the applicable Total Height and Transitional Height standards below count as one Incentive. This increase in height shall be applicable to an Eligible Housing Development over the entire parcel regardless of the number of underlying height limits.
- i. **Total Height.** In any zone in which height or number of stories is limited, this height increase shall permit a maximum of:
 1. Tier 1 and 2 – One additional story up to 11 additional feet
 2. Tier 3 – Two additional stories up to 22 additional feet
 3. Tier 4 – Three additional stories up to 33 additional feet
 4. **Exception.** Notwithstanding subsections 2 and 3 above, projects located on lots with a height limit of 45 feet or less, or located within a Specific Plan or overlay district that regulates height, shall require any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the Ground Floor of the building located along any street frontage.
 - ii. **Transitional Height.** An Eligible Housing Development may select the following transitional height requirements in lieu of those found in LAMC 12.21.1 A.10, or any applicable transitional height limits in a in a Specific Plan, including any requirements for reduced building heights when a building is adjoining a more restrictive zone:
 1. Tiers 1 and 2 - The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive residential zone or Specific Plan subarea (see Diagram 1 below).
 2. Tier 3 – The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive zone or Specific Plan subarea (see Diagram 1 below).
 3. Tier 4 – Within the first 25 feet of the property line abutting or across the street or alley from the RW1 or more restrictive zone the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restrictive zone or Specific Plan subarea (see Diagram 1 below).

Diagram 1. Transitional Height Incentive

- h. **Public Facilities (PF) Zones.** In lieu of the requirement in LAMC 12.24 U.21, a joint public and private development that qualifies as an Eligible Housing Development may include the uses and area standards permitted in the least restrictive adjoining zone. The phrase “adjoining zone” refers to the zones of properties abutting, across the street or alley from, or having a common corner with, the subject property.

- VIII. COVENANT.** Prior to issuance of a Building Permit for any Eligible Housing Development, a covenant acceptable to the Department of Housing and Community Investment (HCIDLA) shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 55 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, government requirement, mortgage assistance program, or rental subsidy program.
- IX. FEES.** A TOC project requesting Additional Incentives is subject to the same Department of City Planning fees as an Application for a Density Bonus including a request for one or more Incentives included in the Menu of Incentives pursuant to LAMC 19.01 O. See Section [19.01](#) V. for multiple applications.

Appendix A: Methodology for Determining Major Transit Stops

Definition of Major Transit Stop:

A site containing a rail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The stations or bus routes may be existing, under construction or included in the most recent SCAG Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP).

SCAG and OPR Methodology:

Peak Periods are considered to be between 6:00 to 9:00 AM and 3:00 to 7:00 PM. Bus routes must have a service frequency of 15 minutes or less for the entire duration of the peak hour periods.

To determine the eligibility of the bus line, the average number of minutes per trip for each direction is calculated separately. If one or both directions fail to meet the 15 minute frequency limit, the entire bus line is ineligible for a Major Transit Stop.

- The total number of trips from the point of origin during peak hours (Monday to Friday) is used. A trip is included if its median time falls within the peak hour.
- To calculate the median time, the time at trip origin is subtracted from the time at arrival at final station, divided by two, and then added to origin time.
For example: Origin time 5:42 AM, Arrival time 6:22 AM
Total trip time = 40 Minutes (6:22 AM – 5:42 AM)
Median trip time = 40 Minutes/2 + 5:42 AM, or 6:02 AM
- The total peak hour time is then divide by the number of trips for the average number of minutes per trip.

Below is a sample calculation based on the 750 Metro Rapid Bus Line (see schedule on Page 16):

Eastbound Trips for 750

During the morning peak hours between 6:00 AM to 9:00 AM, there is a total of 12 Eastbound trips.

The trip originating from Warner Center at 5:42 AM is the first eligible trip with an arrival time at 6:22 AM. This is calculated by dividing the total trip time of 40 minutes by two and adding the 20 minutes to the trip origination time at 5:42 AM, resulting in a median trip time that falls within peak hours at 6:02 AM (not shown in bus schedule).

The trip originating from Warner Center at 8:29 AM is the last eligible trip, with the median time at 8:57 AM.

During the afternoon peak hours between 3:00 PM and 7: PM, there is a total of 16 Eastbound trips.

With 28 total Eastbound trips during the 420 peak hour minutes, the average frequency of the 750 bus line is 15 minutes.

Westbound Trips for 750

Looking at the Westbound trips, there are 11 trips and 15 trips in the AM and PM peak hours respectively. This results in an average frequency of 16.15 minutes.

Result

Despite the Eastbound portion of the 750 Metro Rapid Bus Line meeting the 15 minute frequency as required by a Major Transit Stop, the Westbound portion, with an average frequency of 16.15 minutes, fails to meet that criteria. Therefore, the 750 Metro Rapid Bus Line is ineligible for inclusion in a Major Transit Stop.

Sample Metro Bus Line Schedule with Qualified Peak Hour Trips Boxed in Red

Monday through Friday				750			
Effective Jun 25 2017							
Eastbound <i>Al Este</i> (Approximate Times / Tiempos Aproximados)				Westbound <i>Al Oeste</i> (Approximate Times / Tiempos Aproximados)			
WARNER CENTER	TARZANA	SHERMAN OAKS	STUDIO CITY	STUDIO CITY	SHERMAN OAKS	TARZANA	WARNER CENTER
1	2	3	4	4	3	2	1
Warner Center Transit Hub (Owensmouth & Erwin)	Ventura & Reseda	Ventura & Van Nuys	Universal/ Studio City Station	Universal/ Studio City Station	Ventura & Van Nuys	Ventura & Reseda	Warner Center Transit Hub (Owensmouth & Erwin)
5:13A	5:25A	5:36A	5:50A	5:23A	5:38A	5:52A	6:10A
5:28	5:40	5:51	6:06	5:45	6:00	6:14	6:32
5:42	5:54	6:07	6:22	6:00	6:15	6:29	6:48
5:55	6:09	6:23	6:38	6:15	6:30	6:47	7:04
6:09	6:23	6:39	6:54	6:30	6:46	7:04	7:25
6:23	6:37	6:55	7:10	6:45	7:01	7:22	7:43
6:37	6:51	7:11	7:27	7:00	7:17	7:39	8:00
6:50	7:05	7:27	7:44	7:15	7:32	7:54	8:15
7:05	7:20	7:43	8:00	7:30	7:49	8:11	8:32
7:21	7:36	7:59	8:18	7:45	8:04	8:26	8:47
7:35	7:52	8:15	8:34	8:00	8:19	8:41	9:02
7:54	8:10	8:32	8:51	8:15	8:34	8:56	9:17
8:12	8:28	8:49	9:08	8:30	8:49	9:11	9:32
8:29	8:45	9:06	9:25	8:45	9:04	9:26	9:47
8:46	9:02	9:23	9:42	9:00	9:19	9:41	10:02
9:11	9:27	9:48	10:07	9:18	9:37	9:59	10:20
9:41	9:57	10:18	10:37	9:40	9:59	10:18	10:39
10:10	10:27	10:48	11:07	10:05	10:24	10:43	11:05
10:40	10:57	11:18	11:37	10:35	10:54	11:13	11:35
11:10	11:27	11:48	12:07P	11:04	11:24	11:43	12:06P
11:38	11:57	12:18P	12:37	11:34	11:54	12:13P	12:36
12:08P	12:27P	12:48	1:08	12:03P	12:24P	12:44	1:07
12:35	12:54	1:15	1:35	12:33	12:54	1:14	1:37
1:00	1:19	1:40	2:01	1:02	1:24	1:44	2:07
1:21	1:41	2:02	2:23	1:32	1:54	2:14	2:37
1:46	2:06	2:27	2:48	2:01	2:24	2:44	3:08
1:58	2:18	2:39	3:00	2:25	2:49	3:09	3:34
2:13	2:33	2:54	3:15	2:46	3:10	3:31	3:56
2:27	2:47	3:09	3:30	3:00	3:25	3:46	4:11
2:42	3:02	3:24	3:45	3:15	3:40	4:01	4:25
2:55	3:17	3:39	4:00	3:30	3:55	4:16	4:40
3:10	3:31	3:53	4:14	3:45	4:10	4:31	4:55
3:25	3:47	4:09	4:30	4:00	4:26	4:47	5:11
3:44	4:06	4:28	4:49	4:15	4:41	5:02	5:26
3:55	4:17	4:39	5:00	4:30	4:56	5:17	5:41
4:10	4:32	4:54	5:15	4:45	5:11	5:32	5:56
4:25	4:47	5:09	5:30	5:00	5:26	5:48	6:12
4:40	5:02	5:24	5:45	5:15	5:41	6:03	6:27
4:55	5:17	5:39	6:00	5:30	5:56	6:18	6:41
5:10	5:32	5:54	6:15	5:45	6:11	6:33	6:56
5:26	5:48	6:09	6:30	6:00	6:26	6:47	7:09
5:41	6:03	6:24	6:45	6:15	6:40	7:00	7:21
5:57	6:19	6:39	7:00	6:35	6:58	7:17	7:38
6:20	6:40	6:59	7:19	6:54	7:16	7:34	7:54
6:42	7:01	7:19	7:39	7:15	7:36	7:54	8:13
7:04	7:21	7:39	7:58	7:40	8:01	8:19	8:38
7:35	7:51	8:08	8:26	8:09	8:27	8:44	9:03
8:10	8:25	8:42	8:58	8:39	8:57	9:12	9:28
				9:10	9:27	9:42	9:58

**The Silverstein Law Firm
October 5, 2020
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MCUP-SPR, CPC-2018-2115-DA, and VTT-82152; SCH 2018051002**

EXHIBIT 2

HOLLYWOOD REDEVELOPMENT PLAN

As First Amended on
May 20, 2003

(Ordinance No. 175236 -- Effective Date: July 12, 2003)

improperly utilized and which could not be accomplished by private enterprise acting alone, without public participation and assistance; and (3) by protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means.

II. 200. PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION

The boundary of the Project Area is shown on the Redevelopment Plan Map attached as Amended Exhibit A.1 and is described in the Legal Description attached as Exhibit B.

III. 300. REDEVELOPMENT PLAN GOALS

1) Encourage the involvement and participation of residents, business persons, property owners, and community organizations in the redevelopment of the community.

2) Preserve and increase employment, and business and investment opportunities through redevelopment programs and, to the greatest extent feasible, promote these opportunities for minorities and women.

3) Promote a balanced community meeting the needs of the residential, commercial, industrial, arts and entertainment sectors.

4) Support and encourage the development of social services with special consideration given to participating in projects involving community based organizations that serve runaways, the homeless, senior citizens and provide child care services and other social services.

5) Improve the quality of the environment, promote a positive image for Hollywood and provide a safe environment through mechanisms such as:

- a) adopting land use standards;
- b) promoting architectural and urban design standards including: standards for height, building setback, continuity of street facade, building materials, and compatibility of new construction with existing structures and concealment of mechanical appurtenances;
- c) promoting landscape criteria and planting programs to ensure additional green space;
- d) encouraging maintenance of the built environment;
- e) promoting sign and billboard standards;

- f) coordinating the provision of high quality public improvements;
- g) promoting rehabilitation and restoration guidelines;
- h) integrate public safety concerns into planning efforts.

6) Support and promote Hollywood as the center of the entertainment industry and a tourist destination through the retention, development and expansion of all sectors of the entertainment industry and the preservation of landmarks related to the entertainment industry.

7) Promote the development of Hollywood Boulevard within the Hollywood commercial core as a unique place which:

- a) reflects Hollywood's position as the entertainment center;
- b) provides facilities for tourists;
- c) contains active retail and entertainment uses at the street level;
- d) provides for residential uses;
- e) is pedestrian oriented;
- f) is a focus for the arts, particularly the performing arts; and
- g) recognizes and reinforces its history and architecture.

8) Promote and encourage the retention and expansion of all segments of the arts community and the support facilities necessary to foster the arts and attract the arts through land use and development policies such as the creation of a theater district.

9) Provide housing choices and increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes; and to provide home ownership opportunities and other housing choices which meet the needs of the resident population.

10) Promote the development of sound residential neighborhoods through mechanisms such as land use, density and design standards, public improvements, property rehabilitation, sensitive in-fill housing, traffic and circulation programming, development of open spaces and other support services necessary to enable residents to live and work in Hollywood.

11) Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria.

506.2.3 Regional Center Commercial Density

Development within the Regional Center Commercial designation shall not exceed the equivalent of an average floor area ratio (F.A.R.) of 4.5:1 for the entire area so designated.

It is the intent of this Plan, however, to focus development within the Regional Center Commercial designation, as hereinafter set forth, in order to provide for economic development and guidance in the orderly development of a high quality commercial, recreational and residential urban environment with an emphasis on entertainment oriented uses. Therefore, development within the Regional Center Commercial designation shall be focused on areas served by adequate transportation facilities and transportation demand management programs. Further it shall reinforce the historical development patterns of the area, stimulate appropriate residential housing and provide transitions compatible with adjacent lower density residential neighborhoods.

Proposed development in excess of 4.5:1 F.A.R. up to but not to exceed 6:1 F.A.R. or such other density may be permitted by future amendments to the Community Plan, on a specific site may be permitted as hereinafter set forth provided that the proposed development furthers the goals and intent of this Plan and the Community Plan and meets objective “a” and at least one other of the following objectives:

- a) to concentrate high intensity and/or density development in areas with reasonable proximity or direct access to high capacity transportation facilities or which effectively utilize transportation demand management programs;
- b) to provide for new development which compliments the existing buildings in areas having architecturally and/or historically significant structures or to encourage appropriate development in areas that do not have architecturally and/or historically significant buildings.
- c) to provide focal points of entertainment, tourist or pedestrian oriented uses in order to create a quality urban environment; and
- d) to encourage the development of appropriately designed housing to provide a balance in the community.
- e) to provide for substantial, well designed, public open space in the Project Area.

f) to provide social services or facilities for social services which address the community's needs.

The Agency may permit development in excess of 4.5:1 F.A.R. up to but not to exceed 6:1 F.A.R. or such other density as may be permitted by future amendments to the Community Plan, only if the Agency makes the following findings and determinations:

1. The proposed development conforms with the provisions and goals of the Redevelopment Plan and any applicable Design(s) for Development or requirements of the Hollywood Boulevard District or Hollywood Core Transition District.

2. Permitting the proposed development serves a public purpose objective such as: the provision of additional open space, cultural facilities, public parking, or the rehabilitation of an architecturally or historically significant building.

3. Any adverse environmental effects especially impacts upon the transportation and circulation system of the area caused by proposed development shall be mitigated or are overridden by other social, economic or physical considerations, and statements of findings are made.

No development in excess of 4.5:1 shall be permitted without a binding written agreement with the Agency which ensures that the proposed development will occur in conformity to the Redevelopment Plan and this Section by providing for, among other things, Agency review and approval of all plans and specifications, the compliance with all conditions applicable to development in excess of a 4.5:1 site F.A.R. and the provision of adequate assurances and considerations for the purpose of effectuating the objectives of this Plan.

The Agency shall request from the Planning Commission a determination as to the conformity of the proposed development with the Community Plan. The Planning Commission shall make its determination of conformity within thirty (30) days from the date of the Agency's request. A proposed development shall be deemed in conformance with the Community Plan if the Planning Commission fails to render a determination within thirty (30) days. A determination by the Planning Commission may be appealed to the City Council if such appeal is made within fifteen (15) days of the Planning Commission's determination.

The Agency shall monitor all new development in excess of 50,000 square feet within the Regional Center Commercial designation and make annual reports to the Planning Commission and the City's Department of Transportation on the average floor area ratio,

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EXHIBIT 3

<u>Off Menu Density Bonus Cases Increasing FAR (2019-2020 Cases)</u>			
<u>100% Affordable Projects Only</u>			
Case Number	Base FAR	Requested FAR	Percent Increase
CPC-2019-7615-DB-CU-SIP	1.5:1	3.8:1	153%
CPC-2019-7418-DB-SPR	1.5:1	3.29:1	119%
CPC-2019-6664-DB-CU-SIP	1.5:1	2.7:1	80%
CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI-PHP-1A	1.5:1	3:1	100%
CPC-2019-5295-DB-CU-SIP	1.25:1	2.73:1	118%
CPC-2019-4953-DB-CU-PSH-SIP	3:1	4.65:1	55%
CPC-2019-4441-DB-PUB	0.49:1	0.93:1	89%
CPC-2019-4298-DB-SPR-SIP	3:1	4.73:1	57%
CPC-2020-516-DB-PSH-SIP	1.5:1	4.91	227%
CPC-2020-380-DB-SIP	1.5:1	3.4:1	126%
CPC-2020-362-DB-SIP	1.5:1	2.28:1	52%
CPC-2020-2768-DB-SIP	1.5:1	3.5:1	133%
<i>Average</i>			<i>110%</i>

<u>Off Menu Density Bonus Cases Increasing FAR (2019-2020 Cases)</u>			
<u>Projects Other Than 100% Affordable</u>			
Case Number	Base FAR	Requested FAR	Percent Increase
CPC-2019-6373-DB-CU-SPR-SIP-PHP	3:1	4.24:1	41%
CPC-2019-3316-CU-DB	1.75:1	2.25:1	28%
CPC-2019-2946-CU-DB-SIP	2:1	2.38:1	19%
CPC-2019-2592-DB-CU-SIP	1.5:1	2.73:1	82%
CPC-2019-1010-CU-DB	3:1	3.5:1	16%
CPC-2019-4908-DB-SPR-1A	1.5:1	2.65:1	76%
CPC-2019-4639-CU-DB-SPE-SPP-SPR-DD-MCUP-PHP	3:1	4.5:1	50%
<i>Average</i>			<i>45%</i>