

CITY OF LOS ANGELES

CALIFORNIA



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November 23, 1998

Gurvant Patel (A)
2010 North Highland Avenue
Hollywood, CA 90068

Robert B. Lamishaw (R)
JPL Zoning Services, Inc.
6257 Van Nuys Boulevard, #101
Van Nuys, CA 91401

Department of Building and Safety

CASE NO. ZA 98-0326(CUZ)
CONDITIONAL USE
2010-2014 North Highland Avenue
Hollywood Planning Area
Zone : [Q]R4-1VL
D. M. : 150A185
C. D. : 4
CEQA : MND 98-0093-CUZ
Fish and Game: Exempt
Legal Description: Lot 19, Block 8,
Hollywood Ocean View Tract

Pursuant to Los Angeles Municipal Code Section 12.24-C,19(c), I hereby APPROVE:

a conditional use permit, to permit the construction, use and maintenance of no more than a 49 guest room hotel, including the manager's unit, with parking to be determined by the Department of Building and Safety,

upon the following additional terms and conditions:

1. 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.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action. A new Exhibit "A" is to be prepared to the satisfaction of the Zoning Administrator and in concert with the conditions stated herein.
3. 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 Zoning Administrator to impose additional corrective conditions, if, in the Administrator's



opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.
5. Prior to the issuance of any building permits and/or certificate of occupancy, the owner of the property shall fully improve all streets and alleys adjoining the subject property, including sidewalk fill-in, street trees, street lights and fire hydrants, to the satisfaction of, respectively, the Bureau of Engineering, Bureau of Street Lighting and the Fire Department, or post bonds suitably guaranteeing improvements, all at no expense to the City of Los Angeles.

All clearances shall be specifically addressed and be presented to the Zoning Administrator of a set of commonly stamped plans, showing all of the agency stamps.

6. A copy of this grant and its conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be included in the "notes" portion of the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.
7. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms conditions established herein shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.
8. The actual number of hotel rooms shall be determined by the Department of Building and Safety who shall calculate the area of the lot and the number of allowable units at a rate of one per 600 square feet of land area as though the project were being built as an apartment building. In no case shall the number of guest units/suites exceed 49.
9. Parking shall be calculated for the approximately 49-unit motel at either the rate for hotels, motels, or an apartment building. The greater of the two rates shall be applied to the instant request to insure maximum required parking.
10. All of the units may contain kitchens, or microwave areas and be considered "extended stay" units.
11. All guests must guarantee the room with a major credit card.
12. The facility shall not be used as a SRO or long term residency hotel.

13. The project shall comply with the requirements of the Hollywood Redevelopment Plan - if the subject location dictates - to the satisfaction of the Director of the Community Redevelopment Agency prior to the issuance of any grading and or building permits, if it is determined by the CRA that said plan is applicable.
14. No selling or serving of alcoholic beverages is permitted on the subject property.
15. There shall be no balconies on the area of the building directly facing has Palmas Avenue.
16. The project shall meet all yard requirements of the R4 Zone.
17. Before being allowed to register, a guest shall be required to show a valid photo identification.
18. The facility manager shall require valid identification from all individuals entering any guest room and shall record the same information on registration cards for the room.
19. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, to the satisfaction of the Planning Department.
20. At least one 24-inch box shade tree shall be planted for every four uncovered, unroofed surface parking spaces. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by curbing or other suitable measures, to the satisfaction of the Planning Department. The shade trees may be planted along the periphery of a parking area provided that the trees are planted so as to shade a surface parking area. An automatic sprinkler system shall be installed to water the trees.
21. All lighting shall be shielded and directed onto the site. No floodlighting shall be located so as to shine directly onto any adjacent residential property. This condition shall not preclude the installation of low-level security lighting.
22. A responsible adult shall be on site at all times and shall be responsible for maintaining the site, discouraging illegal activities on the site and enforcing the subject conditions.
23. Garage floors and ramps shall be constructed with textured surfaces to minimize tire squeal noises.
24. Two public telephones are allowed on the subject property. Said phones shall be located at the check-in counter where their use can be monitored.

25. A parking area and driveway plan shall be prepared to the satisfaction of the Planning Department, District Office of the Bureau of Engineering and Department of Transportation and a copy shall be submitted to the Planning Department for placement in the subject file.
26. Guest registration cards must contain the names, addresses, valid identification and vehicle information, if applicable, of all occupants of a guest room.
27. All registration cards shall be maintained for at least one year.
28. All identification information from registration cards shall be provided as requested by the Planning Department or Police Department.
29. All rooms shall be rented for minimum periods of 24 hours. A room may be rented only once in a 24-hour period.
30. Rooms shall not be rented to an individual or set of individuals for a period in excess of 30 consecutive days.
31. The applicant shall be responsible for discouraging loitering in and around the subject property.
32. All signs shall be of an identifying nature only and shall be arranged and located so as not to be a distraction to vehicular traffic or adjacent residential areas and to minimize visibility from a freeway in accordance with Section 91.6201 of the Los Angeles Municipal Code. Flashing and animated signs are prohibited.
33. The subject property, including any associated parking facilities, shall be maintained in an attractive condition and shall be kept free of trash and debris.
34. Open areas devoted to trash storage or other storage shall not be located adjacent to a residential use or shall be buffered so as not to result in noise, odor or debris impacts on any adjacent residential uses.
35. All outside trash containers on the subject property shall be enclosed and shall be located so as not to result in noise or smell impacts on any adjacent residential use.
36. Trash pick up shall take place only between 6 a.m. and 11 p.m. Monday through Saturday. There shall be no pick-up on Sunday or legal holidays.
37. Rooms shall be rented on the basis of 24 hour charge with no part day use permitted.
38. No live entertainment or video games are permitted.

39. Customers shall be accepted only with luggage and two types of personal identification.
40. The parking areas and all open areas of the subject property shall be well lighted at night.
41. The project shall be constructed with an air filtration system to reduce the diminished air quality effects on tenants in each of the units plus employees of the project.
42. All exterior windows having a direct line of sight to Highland Avenue shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to reduce interior noise levels below a CNEL of 45 dBA in any habitable room.
43. Shade producing trees shall be planted at a ratio of one tree for every forty feet of street frontage.
44. An automatic irrigation system shall be provided for all landscaped areas. This system shall be installed prior to the issuance of any certificate of occupancy.
45. No off-site commercial signs shall be permitted.
46. No flashing or blinking signs shall be permitted.
47. No pennants, banners, ribbons, streamers, spinners or balloon signs shall be permitted.
48. No pole signs are permitted.
49. There shall be no projecting signs or roof signs.
50. Monument signs and information signs may be located only within the landscaped planted areas.
51. All new utility lines which directly service the subject site shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service.
52. All areas of the subject site not covered by a building shall have night lighting for safety and security. Driveways and gasoline service areas shall have a minimum of 3/4 foot candle of flood lighting measured at the pavement. All other open exterior areas, such as walkways and trash areas, shall have low level

security-type lighting. All exterior lighting shall be directed onto the subject site, and all flood lighting shall be designed to eliminate glare to adjoining properties.

53. Exterior surface areas of the subject property shall at all times be kept clear of weeds, rubbish, and all types of litter and combustible materials. Trash receptacles shall be located through out the open areas of the subject property.
54. Maintenance of landscaped areas shall include continuous operations of watering, removal of weeds, mowing, trimming, edging, cultivation, reseeding, plant replacement, fertilization, spraying, control of pests, insects, and rodents, or other operations necessary to assure normal plant growth.
55. All trees, shrubs and ground cover shall be healthy and vigorous. Irrigation systems shall be continuously maintained.
56. The subject facility shall not contain any banquet rooms, meeting rooms other than one meeting room accessory to the office operation of the facility and may be made available to guests. There shall be no restaurants, bars, lounges, or other areas of public assembly other than the lobby.
57. All conditions enumerated in Environmental Clearance Case No. MND 98-0093-CUZ (attached), shall be considered conditions of this grant and be fully complied with.
58. Additional Design Conditions:
 - a. Reduce Patel portion of driveway to 5 feet (11 feet total) on the north side of the property, leaving 1-foot for planting of shrubs, including creeping fig/or grape ivy to completely cover stucco wall.
 - b. A landscape design plan and color board shall be prepared in consultation with the Hollywood Heights Association and the Council Office to the satisfaction of the Zoning Administrator.
 - c. There shall be a craftsman-era designed projecting trellis above the garage opening, to be planted on both sides with bougainvillea.
 - d. There shall be at least two to four craftsman-era free standing architectural structures (monuments) built behind the berms to block view of parked cars and to create unity of design with other architectural elements in the community. These structures shall also hold bougainvillea plantings.
 - e. Only current existing signage shall appear, plus one logo placed on the third floor exterior, lit from behind.

- f. The driveway and breezeway shall be paved with patterned concrete. The breezeway patterned concrete shall extend to the sidewalk.
- g. The 6-foot southern concrete block wall shall have an additional 2-foot open wrought iron railing. The wall shall be covered on both sides with creeping fig and/or other climbing vine.
- h. Jacaranda trees shall be planted in front of the building on the property.
- i. The project shall apply for a permit to plant Jacaranda as street trees as part of planned "River of Blue". Should this permit be denied, the project shall plant alternative trees in consultation with the Hollywood Heights Association subcommittee to the satisfaction of the Zoning Administrator.
- j. Air conditioners shall not project outside of the building. Air conditioners shall be within the rooms, with only the air conditioner vent visible on the exterior side of the building.
- k. The roof design shall contain skylights. Color of roofing material shall be in keeping with Spanish tile or craftsman-era colors.
- l. Suites shall have only one door to the hall, preventing renovation of two-room suites into one-room accommodations.
- m. The color of building awnings shall be selected in consultation with the Hollywood Heights Association subcommittee, to the satisfaction of the Zoning Administrator.
- n. The height and width of the garage/driveway opening shall be no greater than the minimum allowed by the Building Code.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.24-J,3 of the Los Angeles Municipal Code provides:

"It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the Zoning Administrator, Board or Council pursuant to this subsection. Such violation or failure to comply shall constitute a violation of this Chapter and shall be subject to the same penalties as any other violation of this Chapter."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code. THE ZONING ADMINISTRATOR'S DETERMINATION IN THIS MATTER WILL BECOME EFFECTIVE AFTER DECEMBER 8, 1998, UNLESS AN APPEAL THEREFROM IS FILED WITH THE BOARD OF ZONING APPEALS. IT IS STRONGLY ADVISED THAT APPEALS BE FILED EARLY DURING THE APPEAL PERIOD AND IN PERSON SO THAT IMPERFECTIONS/ INCOMPLETENESS MAY BE CORRECTED BEFORE THE APPEAL PERIOD EXPIRES. ANY APPEAL MUST BE FILED ON THE PRESCRIBED FORMS, ACCOMPANIED BY THE REQUIRED FEE AND RECEIVED AND RECEIPTED AT A PUBLIC OFFICE OF THE DEPARTMENT OF CITY PLANNING ON OR BEFORE THE ABOVE DATE OR THE APPEAL WILL NOT BE ACCEPTED. SUCH OFFICES ARE LOCATED AT:

Figueroa Plaza
201 North Figueroa Street, #300
Los Angeles, CA 90012
(213) 977-6083

6251 Van Nuys Boulevard
First Floor
Van Nuys, CA 91401
(818) 756-8596

NOTICE

THE APPLICANT IS FURTHER ADVISED THAT ALL SUBSEQUENT CONTACT WITH THIS OFFICE REGARDING THIS DETERMINATION MUST BE WITH THE ZONING

ADMINISTRATOR WHO ACTED ON THE CASE. THIS WOULD INCLUDE CLARIFICATION, VERIFICATION OF CONDITION COMPLIANCE AND PLANS OR BUILDING PERMIT APPLICATIONS, ETC., AND SHALL BE ACCOMPLISHED BY APPOINTMENT ONLY, IN ORDER TO ASSURE THAT YOU RECEIVE SERVICE WITH A MINIMUM AMOUNT OF WAITING. YOU SHOULD ADVISE ANY CONSULTANT REPRESENTING YOU OF THIS REQUIREMENT AS WELL.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the report of the Zoning Analyst thereon, and the statements made at the public hearing before the Zoning Administrator on July 20, 1998, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-C of the Municipal Code have been established by the following facts:

BACKGROUND

The subject property is a level, irregular-shaped, interior record lot consisting of approximately 0.58 acres, having a frontage of approximately 106.08 feet on the east side of Highland Avenue and an approximate depth of 280 feet. The subject site is developed with the Universal Inn Motel and a two-story duplex.

Surrounding properties are within the (Q)R4-1VL, R1-1-HPOZ, R2-1XL, RD1.5-1XL, (Q)C2-1VL and RD2-1XL Zones and are characterized by slightly sloping topography and improved streets. The surrounding properties are developed with one-, two- and multi-story single-family dwellings, apartments, commercial buildings and hotels.

Adjoining properties to the north of the site are zoned (Q)R4-1VL and are developed with two- and three-story apartments.

Adjoining properties to the south of the site are zoned (Q)R4-1VL and are developed with three- and multi-story apartments and condominiums.

Adjoining properties to the east of Las Palmas are zoned R1-1-HPOZ and are developed with two- and three-story single-family dwellings.

Adjoining properties to the west of Highland Avenue are zoned (Q)R4-1VL and are developed with the multi-story Best Western Hotel and the Club Hotel by Doubletree.

Highland Avenue, adjoining the subject property to the west, is a designated Major Highway dedicated a width of 100 feet and improved with curb, gutter and sidewalk.

Las Palmas Avenue, adjoining the subject property to the east, is a Local Street dedicated a width of 40 feet and improved with curb, gutter and sidewalk.

Previous zoning related actions on the site/in the area include:

Subject Property:

Case No. ZA 9200 - On May 2, 1946, the Zoning Administrator approved a conditional use to permit temporary use (one year) for a parking lot.

Case No. ZA 10240 - On April 2, 1948, the Zoning Administrator approved a conditional use to permit construction, use and maintenance of a double face neon pole sign.

Surrounding Properties:

Case No. ZA 91-1101(CUB)(ZV) - On April 3, 1992, the Zoning Administrator approved a zone variance at 1900 North Highland Avenue to permit the 1,200 square-foot expansion of an existing restaurant to a total of 2,400 square feet, full line of alcohol, hours of operation 12 noon to 10 p.m., seven days a week.

Case No. ZA 91-0337(YV) - On July 8, 1991, the Zoning Administrator approved a yard variance at 1840 North Highland Avenue for an 8-foot setback on Franklin Avenue and 8 feet on Franklin Place instead of required 15 feet.

Case No. ZA 90-0978(CUB) - On January 18, 1991, the Zoning Administrator approved a conditional use at 1900 North Highland Avenue to permit sale of beer and wine for on-site consumption in conjunction with a Japanese restaurant.

Case No. ZA 84-0723(CUX) - On February 28, 1985, the Zoning Administrator denied a Conditional Use at 2005 North Highland Avenue, to permit live entertainment in conjunction with a dance hall. On June 19, 1985 the Board of Zoning Appeals partially granted the request (BZA 3298).

Case No. CUB 82-050 - On May 14, 1982, the Zoning Administrator granted a Conditional Use at 2005 North Highland Avenue, to permit on-site sale of alcoholic beverages for restaurant.

Case No. YV 82-038 - On May 14, 1982, the Zoning Administrator granted a Yard Variance at 2005 North Highland to permit a reduced front yard setback

Case No. CUB 82-289 - On October 20, 1983, the Zoning Administrator granted a Conditional Use at 2005 North Highland Avenue, to permit sale and dispensing of alcoholic beverages for consumption on premises incidental to hotel operations. Also a 14-foot by 164-foot addition to project 14 feet into the required 15-foot front yard.

Case No. ZV 77-219 - On May 5, 1978, the request for construction of seven unit residential building in the R2-1 and R5-1 Zones was withdrawn.

Case No. ZA 21960 - On May 4, 1976, the Zoning Administrator granted a Zone Variance at 2005 North Highland Avenue, to permit 25 parking spaces instead of the required 75.

Case No. ZA 10822 - On June 24, 1949, the Zoning Administrator partially granted a Conditional Use at 2007 North Highland Avenue for installation of two 5 x 8 pole signs.

RESPONSES/COMMENTS FROM OTHER DEPARTMENTS

Street Lighting Bureau: Provide street lighting facilities to the satisfaction of the Bureau of Street Lighting.

Fire Department: Submit plans to the satisfaction of the Fire Department prior to the issuance of any building permits.

Bureau of Engineering: Provide street dedication and improvement to the satisfaction of the City Engineer.

Police Department: Building should comply with the City's Design Out Crime Guidelines.

Department of Transportation: Submit parking, driveway and circulation plan to Counter J for approval. Highland Avenue is a State highway and may need CalTrans review.

CORRESPONDENCE AND PETITION TO THE FILE SUPPORTING THE PROJECT

Petition - 67 Signatures

We the undersigned support the application of Gary and Miles Patel at 2010 North Highland Ave. for a conditional use permit and specific plan exception for a 62-unit hotel with parking spaces.

Unreadable Signature No. 1

This letter is to support for building a 62 guest room hotel with manager's unit at 2010 N. Highland Ave., Hollywood, CA 90068.

During the previous management period the motel was making the neighborhood extremely hazardous in all respects by allowing all kinds of illegal activities.

Fortunately the current management owner Mr. Gary Patel has brought back our neighborhood in that point what we always want to have. His hard work and strong determination changed the area to a better place for living. I believe, by building an expensive classic beautiful hotel under Mr. Patel's management will make the neighborhood even better and attractive.

Unreadable Signature No. 2

Mr. Patel's plans for bettering his hotel is sound, and will enhance the immediate area for the better.

I will always support Mr. Patel in his ventures, due to the fact that his job up to date has been fantastic.

LETTERS IN OPPOSITION TO THE PROJECT

Tim Cook - Opposed (Representative of all other opposing letters)

The proposed project to be constructed at 2010-2014 North Highland Avenue is in direct contrast to the scale and character of our neighborhood. This would become the first *hotel* on the east side of Highland Avenue between Franklin and Las Palmas Avenues. Today, the site is improved with a thirty room motel. The motel is a single story building compatible with the single family residential east adjacent. The vast majority of uses surrounding the proposed project are zoned for low density residential and while I believe the motel is compatible with those uses, a sixty two room 45 foot high building is not.

The proposed project is surrounded on the north, south, and east by residential uses. In fact, the nearest hotels to this proposal are over 100 feet west located on the west side of Highland Avenue. According to the explanation for the mitigated negative declaration, additional demand for on street parking would be created and addressed by a parking plan to be submitted to the Department of City Planning. It should be noted, however, that Highland Avenue is a state designated six lane highway with no on street parking available. The surrounding residential streets are restricted to residents only. In my opinion, the only way to mitigate the additional demand would be to provide on site parking.

The residential uses on the east side of the proposed project are zoned as an Historical Preservation Overlay Zone. It should also be noted that while the property on the south side of the proposed project is zoned [Q] R4-IVL, it is impossible to develop this property to the maximum allowable by the zoning. The site is improved with an historic building built in 1926 and is listed on the national historic register. This building can not be demolished. It remains one of the few examples of courtyard style architecture in Los Angeles. The hotel, as proposed, would not be compatible architecture with either the historic building located on the south side of the project or the historic homes on the east side of the project. In addition, the property located across the street slightly north of the proposed hotel is also zoned [Q] R4-IVL. This site is improved with the American Legion Hall, also listed on the national historic register. The north, south, and east sides of the building feature no architectural detail at all. In fact, it is a stucco type construction three floors high with exposed air conditioning units and casement windows. The height would overshadow the building on the south as well as block

sunlight to the courtyards. Sunlight would also be blocked to the residential units located on the east.

Finally, I would like to call attention to an error in the CEQA Initial Study Checklist. The proposed hotel would require the demolition of a duplex located north adjacent to the current motel. Question #12, "Housing", should read "yes, yes, and yes."

Any proposal to develop this property should be consistent and compatible with the surrounding neighborhood and its uses. Ignoring the historical significance of the houses protected by the historical overlay zone and the buildings known as the Valentino Villas (2000 Highland Avenue) and the American Legion Hall, protected by the national historic register, undermines the intent of these protections.

In conclusion, I urge the zoning administrator to consider the following impacts when making a decision regarding the proposed hotel:

- (1) the compatibility of the conditional use on a residential neighborhood,
- (2) the fact that this proposal would be the first development of its type on the east side of Highland Avenue between Franklin and Las Palmas Avenues,
- (3) the relationship between the architecture of the proposal and the protected historic building located south adjacent and the protected homes located east adjacent,
- (4) the lack of available off site parking,
- (5) the fact that the south adjacent property is in essence down-zoned by its historic landmark status,
- (6) and, finally, as a condition of approval, require the developer to meet with the Hollywood Hills resident association, the Whitley Heights resident association, and the owner of the building located at 2000 Highland Avenue if there are any changes to the proposal.

Other Letters Received in Opposition to the Project

Bundens, Bob, Pres.
John and Peggy McCormick
Richard G. Lovell
Dennis Reed
Jesse Garciduenas
William Harris
Randall Scherrer
Candace L. Barnhart

Whitley Heights Civic Assoc.

PUBLIC HEARING

At the public hearing the applicant and several neighbors appeared. The project and the instant file were reviewed. In reviewing the instant file the Zoning Administrator read the materials contained within said file and reviewed the exhibits and radius maps indicating the various land uses within the affected radius. After this review the hearing was opened to public testimony and the following points were considered:

- History of the site and its previous uses
- History of motel locations in this area
- Need for motel at this location
- Impacts on nearby residential properties
- Traffic impacts on Highland Avenue
- Traffic impacts on Franklin Avenue
- Growth of Universal City and Hollywood
- Hollywood Redevelopment Plan
- Height of the structure
- Bulk of the structure
- Traffic impacts on Las Palmas Avenue
- Adjacent industrial buildings
- Traffic generation
- Community desire to have apartments at this site 1-unit/600 sq. ft.
- Traffic impacts of a motel vs. an apartment building
- Parking
- Views from residential properties to the east of the subject site

Following this testimony there was discussion with the applicant and the Zoning Administrator determined that the record should be kept open to allow the applicant to prepare alternative plans and consider modification of a design of the structure, and to prepare a traffic generation analysis and modify the scope of the project.

TRAFFIC ANALYSES SUBMITTED SUBSEQUENT TO THE PUBLIC HEARING

JPL Zoning Services, Robert Lamishaw for the Applicant - August 18, 1998

On behalf of the applicant, Mr. Gary Patel, I wish to modify Conditional Use Permit ZA 98-0326 and reduce the total number of rooms requested from 62 to 49. This reduction will be consistent with the traffic generation analysis submitted to you and dated 30 July 1998, and with the numbers generated by Mr. Robert Takasaki of the L.A. DOT and dated 10 August 1998.

Mr. Takasaki's "Site 2" analysis is based on a motel of 62 rooms. My revised analysis uses the same trip generation numbers and reflects the reduced number of rooms now requested (i.e. 49). Please note that as cited in my prior report the ITE identifies this project as a Motel and not the higher count "Business Hotel".

	Motel	Apartment Building
24 Hour Trips	(5.63 x 48)= 270.24 (6.63 x 1 du)= 6.63	6.63 x 42 du = 278.46
AM peak hour Trips	(0.45 x 48) = 21.6 (0.51 x 1du) = .5	0.51 x 42 du = 21.42
PM Peak hour Trips	(0.47 x 48) = 22.56 (0.62 x 1 du) = .62	<u>0.62 x 42 du = 26.04</u>
Total Trips	322.15	325.92

As you can see the proposed 49 unit Motel generates 3.77 fewer trips than a 42 unit apartment building. Additionally, the items noted in my report regarding parking and building envelope still apply. I believe that this substantiates my previous conclusion that a 49 unit motel is appropriate for this location.

Robert Takasaki, Senior Transportation Engineer, Department of Transportation, August 10, 1998

The following is a revised trip generation analysis to determine the trips generated by two different hotel projects being proposed on Highland Avenue. This letter will supersede the letter dated July 31, 1998 where a full facility hotel was used in the analysis. This analysis compares trips generated by the limited facility hotel, motel and a compatible land use allowed by code on the [Q]R4-IVL lots. The following data is given: The project at 1841 N. Highland Avenue with 50 guest rooms (gr) will be referred to as Site 1, and at 2010-2014 N. Highland Avenue with 62 guest rooms (gr) and one caretaker dwelling unit (du) will be Site 2. Both projects will provide sleeping accommodations and other limited facilities, therefore, they can be considered as "business hotel" or "motel" which has a lower trip generation rate than a full facility hotel. The "lot area" for Site 1 is approximately 18,992 sq.ft. and for Site 2 is approximately 25,352 sq.ft. The compatible land use will be an apartment building. The [Q] condition attached to the lot will only allow a maximum density of one dwelling unit(du) per 600 sq.ft. of lot area. Therefore, only 30 units are allowed for Site 1, and a maximum of 42 units for Site 2. The density for the number of guest rooms (gr) on each site is considerably higher since the code allows 1 gr per 200 sq.ft. of lot area. Results of the trip generation analysis are (shown on the full report attached to the file).

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-C of the Los Angeles Municipal Code. In order for a particular request to be authorized, certain designated findings have to be

made. In certain cases, there are specific conditional use categories which have additional or unique findings only applicable to that specific use in lieu of the four standard findings for other conditional use categories.

FINDINGS

In order for a conditional use permit for hotels (including motels), apartment hotels, transient occupancy residential structures, or hostels in the CR, C1, C1.5, C2, C4 and C5 Zones when any portion of a structure proposed to be used as such is located within 500 feet of any A or R Zone; or, hotels (including motels), apartment hotels, transient occupancy residential structures, or hostels, in the M1, M2, and M3 Zones when more than half of the lot on which the use is located is in the CR, C1, C1.5, C2, C4, C5 or CM Zones to be approved the mandated findings delineated in Municipal Code Section 12.24-C must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

- 1. The proposed location will be desirable to the public convenience or welfare.**

Applicant's Statement

The subject property is currently developed with a very old 30 unit motel that is owned and operated by the applicant. The existing motel does not provide the type of amenities or ambiance that visitors to Los Angeles desire and as such tends to attract guests who seek lower priced accommodations. The proposed 62 unit hotel/motel will be a new and attractive facility that will be operated under the banner of a major chain (e.g. Quality Inns, Hampton Inns, etc.). The proposed hotel will be located in the middle of a major tourist area, proximal to the Hollywood Bowl, Universal City and Hollywood areas. Tourism is one of Los Angeles major industries and the proposed facility will offer affordable quality accommodations to visitors.

Zoning Administrator's Discussion

The applicant was originally requesting a conditional use permit, pursuant to the provisions of Section 12.24-C,19(c) of the Municipal Code, to permit the construction, use and maintenance of a 62 guest room hotel with manager's unit and 48 parking spaces in the [Q]R4-1VL Zone. That request has been reduced to 49 units.

The property is located at 2010-2014 North Highland Avenue, and is legally described as Lot 19, Block 8, Hollywood Ocean View Tract. The subject property is a slightly up sloping through/interior lot on the east side of Highland Avenue. The site is now developed with a 30-unit motel and a two-story duplex.

Surrounding properties are within the [Q]R4-1VL, R1-1-HPOZ, R2-1XL, RD1.5-1XL, RD2-1XL, and [Q]C2-1 Zones, and are characterized by slightly sloping

topography, and improved streets. The surrounding properties are developed with one- and two- story single-family dwellings and two- and multi-story commercial buildings and hotels. West and southwesterly of the subject site are three hotel motels - the Best Western Hotel, the Club Hotel by Doubletree; and the Hollywood Terrace Hotel. Further south is the full service Holiday Inn Hotel.

The application states that "the existing motel does not provide the type of amenities or ambiance that visitors to Los Angeles desire and as such tends to attract guests who seek lower priced accommodations. The proposed use will be operated under a major chain such as Quality or Hampton Inns. The proposed hotel will be located in the middle or a major tourist area, proximal to the Hollywood Bowl, Universal City and Hollywood areas. Tourism in one of the Los Angeles major industries and the proposed facility will offer affordable quality accommodations to visitors."

The project specifications were originally as follows but it should be noted the size of the motel has been substantially reduced:

1. Three-story, including parking structure, 45-foot high; 31,938 square-foot hotel/motel.
2. 1st level: 1,344 square-foot parking.
3. 2nd level: 15,297 square feet.
4. 3rd level: 15,297 square feet, and one duplex.
5. A 13,725 square-foot parking structure with 48 parking spaces.
6. Proposed are 62 rooms and one caretaker unit.
7. Hours of operation are 24 hours a day.
8. Ingress and egress is via a shared a shared driveway at the north end of the site and a driveway into the parking structure at the south end of the site.

The "[Q]" Qualified classification, that the subject property is subject to, is that Residential Density shall be limited to a maximum one dwelling unit for each six hundred (600) square feet of lot area. This is the key determining factor in this case. The grant as approved substantially allows for the construction of a project that is the size and shape of the allowed apartment structure but which can be operated as an extended stay motel.

Near the subject site are three hotel/motels - the Best Western Hotel, the Club Hotel by Doubletree; and the Hollywood Terrace Hotel. Further south is the full service Holiday Inn Hotel. This portion of Highland Avenue is critically located

between major existing and future entertainment venues such as Universal City and Trizec Hahn. It is, and in the opinion of this Zoning Administrator that this pattern of land use should be encouraged and individual parcels of land be developed with hotels and motels to serve the ever increasing Los Angeles tourist trade.

It is the applicant's desire to develop a convenient and attractive hotel which is functional and aesthetic for use by the average family on vacation, and/or the traveler or business organizations in the community. The hotel is proposed to be affiliated with a major well known chain.

It is important to note that the City Planning Commission and the City Council did not enact a prohibition against hotels and motels at the time they articulated their policy statements regarding dwelling density in the form of 'Q' conditions. The community planner most associated with this area told the Zoning Administrator that the area was always envisioned as being developed with hotels and motels. The traffic studies submitted both by the applicant and the City Department of Transportation, while competently done, do not argue persuasively for or against more guest rooms than the number of dwelling units allowed under the one per 600 square-foot "rule". The number of allowable units is vague because the final buildable area of the site could not be determined at this time.

The Department of Building and Safety will determine the exact size of the parcel before and after highway dedications, and how the resultant density for an apartment building would be calculated by the Department of Building and Safety using the one unit per 600 square-foot rule. What is known is that the final resultant number of units will not exceed 49 units. The Zoning Administrator has in effect approved the site for use as a motel, but one that will be built, to density standards and development standards in terms of yards and landscaping, as though it were an apartment building.

Lastly the applicant will have to provide parking at either the rate associated with an apartment developed at this site, or that of a hotel or motel -- which ever is greater.

Thus, the Zoning Administrator has determined that the proposed project at the subject location will be desirable to the public convenience or welfare and granted the modified version of the original request for approximately 49 guest rooms that may have kitchens and be used for extended stays of up to 30 days, but have no restaurants, or cocktail lounges; and not sell alcoholic beverages.

2. **The location is proper in relation to adjacent uses or the development of the community.**

Applicant's Statement

The area proximal to the subject property is well developed with hospitality and multiple family units. Directly across Highland (on the West side) are two major hotels and properties both Southerly and Northerly are developed with multiple family housing. The proposed hotel will provide significant landscaping and is of an architectural style that is consistent with the history and development of the area. All guest access will be from Highland Avenue with no ingress or egress possible on Las Palmas Avenue, which is a sub-standard local street.

Easterly residential uses will be shielded by a 15 foot landscape buffer and the fact that Las Palmas Avenue is at a slightly higher elevation (approximately 8 to 10 feet) than the first floor/parking level of the proposed structure. As can be seen on the site elevations the view of the subject property from the East (Las Palmas Ave.) is essentially limited to two stories (the second and third floors) and will be further softened by trees and other landscaping elements.

Zoning Administrator's Discussion

The decision to approve this proposed new motel is an important one. The site located as it is on Highland Avenue sits at the entryway to downtown Hollywood for all traffic coming from the San Fernando Valley. The site also provides ready and easy access to downtown Los Angeles and the Universal City area. The intersection of Highland and Franklin Avenues is a complex one. There is proposed remodeling for this intersection, but detailed plans have not been seen by the Zoning Administrator. The subject lot is a legally created lot. The new project will be reviewed both by the City Engineer and the Department of Transportation for safe driveway location and ingress and egress plans.

There are numerous motels existing along Highland Avenue, and north of Barham Boulevard on Cahuenga Boulevard West, and the demand appears to be growing for more. To allow this one to be established by conditional use, allows for architectural, density, landscaping, and sign, controls to be imposed that other by right projects might not be subjected to. It allows in this instance for reduced number of guest rooms and limitations on signs.

With the continued expansion of Universal City and the redevelopment of Hollywood, this locale will become a hub of tourist activities. It is an example of residentially zoned land increasingly being used for hotel and motel purposes. This use will likely become more active over time given the number of such applications in the 'pipeline' for similar projects proposed for nearby locations.

A key element in this instant decision to approve a modified version of the original request is the recognition of this long term pattern of growth and the City needs to be responsive to the possibilities provided by the surrounding development and the need it is creating for a motel at this location. The greater impression of Los Angeles, in fact its premier identity and international calling

card is Hollywood and the entertainment business. To not allow the motel at this location would be to forsake the needs of the entertainment and theme park business. A denial of the motel would be short sighted. Its approval recognizes that the location is proper in relation to adjacent uses and the development of the community.

3. **The use will not be materially detrimental to the character of the development in the immediate neighborhood.**

Applicant's Statement

The proposed hotel is in an area of high tourist activity, being proximal to the Hollywood Bowl, Universal City, the Hollywood theater district and many other attractions, and as such will provide a needed and desirable amenity to visitors. The proposed hotel is consistent with the high density residential and other commercial uses fronting Highland Avenue and indeed a major portion of the subject property is currently developed with a very old 30 unit motel.

Zoning Administrator's Discussion

The motel as approved does not exceed the FAR, lot coverage, and height restrictions of the underlying zone, or the density limitations imposed on the site by the City Council through a 'Q' condition. Prior to the issuance of a building permit the project is required to specifically address the intentions of the environmental clearance. The proposed project is a regional serving use in a key location for such use. It is so located as to serve both Universal Studios and downtown Los Angeles, as well as a Hollywood. To deny this request would be to not recognize the growing demand for such housing in this locale, and deny this site's strategic location for serving such demand. The project has been adequately conditioned to not be materially detrimental to the immediate neighborhood.

Los Angeles is a major tourist attraction and business center. The site is adjacent to downtown Hollywood and in an area with a large number of tourist oriented commercial businesses and several large multiple family residential buildings, the proposed hotel will provide needed and desirable accommodations. A recognized element of the General Plan is to promote a business and visitor friendly city and to provide the necessary accommodations that such tourists and visitors require.

To ensure compatibility with the neighborhood, no alcoholic beverages will be sold and no restaurant or entertainment facilities will be offered at the proposed hotel.

Additionally, to avoid any potential problems with undesirable elements, the project has been required to comply with the following:

1. Rooms cannot be rented for less than a full day;
2. That all guests must guarantee the room with a major credit card.
3. The facility will not be used as a SRO or long term residency hotel.

With these and other restrictions - found in the condition section of this Letter of Determination - the use will not be materially detrimental to the character of the development in the immediate neighborhood.

4. **The proposed location will be in harmony with the various elements and objectives of the General Plan.**

Applicant's Statement

Prior to the applicants assuming ownership and management of the property, several years ago, this site was well known for problems related to prostitution and the social ills associated with such undesirable activity. Under the applicants control the site has been cleaned up and is no longer a detriment to the neighborhood, however, the applicant will further enhance this site by associating the site with a major hotel chain (e.g. Quality Inns, Hampton Inns, etc.) that will further enhance the look of the site and ensure a management policy that, independent of the applicant, will continue the upgrade of this area.

Zoning Administrator's Discussion

The Hollywood District Plan designates the subject property for Multiple Family High Medium with a corresponding zone of [Q]R4 and Height District No. 1VL. Development is further limited to a maximum density of one dwelling unit per 600 square feet of lot area.

This project is in harmony with the goals and the intents of the General Plan Elements adopted for this geographical area in that it will provide necessary temporary lodgings in an area with growing demands for said facilities due to the location of the site at a critical location midway to downtown Los Angeles from Universal City and is almost adjacent to the soon to be built major Hollywood entertainment complex. In providing such lodging the proposed motel is likely to reduce over all auto demand traffic in the area and foster economic development as well.

The granting of the request is consistent with the principles, intent and goals of the general plan insofar as the proposed use will increase employment opportunities; utilize a currently vacant lot with a new motel catering to tourists and guests of nearby residents; provide needed moderately priced family lodging; provide significant off-street parking and further buffer adjacent uses from the traffic noise on Highland Avenue.

ADDITIONAL MANDATORY FINDINGS

5. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 154,405, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding. (No shading)
6. On June 10, 1998, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. MND 98-0093-CUZ (Article V - City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance. I hereby certify that action. The records upon which this decision is based are with the Environmental Review Section in Room 1500, 221 North Figueroa Street.
7. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.



ALBERT LANDINI
Associate Zoning Administrator
Direct Telephone No. (213) 580-5484

AL:lmc

cc: Councilmember John Ferraro
Fourth District
Adjoining Property Owners
County Assessor
Jim Tokunaga, City Planning
Robert Takasaki, Department of Transportation

Draft

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK

ROOM 395, CITY HALL

LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROPOSED
MITIGATED

NEGATIVE DECLARATION

(Article V — City CEQA Guidelines)

LEAD CITY AGENCY LOS ANGELES CITY PLANNING DEPARTMENT	COUNCIL DISTRICT 4
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PROJECT TITLE MND-98-0093-CUZ	CASE NO. ZA 98-0326
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PROJECT LOCATION
2010-2014 N. Highland Avenue between Franklin Avenue and Las Palmas Avenue; Hollywood

PROJECT DESCRIPTION: Conditional Use for establishment, continued use and maintenance of a three-story, including parking structure, 45 foot high 31,938 square-foot Hotel-Motel (1st level: 1,344 square-feet and parking; 2nd level: 15,297 square-feet; 3rd level: 15,297 square-feet) and one duplex, with a 13,725 square-foot parking structure with 48 parking spaces on a 25,166 square-foot (0.577 acre) lot in the [Q]R4-1VL zone with 62 guest rooms and one caretaker unit. Hours of operation are 24 hours daily.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Guvant Patel
2010 Highland Avenue
Hollywood, CA 90068

FINDING:


▶ The City Planning Department of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance.

(CONTINUED ON PAGE 2)

▶ SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the responses of the Lead City Agency. The project decisionmaker may adopt this mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM 	TITLE City Planning Associate	TELEPHONE NUMBER (213)580-5547
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ADDRESS 221 N. Figueroa Street, Room 1500 Los Angeles, CA 90012	SIGNATURE (Official) Darryl L. Fisher, Chairperson 	DATE 06/10/98
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1-a.b.c. MAJOR LANDFORMS (GRADING/STABILITY/DEMOLITION):

Environmental impacts could occur from disturbance of major landforms, demolition of existing development or grading of the site. However, the potential grading, demolition and subsidence impacts will be dealt with and mitigated by administrative procedures required by the Municipal Code.

- During construction, exposed earth surfaces should be sprayed with water at least twice a day by the contractor to minimize dust generation.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- One flag person(s) shall be required at the job site to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with the 1996 Edition of "Work Area Traffic Control Handbook".

AIR POLLUTION (CONSTRUCTION):

All unpaved demolition and construction areas shall be wetted at least twice a day during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

- All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 25 mph), so as to prevent excessive amounts of dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

(CONTINUED ON PAGE 3)

- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

NOISE (CONSTRUCTION):

Environmental impacts could occur due to noise generated by construction equipment and grading and demolition activities. These impacts can be mitigated to a level of insignificance by requiring the following measures:

- The project shall comply with the City of Los Angeles Noise Ordinances No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

2-d. AIR POLLUTION (STATIONARY):

Adverse impacts upon future occupants could occur from the project implementation due to existing ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a level of insignificance by providing air filtration system(s) to reduce the diminished air quality effects on occupants of the project.

(CONTINUED ON PAGE 4)

3-h-1. WATER EFFICIENCY (MULTIPLE DWELLINGS, COMMERCIAL AND INDUSTRIAL ONLY):

Maintenance of the landscaping which will be required by the project would contribute cumulatively toward the increasing demand on available water resources. Such increasing demand will have an adverse impact upon the availability of future water resources. However, this impact will be mitigated by required compliance with the Ordinance 170,978, which imposes numerous water conservation measures in landscape installation and maintenance.

4-a.b-1. TREES:

Environmental impacts could occur due to the potential loss of significant trees on the site. However, that prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert as defined by Ordinance 153,478, indicating the location, size, type and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Maintenance. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance and the Advisory Agency.

6-b-2. NOISE (RESIDENTIAL ONLY):

Environmental impacts to future occupants could occur from this project's implementation due to mobile noise. However, these impacts will be mitigated to a level of insignificance by constructing all exterior windows having a line of sight Highland Avenue with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to reduce interior noise levels below a CNEL of 45 dBA in any habitable room.

7-a-3. ILLUMINATION:

Environmental impact to the adjoining residential properties may occur due to illumination on the site. However, these impacts can be mitigated to a level of insignificance by requiring that outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties.

13-b-3. PARKING PLAN (OFF-STREET PARKING AUGMENTATION OR INTRODUCTION FOR BROADENED USE OF EXISTING FACILITY):

There would be an environmental impact from additional demand for on- and off-street parking spaces. However, this possible impact will be reduced to a level of insignificance by submitting a Parking Plan to the Department of City Planning for approval, which will provide for new or additional off-street parking for the duration of the new use involved.

13-f. ACCESS:

Adverse impacts could occur due to design of the parking area and access driveway. However, the possible impacts will be dealt with and mitigated to a level of insignificance by submitting a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval.

14-a. FIRE:

An adverse environmental impact is indicated due to location of the project in an area having marginal fire protection facilities. However, this possible impact will be mitigated to a level of insignificance by incorporating into the building plans the recommendations of the Fire Department relative to fire safety, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan approval shall consider but not be limited to access concerns and interior heat sensitive sprinkler systems.

(CONTINUED ON PAGE 6)

14-b-1. POLICE (GENERAL):

An adverse environmental impact is indicated due to location of the project in an area having marginal police services. However, this possible impact will be mitigated to a level of insignificance by incorporating into the plans the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to: access control to building, secured parking facilities, walls/fences with key security, lobbies, corridors and elevators equipped with electronic surveillance systems, well illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrance in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed.

15/16-a. ENERGY:

The California Environmental Quality Act requires that the proposed project be considered relative to potential energy impacts. Investigation should address impacts resulting from potential consumption of non-renewable resources. Mitigation measures may include compliance with Title 24, California State Code (Energy Conservation Standards), the use of natural gas and/or solar energy; and consultation with the Department of Water and Power and Southern California Gas Co. regarding feasible energy conservation measures.

19-a.b.c.d. LANDSCAPING:

Landscaping: A possible adverse environmental impact upon the character and aesthetics of the neighborhood can be mitigated if all open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

19-d-1. LANDSCAPING (SURFACE PARKING):

Landscaping - Surface Parking: Excessive ambient heat gain resulting from open paved parking area can be mitigated if a minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall

be planted for every four surface parking spaces. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. Automatic irrigation plan shall be approved to the satisfaction of the City Planning Department.

19-d-3. WALL (GRAFFITI):

An adverse aesthetic impact could occur from graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be reduced to a level of insignificance by requiring the owner to maintain the subject property clean and free of debris and rubbish, and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1 and 91.1707-E. Further, exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines screened by oleander trees or similar vegetation capable of covering or screening entire walls up to the height of at least 9 feet, excluding windows and signs.

19-d-4. SIGNAGE (RETAIL MARKETS, BARS, ENTERTAINMENT ETC...)

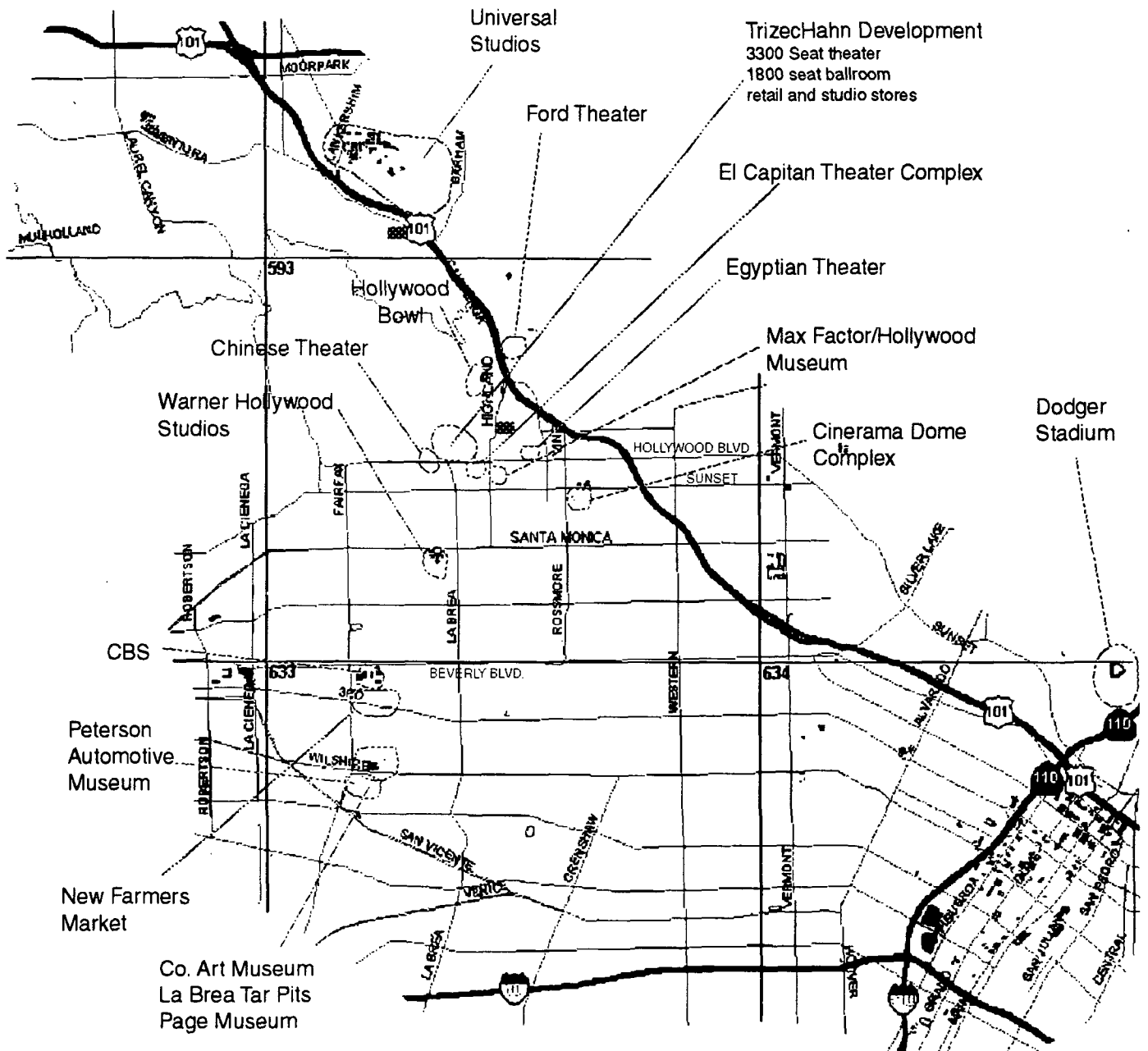
An adverse aesthetic impact could occur due to excessive on-site signage. However, this possible impact will be reduced to a level of insignificance by limiting signs on site to minimum necessary to identify the name of the subject business establishment.

22-e. END:

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.

Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

This action is based on the project description on the first page.



Universal Studios

TrizecHahn Development
3300 Seat theater
1800 seat ballroom
retail and studio stores

Ford Theater

El Capitan Theater Complex

Egyptian Theater

Hollywood Bowl

Max Factor/Hollywood Museum

Chinese Theater

Warner Hollywood Studios

Cinerama Dome Complex

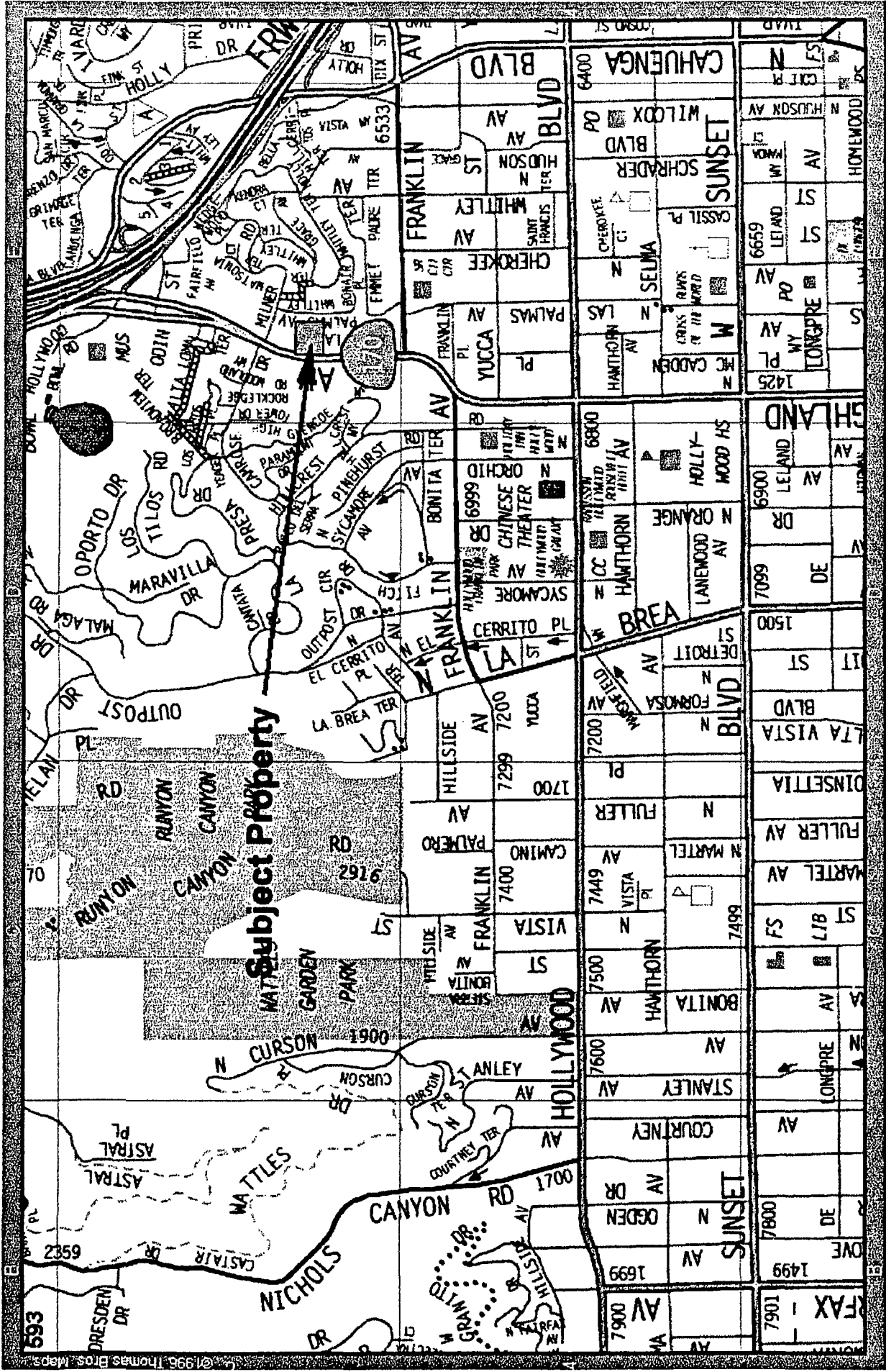
Dodger Stadium

CBS

Peterson Automotive Museum

New Farmers Market

Co. Art Museum
La Brea Tar Pits
Page Museum



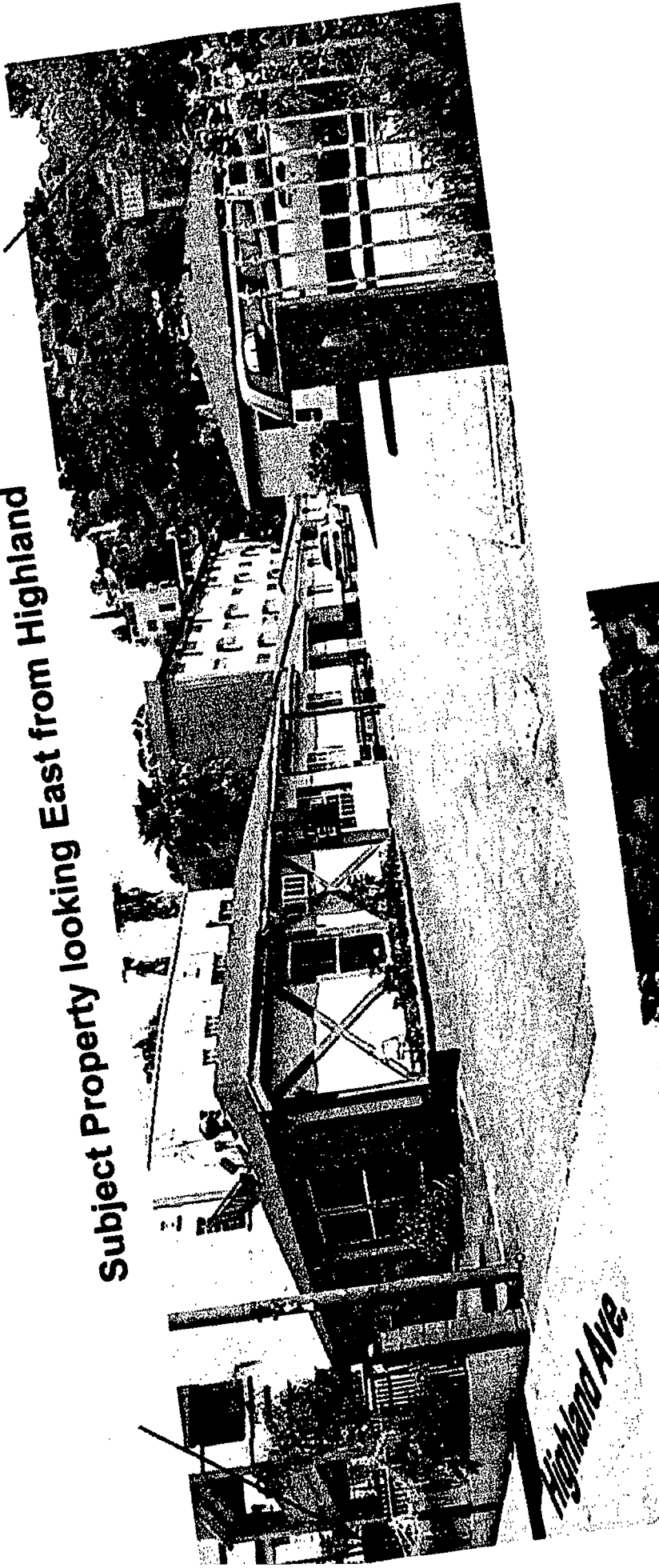
JPL Zoning Services, Inc
 6257 Van Nuys Blvd, #101
 Van Nuys, CA 91401

VICINITY MAP

ZA 98-0326

JPL-2549

Subject Property looking East from Highland

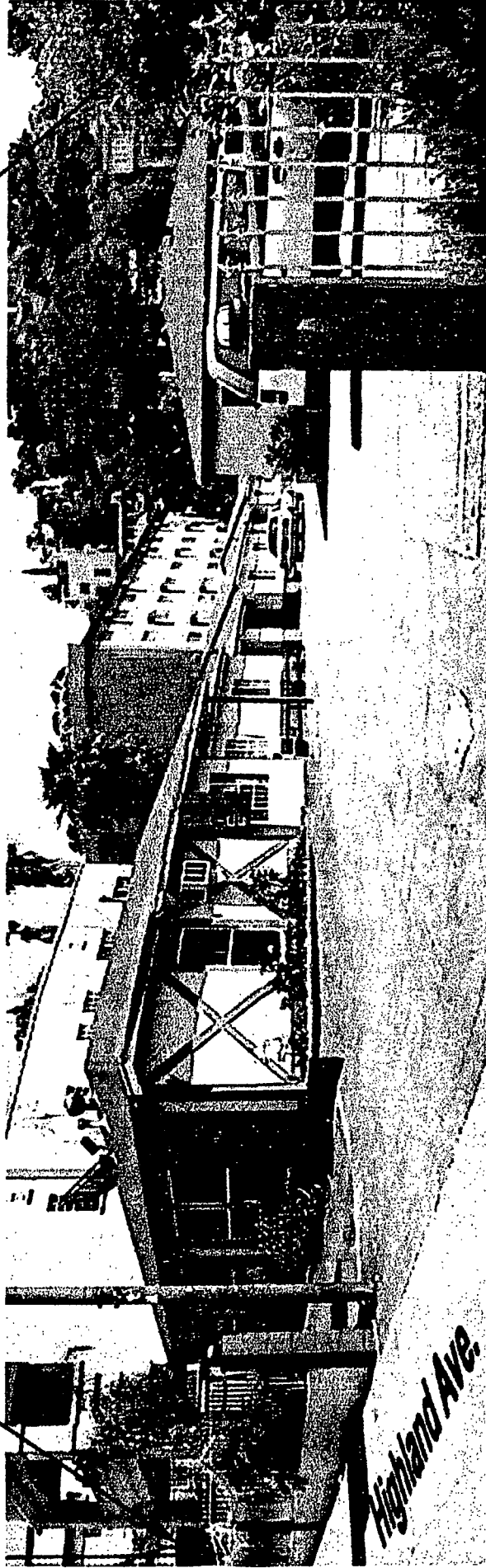


Highland Ave.

**View directly down driveway.
Looking Easterly from Highland**



Subject Property looking East from Highland



**View directly down driveway.
Looking Easterly from Highland**



ZA 98 - 0326

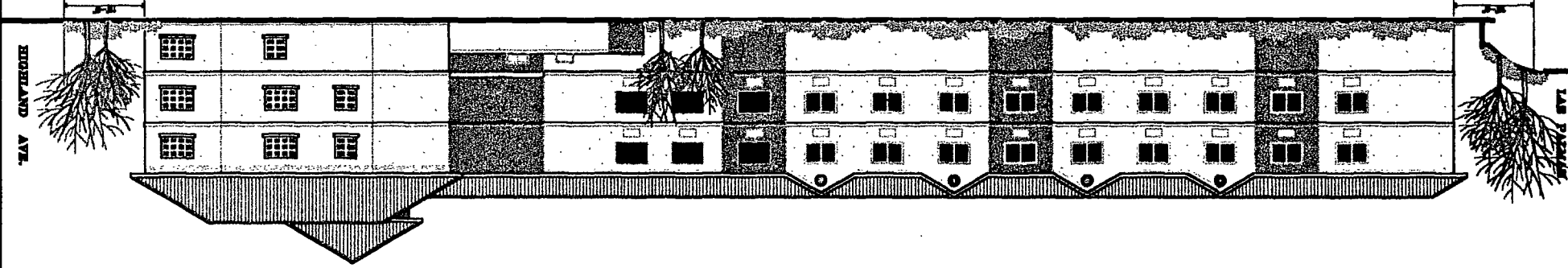
JPL-2549

JPL Zoning Services
6257 Van Nys Blvd, Suite 101
Van Nys, CA 91401
(818)781-0016



SOUTH ELEVATION

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



WALL COURTESY

WALL