

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
CITY PLANNING COMMISSION
JANE ELLISON USHER
PRESIDENT
WILLIAM ROSCHEN
VICE-PRESIDENT
DIEGO CARDOSO
REGINA M. FREER
ROBIN R. HUGHES
FR. SPENCER T. KEZIOS
RICARDO LARA
CINDY MONTANEZ
MICHAEL K. WOO
GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271
JOHN M. DUGAN, AICP
DEPUTY DIRECTOR
(213) 978-1274
EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.planning.lacity.org

Decision Date: May 1, 2008

Appeal Period Ends: May 12, 2008

CIM/Sunset & Vine, LP (O)(A)
Attn: Ellen Rose
6922 Hollywood Boulevard, #900
Hollywood, CA 90028

Iacobellis & Associates, Inc. (E)
Attn: Thomas Iacobellis, P.L.S. 4574
11145 Tampa Avenue, Suite 15-B
Northridge, CA 91326

Brown/Mesul Inc. (R)
Attn: Mark Brown
11835 W. Olympic Boulevard, Suite 285
Los Angeles, CA 90064-5001

RE: Tentative Tract Map No.: 67718-CN
Address: 6290 Sunset Boulevard &
1460 N. Vine Street
Council District: 13
Existing Zone: (T)(Q)C4-2D-SN
Community Plan: Hollywood
CEQA No.: Sunset & Vine Retail
Addition & Signage Program MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.03 of the, the Advisory Agency approved Tentative Tract Map No. 67718 located at 6290 Sunset Boulevard and 1460 N. Vine Street for a new maximum **63 Joint Living and Work Quarters condominium units and one commercial condominium comprised of the addition of 10,000 square feet of commercial/retail space, and four commercial condominiums for signage purposes each having 5,040 square feet of sign area** as shown on map stamp-dated January 18, 2008 in the Hollywood Community Plan. This unit density is based on the conversion of a non-residential building into a mixed commercial and residential use, as permitted in the Adaptive Reuse Ordinance. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Subdivision Counter call (213) 978-1362. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will maintain the existing 2-foot wide private walkway along Sunset Boulevard for public use in a manner satisfactory to the City Engineer.
2. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will maintain the existing 10-foot wide private walkway along Vine Street for public use in a manner satisfactory to the City Engineer.
3. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of the existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

4. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

5. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. The submitted map dimensions do not agree with ZIMAS. Revise the map to address the discrepancy or obtain approval from Department of City Planning GIS Section (ZIMAS).
 - b. Provide a copy of D conditions. Show compliance with the D conditions as applicable or Department of City Planning approval is required.
 - c. Provide a copy of affidavit PKG-2411 and AFF-10311. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - d. "Area" requirements shall be re-checked as per net lot area after street dedication required by Department of Public Works.

Notes:

There is a ten foot Building Line along Vine Street on this Subdivision.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact John Pourhassan at (213) 482-6880 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

6. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 40-foot reservoir space be provided between any security gate(s) and the property line.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
 - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3.

FIRE DEPARTMENT

7. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.
 - b. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.
 - c. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - d. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

- e. Access for Fire Department apparatus and personnel to and into all structures shall be required.

DEPARTMENT OF WATER AND POWER

8. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING - SPECIFIC CONDITIONS

9. Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. The separate street lighting improvement condition will be cleared at the Bureau of Engineering District office, see condition S-3(c).
 - a. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

INFORMATION TECHNOLOGY AGENCY

10. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, (213) 922-8363.

DEPARTMENT OF RECREATION AND PARKS

11. That the Quimby fee be based on the C4 Zone.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

12. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of 63 Joint Living and Work Quarter condominium units, one commercial condominium comprised of 10,000 square feet, and four commercial condominiums for signage purposes, each having approximately 5,040 square feet of sign area.
 - b. Provide a ninety-five (95) covered off-street parking spaces for sixty-three (63) Joint Living and Work Quarter condominium units.

Provide a minimum of two parking spaces for each 1,000 square feet of commercial retail space.
 - c. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - d. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - e. The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
13. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
 14. Prior to the issuance of a building permit, grading permit and the recordation of the final tract map, the subdivider shall record and execute a Covenant and Agreement to comply with the Hollywood Redevelopment Plan (Ordinance No. 173,562).
 15. Prior to the issuance of a building permit, grading permit and the recordation of the final tract map, the subdivider shall record and execute a Covenant and Agreement to comply with the Adaptive Reuse Incentives Area Specific Plan.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

16. Prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. **17 and 18** of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

17. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- MM-1 Minimize idling time of all construction equipment to 10 minutes.
- MM-2 Use architectural coatings, which contain a VOC rating of 125 grams/liter or less (SCAQMD Rule 1113).
- MM-3 The proposed retail/restaurant addition and installation of the Supergraphic Signs shall be designed in accordance with the requirements of the City of Los Angeles Uniform Building Code.
- MM-4 Project design and construction shall comply with recommendations listed in the Geotechnical Report) including the following, to the extent applicable, as determined by the Department of Building and Safety:
 - a. All site drainage shall be collected and transferred to the streets in non-erosive drainage devices. Drainage shall not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. Discharge from downspouts, roof drains, and gutters are not permitted onto unprotected soils within five feet of the building perimeter. Planters which are located adjacent to foundations shall be sealed to prevent moisture intrusion into the underlying soil. Landscape irrigation is not permitted within 5 feet of the building perimeter footings except when enclosed in protected planters. Drainage shall be directed away from the structure.
 - b. The areas to receive compacted fill shall be stripped of all vegetation, existing fill, and soft or disturbed soils. The excavated area shall be observed by the soils engineer prior to placing controlled compacted fill.
 - c. The exposed grade shall then be scarified to a depth of 6 inches, moistened to optimum moisture content, and recompact to a minimum of 90 percent of the maximum density, except the cohesionless soils having less than 15 percent finer than 0.005 millimeters should be compacted to a minimum of 95 percent of the maximum density.

- d. Fill, consisting of soil approved by the soils engineer, shall be placed in compacted layers with suitable compaction equipment. The excavated onsite materials are considered satisfactory for reuse in the controlled fills, but may require moisture adjustment prior to recompaction. Any trash and debris in the existing fill shall be removed during grading. Any imported fill shall be observed by the soils engineer prior to use in fill areas. Imported fill materials should be primarily granular in nature, with an Expansion Index less than 20. Rocks larger than 6 inches in diameter shall not be used in the fill.
 - e. The fill shall be compacted to at least 90 or 95 percent of the maximum laboratory density for the materials used, as described above, and the maximum density shall be determined by ASTM D 1557-00.
 - f. Field observation and testing shall be performed by the soils engineer during grading to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compactive effort shall be made with adjustment of the moisture content, as necessary, until proper compaction is obtained.
 - g. Utility trenches should be properly backfilled in accordance with the following: The pipe should be embedded with clean sands to a depth of at least 1 foot over the pipe. The remainder of the backfill may be onsite soil compacted to 90 to 95 percent of the maximum density, as described above.
 - h. Any vegetation or associated root system located within the area to be graded should be removed during grading. Any existing or abandoned utilities located within the area to be graded should be removed or relocated. All fill materials and disturbed soils resulting from grading operations should be removed and properly recompacted prior to foundation excavation.
- MM-5 During construction, the project applicant shall implement all applicable and mandatory BMPs in accordance with the SUSMP and the City of Los Angeles Stormwater Management Program. These BMPs shall include, but not be limited to, the following:

- Construction entrances shall be designed to facilitate the movement of trucks on site that are hauling debris from the site.
 - Truck loads shall be tarped.
- MM-6 All construction equipment and vehicles shall be inspected for leaks and repaired according to a regular schedule, specified in the Grading Plan approved by the Department of Building and Safety.
- MM-7 All construction equipment engines shall be properly tuned and muffled according to manufacturers' specifications.
- MM-8 Noise construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.
- MM-9 Barriers such as plywood structures or flexible sound control curtains shall be erected along the project site boundary to block the line-of-site between construction activities and adjacent sensitive receptors. These barriers would minimize the amount of noise adjacent sensitive receptors, including the medical clinic, would be subject to.
- MM-10 The applicant shall submit a plot plan to the City of Los Angeles Fire Department prior to the occupancy of the project, for review and approval, which shall provide the capacity of the fire mains serving the project site.
- MM-11 The proposed project shall comply with all fire code and ordinance requirements for building construction, emergency access, water mains, fire flows, and hydrant placement. Prior to the issuance of a certificate of occupancy for the project, the applicant shall implement all fire code and ordinance requirements to the satisfaction of the City of Los Angeles Fire Department.
- MM-12 The proposed project shall provide adequate access for Fire Department equipment and personnel to the structure.
- MM-13 The proposed project shall provide adequate off-site public and on-site private fire hydrants. The exact number and location of hydrants shall be determined after Fire Department review of plot plans.

- MM-14 The applicant shall incorporate into the Site Plan, the design guidelines relative to security, semi-public, defensible space, and private space, which may include but not be limited to, access control to building, secured parking facilities, walls/fences with key 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 entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. These features shall be imposed under the review, oversight and approval of LAPD's Crime Prevention Unit.
- MM-15 The Los Angeles Police Department's Crime Prevention Unit shall review and approve all plans prior to the issuance of building permits.
- MM-16 The applicant shall fence in the project site and provide additional security as necessary during the construction of the project site.
- MM-17 Project design features shall include key card and intercom systems, magnetic locks, security cameras or parking access controls.
- MM-18 Security personnel shall be provided to secure the retail/restaurant and parking area on an as needed basis.
- MM-19 The Applicant shall pay school fees for the construction of new commercial uses as required by the Leroy F. Greene School Facilities Act.
- MM-20 The Applicant shall contact the Metro Bus Operations Control Special Events Coordinator at 213-922-4632 regarding construction activities that might require temporary modification to the affected bus stops.
18. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
- a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.

- b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
 - c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.
- CM-2. All unpaved demolition and construction areas shall be wetted at least twice daily 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.
- CM-3. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-4. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 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.
- CM-9. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-10. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

- CM-11. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- CM-14. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
- CM-15. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-16. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-17. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-18. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-19. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-20. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.

- CM-21. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop cloths to catch drips and spills.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

DEPARTMENT OF CITY PLANNING – COMMERCIAL CONDOMINIUM CONDITIONS

- CC-1. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

In the event the subdivider decides not to request a permit before the recordation of the final map, covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

- CC-2. In order to expedite the development, the applicant may apply for a building permit for a commercial/industrial building. However, prior to issuance of a building permit for a commercial/industrial building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

DEPARTMENT OF CITY PLANNING - STANDARD ADAPTIVE REUSE CONDITIONS

- AR-1. That prior to recordation of the final map, the subdivider shall make arrangements with the Housing Authority for certification of the development in accordance with Section 12.39-A of the LAMC relating to low and moderate housing. The Housing Authority shall transmit a copy of its determination to the Bureau of Engineering and the Department of Building and Safety.
- AR-2. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the LAMC and to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- AR-3. If a building permit for joint living and work units will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for a joint living and work building and intends to acquire a building permit for a joint living and work condominium building(s). Such letter is sufficient to clear this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
 - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

- (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on Sunset Boulevard, three (3) on Vine Street and one (1) Leland Way.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213-485-5675) upon completion of construction to expedite tree planting.
 - (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
 - (f) Construct access ramps for the handicapped as required by the City Engineer.
 - (g) Close any unused driveways satisfactory to the City Engineer.

- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - (1) If necessary, remove and reconstruct the existing catch basin along Vine Street at the corner of Leland Way adjoining the subdivision in connection with street widening required herein.
 - (2) Improve Leland Way being dedicated and adjoining the subdivision by the construction of the following:
 - a. A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk with tree wells.
 - b. Suitable surfacing to join the existing pavement and to complete a 20-foot half roadway.
 - c. Any necessary removal and reconstruction of existing improvements.
 - d. The necessary transitions to join the existing improvement.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05-N.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low- and moderate- income housing, per LAMC Section 12.39-A.

The subdivider should consult the Department of Water and Power to obtain energy saving design features, which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

FINDINGS OF FACT (CEQA)

On October 20, 2005 Community Redevelopment Agency of the City of Los Angeles (CRA), as the Lead Agency, approved the subject project and adopted the prepared for the Sunset & Vine Retail Addition & Signage Program Mitigated Negative Declaration (MND).

The CRA found that potential negative impact could occur from the project's implementation due to:

- Air Quality (construction);
- Geology and Soils (construction, seismic);
- Public Services (fire, schools, street improvements);
- Utilities (solid waste)

The MND identified mitigation measures, monitoring measures, and alternatives which would mitigate the negative environmental effects of the project. Upon review of the document, the CRA Board of Commissioners made a finding of no significant impact on the environment would occur from the project, and adopted the Mitigation Negative Declaration and adopted a Mitigation Monitoring and Reporting Program for the project.

Accordingly, on January 10, 2006, the Central Area Planning Commission:

1. Considered the MND and other pertinent evidence in the record, pursuant to CEQA Guidelines Section 15096(a) (the "Environmental Documents");

2. Found and determined, based on substantial evidence in the Environmental Documents and elsewhere the record, that the MND was the proper environmental review;
3. Considered the environmental effects of the Project, pursuant to CEQA Guidelines Section 15096(f);
4. Found that changes and alterations were required by the CRA and incorporated these changes into the project which avoid or substantially lessen the significant environmental effects as identified in the Environmental Documents, pursuant to CEQA Guidelines Section 15091(a)(l);
5. Found that there are no feasible alternatives or feasible mitigation measures (other than those already imposed by the CRA and identified in the Environmental Documents) within the power of the APC that would further mitigate or avoid the direct or indirect environmental effects of those parts of the Project which it has decided to approve, pursuant to CEQA Guidelines Section 15096(g)(1); and
6. Found that the MND is adequate under CEQA for approval of the Project.

As such, these mitigation measures were incorporated in the Conditions of Approval for the approved Zone Change as part of APCC-2005-7302-ZC-SPE-SPP by the Central Area Planning Commission on January 10, 2006 as well as a previous Signage Agreement case approved by the Board of Commissioners of the CRA on October 20, 2005.

The Deputy Advisory Agency, certifies that the Sunset & Vine Retail Addition & Signage Program Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition **Nos. 17 and 18** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The project site, as well as the surrounding area are presently developed with residential structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 16.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract Map No.67718-CN the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) **THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Hollywood Community Plan designates the subject property for Regional Center Commercial land use with the corresponding zone of C4, C2, P, and PB. The property contains approximately 0.71 net acres (20,652 net square feet after required dedication) and is presently zoned (T)(Q)C4-2D-SN. The proposed project will combine 10,000 new square feet of retail/restaurant space with 63 Joint Living and Work Quarter condominium units in an existing building. The proposed development of 63 Joint Living and Work Quarters condominium units would be permitted through the Adaptive Reuse Ordinance and the subject zone.

Through Tentative Tract Map No., 67718, the project is requesting the approval to subdivide the site for the adaptive re-use of an existing 19-story commercial office building into 63 Joint Living and Work Quarter condominium units, one commercial condominium comprised of 10,000 square feet of commercial/retail space, and four commercial condominiums for signage purposes, each having approximately 5,040 square feet of sign area. The approval of the map is contingent upon conditions of approval as stated in this determination. The project has received approval for a zone change from C4-2D-SN to (T)(Q)C4-2D-SN along with a Specific Plan Exception and a Project Permit Compliance from the Hollywood Signage Supplemental Use District (Ordinance No. 176,172) through APCC-2005-7302-ZC-SPE-SPP. The project is requesting no other deviations from the LAMC.

The site is located within the Adaptive Reuse Incentive Areas Specific Plan Area, and proposes the adaptive reuse of the existing building. The project has been conditioned to comply with this Specific Plan (See Condition No. 15). The project site is also located within the Hollywood Redevelopment Plan. The Hollywood Redevelopment Plan designates the site for Regional Commercial land uses, which would be consistent with the adopted Hollywood Community Plan. The project furthers the goals of the plan by providing much-needed housing and commercial uses within the Hollywood Community. The project has also been conditioned to comply with the Hollywood Redevelopment Plan (See Condition No. 14).

The project is not subject to the Specific Plan for the Management of Flood Hazards, floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas.

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Sunset Boulevard is a Class II Major Highway dedicated to a width of 100 feet. The Bureau of Engineering is requiring the property owners record an agreement to maintain the existing 2-foot wide private walkway along Sunset Boulevard for public use in a manner satisfactory to the City Engineer. Improvements on Sunset Boulevard were also conditioned as part of the map's approval.

Vine Street is a Class II Major Highway dedicated to a width 100 feet. The Bureau of Engineering is also requiring the owners record an agreement satisfactory to the City Engineer stating that they will maintain the existing 10-foot wide private walkway along Vine Street for public use in a manner satisfactory to the City Engineer.

Leland Way is a Local Street dedicated to a variable width of 50 to 55 feet. The Bureau of Engineering has not required any dedications along Leland Way. Improvements on Leland Way were conditioned as part of the map's approval.

As part of the approval for APCC-2005-7302-ZC-SPE-SPP and Council File No. 06-0494, the Bureau of Engineering required a 12-foot potential street dedication on the property identified as ARB 3, Lot 1 of the Leland Tract per irrevocable offer to dedicate Inst. No. 2007-2072287, O.R. A 10-foot potential street dedication and a 20-foot radius return street dedication at the intersection of Vine Street and Leland Way were also required per irrevocable offer to dedicate Inst. No. 2007-2072287, O.R.

The project will provide a total of 151 total parking spaces all within the existing subterranean parking levels of the existing building. The project will provide 95 parking spaces for the 63 Joint Living and Work Quarter condominium units. The project will set aside 25 parking spaces for the 10,000 square feet of retail/restaurant space addition to the project. This would comply with LAMC Section 12.21-A,4,x,(3)2 since the project site is located within the Hollywood Redevelopment Project area. As conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The site is currently developed with a vacant 19-story commercial building. The site has been declared in need of "moderate rehabilitation" in a survey of physical conditions in the Hollywood Redevelopment Plan Area, conducted in September 2000 by the CRA. In December of 2001, the building experienced the loss of power and received fire sprinkler and fire alarm system violations, ultimately leading to the structure being "red-tagged" by the City of Los Angeles. As a result, tenants were unable to remove their personal property from the building. The building has been considered by the CRA to represent a condition of blight within the Hollywood Redevelopment Plan Area. On February of 2005, building permit applications were submitted to convert the existing use to residential units under the City of Los Angeles Adaptive Reuse Ordinance No. 175,038.

The project site is relatively flat and located within an urbanized area. The site is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

Adjacent land uses surrounding the site are primarily commercial uses. Uses to the north, across Sunset Boulevard, include a bank in the C4-2D-SN zone. Uses northwest of the project site include a mix of commercial uses on the ground floor level with residential units above in the C4-2D-SN zone. Uses to the west along Vine Street include the Arclight Entertainment Center, and two banks along Sunset Boulevard in the C4-2D-SN zone. Uses to the east include two restaurants in the C4-2D-SN zone. Uses to the south across Leland Way include a Fed-Ex Kinko's store in the C4-2D-SN zone. The proposed project would be compatible with the existing neighborhood and provide an appropriate development within an area that is primarily commercial and includes multi-family dwellings near the site. The site is presently developed with an existing building that is being rehabilitated for residential and commercial use. The proposed project would include a one-story addition of 10,000 square feet for retail and restaurant space. The project is located within the City of Los Angeles Adaptive Reuse Incentive Areas Specific Plan. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site, as well as the surrounding area are presently developed with commercial, mixed use, and multi-family residential structures and do not provide a natural habitat for either fish or wildlife.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1).

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

These findings shall apply to both the tentative and final maps for Tentative Tract Map No. 67718-CN.

S. Gail Goldberg, AICP
Advisory Agency



THEODORE IRVING
Deputy Advisory Agency

TI: RG: HC:jg

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Blvd., Room 251
Van Nuys, CA 91401
(818) 374-5050

Forms are also available on-line at www.lacity.org/pln.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Subdivision staff at (213) 978-1362.

N:\2a\Expedited Processing\Section\Subdivision\Folder\67718\67718-SL_STAFF.doc