

VESTING TENTATIVE TRACT NO. 83376 (stamped map dated August 23, 2022)

HEARING DATE: July 12, 2023

PLANNING DEPARTMENT STAFF REPORT

PURSUANT TO ORDINANCE 164,845, IF A CERTIFICATE OF POSTING HAS NOT BEEN SUBMITTED BEFORE THE DATE OF THE PUBLIC HEARING, IT MUST BE PRESENTED AT THE HEARING, OR THE CASE MUST BE CONTINUED.

REQUEST

Pursuant to CEQA Guidelines, Section 15301 (Class 1), an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Pursuant to Los Angeles Municipal Code (LAMC) Section 17.06 and 17.15, a Vesting Tentative Tract Map, VTT-83376, to permit the merger and resubdivision of two (2) lots into two (2) ground lots (Lot A and Lot B) and four (4) airspace lots. Lot A will consist of a maximum of 79 dwelling units and approximately 10,052 square feet of commercial space on a 12,742 square-foot site. Lot B will consist of a maximum of 16 dwelling units and approximately 4,810 square feet of commercial space on a 6,384 square-foot site.

RELEVANT PERMITS OR CASES

ON-SITE:

Case No. ADM-2021-6567-DB-SIP-PHP-HCA: On August 18, 2021, a Letter of Compliance was issued for a Density Bonus Review to permit the Adaptive Reuse mixed-use project totaling 5,680 square feet of ground floor commercial and 79 residential dwelling units, consisting of one (1) market rate manager's unit and 64 units reserved for Low Income Households and 14 units reserved for Moderate Income Households for a period of 55 years located at 5500-5510 West Hollywood Boulevard and 1675-1683 North Western Avenue.

Case No. DIR-2012-1209-SPP: On July 5, 2012, the Director approved a tenant improvement to the ground floor spaces and basement area to create 2,768 sq. ft. restaurant/bar/lounge, 9,570 banquet facility, commercial kitchen, and coffee shop, located at 5500-5510 West Hollywood Boulevard and 1675-1683 North Western Avenue.

Permit Application No. 21014-10000-02394: On December 22, 2021, the building permit was issued by the Department of Building and Safety for an adaptive reuse of existing four (4)-story office building to 79-unit, 100% affordable apartment with ground floor office with one story addition and structural upgrade.

Permit Application No. 17016-10000-14346: On September 7, 2021, the building permit was issued by the Department of Building and Safety for a change of use for portion of first floor from gaming arcade to restaurant (at 5506 West Hollywood Boulevard); change of use from billiards hall to banquet hall, reception, and screening lounge (no stage, no live entertainment) at the basement level (at 5504 West Hollywood Boulevard).

Permit Application No. 21010-10000-02365: On May 12, 2021, the applicant submitted a permit application to the Department of Building and Safety for an adaptive re-use of existing four (4)-story office building to 79-unit, 100% affordable, apartment with ground floor retail with mezzanine addition and structural upgrade.

Permit Application No. 21016-10000-11807: On May 6, 2021, the applicant submitted a permit

application to the Department of Building and Safety for an adaptive re-use of existing four (4)-story office building to 79-unit, 100% affordable, apartment with ground floor retail with mezzanine addition and structural upgrade.

OFF-SITE:

There are no previous or existing permits or cases relevant to this subdivision.

PUBLIC RESPONSES

No letters have been received from the public.

GENERAL COMMENTS

The project site is a level, regular-shaped site comprised of two (2) parcels, consisting of a total of 19,126 square feet of lot area. The site has approximately 113 feet of street frontage along the southerly side of Hollywood Boulevard and approximately 171 street feet of frontage along the westerly side of Western Avenue. The site is located within the Hollywood Community Plan area, with a land use designation of High-Density Residential and is zoned [Q]R5-2. The site is also located within the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan, Subarea C (Community Center), the Transit Priority Area, State Enterprise Zone, MTA Right-of-Way Project Area, Hollywood Redevelopment Area, and Urban Agriculture Incentive Zone.

The subject site is comprised of two (2) ground lots (Lot A and Lot B). Lot A is located at the southwest intersection of Hollywood Boulevard and Western Avenue and is developed with the historic Mayer Building, a Los Angeles Historic-Cultural Monument (HCM) Number 336. On August 18, 2021, a Letter of Compliance was issued for Case No. ADM-2021-6567-DB-SIP-PHP-HCA for an adaptive reuse of the Mayer Building as a mixed-use project with 5,680 square feet of ground floor commercial use and a 100-percent affordable project with 79 dwelling units pursuant to Senate Bill 35 with a density bonus (as amended by Assembly Bills 1763 and 2345) and the Adaptive Reuse Incentive Areas Specific Plan (Ordinance Number 175,038). Lot B, which is located directly to the south of Lot A, is developed with the Bricker Building, a historic building listed on the National Register of Historic Places US-10001119, and the California Register of Historical Resources. The Bricker Building is an existing mixed-use building consisting of 16 dwelling units and approximately 4,810 square feet of commercial space.

The applicant is proposing to permit the merger and resubdivision of two (2) lots into two (2) ground lots (Lot A and Lot B) and four (4) airspace lots. Lot A will consist of a maximum of 79 dwelling units and approximately 10,052 square feet of commercial space on a 12,742 square-foot site, and Lot B will consist of a maximum of 16 dwelling units and approximately 4,810 square feet of commercial space on a 6,384 square-foot site.

The surrounding properties are improved with commercial and residential uses. The property to the north is located within Subarea C of the Vermont/Western SNAP Specific Plan, zoned [Q]R5-2, and is developed with a two-story commercial structure. The property to the south is located within Subarea C of the Vermont/Western SNAP Specific Plan, zoned [Q]R5-2, and is developed with a commercial parking lot for a two-story commercial structure. The property to the east is located within Subarea C of the Vermont/Western SNAP, zoned C2-1, and is developed with four (4)-story mixed-use development and the Los Angeles Metropolitan B (Red) Line Hollywood/Western Station. The property to the west is zoned [Q]R5-2, located within Subarea C of the Vermont/Western SNAP Specific Plan, and is developed with a six (6)-story mixed-use development which surrounds the historic Falcon Studios Building, Los Angeles

Historic-Cultural Monument (HCM) Number 382.

Relationship between the Vermont/Western SNAP Specific Plan, the Adaptive Reuse Incentive Areas Specific Plan, and the Los Angeles Municipal Code (LAMC)

Pursuant to Section 3 of the Vermont/Western SNAP Specific Plan, the provisions in the SNAP Specific Plan which require or permit greater or lesser setbacks, street dedications, open space, densities, heights, uses, parking, or other controls on development than would be allowed or required pursuant to the provisions contained in Chapter 1 of the Los Angeles Municipal Code (LAMC), prevail and supersede the applicable provisions of the LAMC. However, the Adaptive Reuse Incentive Areas Specific Plan, Ordinance Number 175,038, was adopted in December 2002. Pursuant to the Adaptive Reuse Plan, if the provisions of the Adaptive Reuse Incentive Areas Specific Plan conflict with the provisions of the Vermont/Western SNAP Specific Plan then the provisions of the Adaptive Reuse Plan shall prevail.

Street(s):

Hollywood Boulevard, a designated Avenue I, is designated to a right-of-way width of 100 feet and a roadway width of 70 feet and is improved with curb, gutter, and sidewalk.

Western Avenue, a designated Avenue I, is designated to a right-of-way width of 104 feet and a roadway width of 74 feet and is improved with curb, gutter, and sidewalk.

REPORTS RECEIVED

BUREAU OF ENGINEERING: Reports that the Tract Map layout is satisfactory as submitted and recommends approval subject to conditions pertaining to dedications and improvements along Hollywood Boulevard and Western Avenue in a memo dated October 12, 2022. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION: Tentatively approves subject to conditions stated in the memo dated September 1, 2022. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION: A clearance letter will be issued stating that no Building and Zoning Code violations exist on the subject site once the items identified in the memo dated September 7, 2022, have been satisfied. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

DEPARTMENT OF TRANSPORTATION: No comments were available at the writing of the staff report.

FIRE DEPARTMENT: Recommends that the project be subject to conditions stated in the memo dated September 16, 2022. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

LOS ANGELES UNIFIED SCHOOL DISTRICT: No comments were available at the writing of the staff report.

DEPARTMENT OF WATER AND POWER: As stated in the memo dated October 25, 2022, reports that this tract can be supplied with water from the municipal system subject to LADWP's

Water Services Organization's rules and requirements.

BUREAU OF STREET LIGHTING: Recommends that the project be subject to conditions stated in the memo dated September 19, 2022. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

BUREAU OF SANITATION: Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structures or potential maintenance problem, as stated in the memo dated May 4, 2023.

DEPARTMENT OF RECREATION AND PARKS: Recommends that the project be subject to conditions stated in the memo dated October 12, 2022. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING: Recommends that the project be subject to conditions stated in the memo dated December 2, 2022. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

ENVIRONMENTAL CLEARANCE

Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15301 (Class 1) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, under Categorical Exemption No. ENV-2022-5925-CE.

TENANTS

The subdivider has not provided a list of tenants as the site is developed with two (2) mixed-use buildings, and there are no physical changes proposed.

STAFF RECOMMENDATIONS

The Planning Department staff recommends approval of Vesting Tentative Tract No. 83376 subject to the standard conditions and the additional conditions in the Draft Vesting Tentative Tract Report with Conditions.

Prepared by:



Yamillet Brizuela
City Planning Associate
(213) 202-5620

Note: Recommendation does not constitute a decision. Changes may be made by the Advisory Agency at the time of the public hearing.

DRAFT TENTATIVE TRACT REPORT WITH CONDITIONS

The Advisory Agency determined, based on the whole administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Section 15301 (Class 1), and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. In accordance with provisions of Section 17.06 and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract Map No. 83376, located at 5500-5510 West Hollywood Boulevard and 1669-1683 North Western Avenue for the merger and subdivision of two (2) lots into two (2) ground lots (Lot A and Lot B) and four (4) airspace lots as shown on map stamp-dated August 23, 2022, in the Hollywood Community Plan and Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. This unit density is based on the R4 Zone (per Subarea C of the SNAP). (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.) The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: The final map must be recorded within 36 months of this approval, unless the subdivider requests a time extension and it is granted before the end of such period, if applicable. Time Extensions may not always be granted. 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

Any questions regarding this report should be directed to Quyen Phan of the Permit Case Management Division Section, located at 201 North Figueroa Street, Suite 290 or by calling (213) 808-8604.

1. That the 10-foot and variable future street recorded under Official Record Deed OR-D5027-547 be shown on the final map.
2. That the proposed Ground Lot(s) be shown with a numerical (i.e., Lot No.1) and the airspace lots subsequently numbered on the final map.
3. That the subdivider makes a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
4. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:
 - a. Plan view at different elevations.
 - b. Isometric views.
 - c. Elevation views.
 - d. Section cuts at all locations where air space lot boundaries change.
5. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe

conditions for use at all times.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

6. 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

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434.

7. That 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. Provide copy of building records, plot plan, and certificate of occupancy of all existing structures to verify the last legal use and the number of parking spaces required and provided on each proposed lot.
 - b. Provide a copy [Q] condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.
 - c. Provide a copy of the Planning Administrative Review case ADM-2021-6567-DB-SIP-PHP-HCA. Show compliance with all the conditions/ requirements as applicable
 - d. For each proposed lot, shows that the each of the existing building on each site complies to the FAR, setbacks, parking, density, for each Proposed Ground Lot. For Proposed Lot A, provide a minimum 16 ft. rear yard setback for four (4)-story building along new lot line. For Proposed Lot B, provide a minimum 15 ft. front yard setback long newly designated front lot line (along Western Avenue), a minimum seven (7) ft. side yard (on both side), and a minimum 16 ft. rear yard setback for four (4)-story building due to new configuration of lot. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
 - e. The required parking spaces per the issued permit and certificate of occupancy for each building are required to remain for the remaining structure within each site. Show location of all the parking spaces and access driveways complying with the required parking spaces and access driveways.
 - f. Obtain Use of Land permits to relocate driveways and all required parking for each building onto their corresponding sites if parking spaces and/or driveway entrance on the proposed lot are altered due to proposed subdivision. Provide a copy of permits and signed inspection cards to show work has been completed.

- g. Provide a copy of affidavits AFF-37381, AFF-25419, and AFF-12777. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- h. Provide building plans to show compliance with current Los Angeles City Building Code concerning exterior wall/opening protection and exit requirements with respect to the new property line. All noncompliance issues shall be corrected, required permits shall be obtained, and the final work inspected prior to a clearance letter being issued.
- i. Show that the existing buildings comply with the minimum building separation from the proposed property line. Provide separation from property line per Eq.12.12-1 from ASCE 7 Sec.12.12.3. Compare the calculated seismic drift with the allowable story drift per ASCE 7 Sec. 12.12.1.
- j. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.
- k. If dedication is required, obtain approval from Public Works to allow for the projection of the buildings onto the public way.
- l. Submit a revised Map that dimensions each air space lot with a finite width, length, and upper and lower elevations. The final Map shall be based upon a site plan which accurately describes the location of such lots.
- m. Record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot for each new Ground Lot.

Notes:

The Project site is within the Hollywood Redevelopment Project Area.

The Project site is within the Vermont/Western Station Neighborhood Area Plan Area.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

8. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. 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 please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

9. That 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
 - d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - e. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - f. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - g. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required
 - h. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
 - i. Submit plot plans indicating access road and turning area for Fire Department approval.
 - j. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - k. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING"

shall be submitted and approved by the Fire Department prior to building permit application sign-off.

- l. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- m. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
- n. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- o. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
- p. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- q. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- r. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- s. The entrance to a Residential lobby must be within 50 feet of the desired street address curb face.
- t. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, 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 shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- u. 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)
 - (1) When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

- (2) It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
 - (3) This policy does not apply to single-family dwellings or to non-residential buildings.
- v. Site plans shall include all overhead utility lines adjacent to the site.
- w. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- x. No proposed development utilizing cluster, group, or condominium design of one- or two-family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- y. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane."
- z. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
- aa. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- bb. Standard cut-corners will be used on all turns.
- cc. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- dd. The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Safety Plan, which is an element of the General Plan of the City of Los Angeles.
- ee. Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing facilities are still required on all High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two (2) new alternatives to a full FAA-approved helicopter landing facilities.
- ff. Each standpipe in a new high-rise building shall be provided with two (2) remotely located FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.
- gg. During demolition, the Fire Department access will remain clear and unobstructed.
- hh. The Fire Department has no objection to the Airspace Vacation.

- ii. **FPB #105.** 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
- jj. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
 - (1) The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - (2) The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
 - (3) In the event that the property owner's association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - (4) Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - (5) That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- kk. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
- ll. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- mm. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- nn. Building designs for multi-storied residential buildings shall incorporate at least

one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

- oo. Entrance to the main lobby shall be located off the address side of the building.
- pp. Any required Fire Annunciator panel or Fire Control Room shall be located within 20 ft. visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- qq. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- rr. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- ss. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

DEPARTMENT OF WATER AND POWER

- 10. 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

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

- 11. 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.

BUREAU OF SANITATION

- 12. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated May 4, 2023. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division 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. (d).)

INFORMATION TECHNOLOGY AGENCY

13. To assure that cable television facilities will be installed in the same manner as other required improvements, please email ita.cabletvclearance@lacity.org which provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2682 or rap.parkfees@lacity.org for any questions or comments, at your convenience.

14. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

15. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
16. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847- 3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

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:
 - a. Limit the proposed development to a maximum of two (2) ground lots and four (4) air space lots.
 - b. That the subdivider shall comply with the **Vermont/Western Station Neighborhood Area (SNAP) Specific Plan and the Hollywood Redevelopment Plan** prior to the issuance of a building or grading permit.

- c. Parking shall be provided in accordance with the LAMC and Case No. ADM-2021-6567-DB-SIP-PHP.
- d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- e. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- f. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

18. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. ADM-2021-6567-DB-SIP-PHP-HCA shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. ADM-2021-6567-DB-SIP-PHP-HCA is not approved, the subdivider shall submit a tract modification.

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 Los Angeles Municipal Code (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 complies 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 Traffic 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 streets, 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 are either constructed prior to recordation of the final map or that the construction is 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 streetlights: two (2) on Hollywood Boulevard, and three (3) on Western Avenue. Relocate and upgrade pedestrian lights: two (2) on Western Avenue.

Notes:

The quantity of streetlights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (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 Urban Forestry Division ((213) 847-3077) 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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - a. Improve Hollywood Boulevard adjoining the subdivision by the construction of new concrete sidewalk with tree wells. Repair and/or replace any damaged/cracked or off-grade concrete curb, gutter, concrete bus pad and roadway pavement including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.
 - b. Improve Western Avenue adjoining the subdivision by the construction of new concrete curb, gutter, and full-width concrete sidewalk with tree wells. Repair and/or replace any damaged, cracked or off-grade concrete bus pad and roadway pavement including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However, the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

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 Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded 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.

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.

FINDINGS OF FACT (CEQA)

The Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, Case No. ENV-2022-5925-CE, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Section 15301, Class 1, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. VTT-83376 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 Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited

to, the maximum permitted density, height, parking, and the subdivision of land. The site is located within the Hollywood Redevelopment Plan. The site is also located within Subarea C (Community Center) of the Vermont/ Western SNAP Specific Plan, which establishes goals, objectives, and policies for future developments that supersede the LAMC.

Relationship between the Vermont/Western SNAP Specific Plan, the Adaptive Reuse Incentive Areas Specific Plan, and the Los Angeles Municipal Code (LAMC)

Pursuant to Section 3 of the Vermont/Western SNAP Specific Plan, the provisions in the SNAP Specific Plan which require or permit greater or lesser setbacks, street dedications, open space, densities, heights, uses, parking, or other controls on development than would be allowed or required pursuant to the provisions contained in Chapter 1 of the Los Angeles Municipal Code (LAMC), prevail and supersede the applicable provisions of the LAMC. However, the Adaptive Reuse Incentive Areas Specific Plan, Ordinance Number 175,038, was adopted in December 2002. Pursuant to the Adaptive Reuse Plan, if the provisions of the Adaptive Reuse Incentive Areas Specific Plan conflict with the provisions of the Vermont/Western SNAP Specific Plan then the provisions of the Adaptive Reuse Plan shall prevail.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Hollywood Community Plan, which designates the site with a High Density Residential land use designation. The land use designation lists R4 and [Q]R5 Zone as the corresponding zones. The Project Site is zoned [Q]R5-2, which is consistent with the land use designation. The site is subject to Qualified "Q" Conditions contained within Ordinance No. 165,668, establishing that the Qualified [Q] designating properties within the [Q]R5-2 Zone to be limited to residential uses permitted in the R4 Zone and C1 Zone uses that were in existence upon the effective date of the ordinance, and other C1 uses provided that the Floor Area Ratio (FAR) does not exceed 1:1 and 2:1 FAR for mixed-use projects. The [Q] Condition also restricts building height to 45 feet. In addition, the project site is located within Subarea C (Community Center) of the SNAP which permits residential density as allowed in the R4 Zone and commercial uses are permitted as allowed in the C1.5 Zone.

The project site consists of two (2) parcels (Lot A and Lot B) that have an approximate combined total lot area of 19,126 square feet. Lot A is developed with the historic Mayer Building, a Los Angeles Historic-Cultural Monument (HCM) Number 336. On August 18, 2021, a Letter of Compliance was issued for related Case No. ADM-2021-6567-DB-SIP-PHP-HCA for an adaptive reuse of the Mayer Building as a mixed-use project with 5,680 square feet of ground floor commercial use and a 100-percent affordable project with 79 dwelling units pursuant to Senate Bill 35 with a density bonus (as amended by Assembly Bills 1763 and 2345) and the Adaptive Reuse Incentive Areas Specific Plan (Ordinance Number 175,038). Lot B, which is located directly to the south of Lot A, is developed with the Bricker Building. The existing mixed-use Bricker Building consists of 16 dwelling units and approximately 4,810 square feet of commercial space. As shown on the Vesting Tentative Tract Map, the applicant proposes the merger and resubdivision of two (2) lots into two (2) ground lots (Lot A and Lot B) and four (4) airspace lots. Lot A will consist of a maximum of 79 dwelling units and approximately 10,052 square feet of

commercial space on a 12,742 square-foot site and Lot B will consist of a maximum of 16 dwelling units and approximately 4,810 square feet of commercial space on a 6,384 square-foot site. In conjunction with the approval of the related case, Case No. ADM-2021-6567-DB-SIP-PHP-HCA, the proposed project is consistent with the density permitted by the zone and specific plans.

The Project Site is located within the boundaries of the Hollywood Redevelopment Plan Area. Pursuant to Section 300 of the Hollywood Redevelopment Plan, the proposed project will adhere to the following goal:

Goal 11: "Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria"

Additionally, the project has been conditioned to obtain approval from the Redevelopment Plan Unit prior to the issuance of a building or grading permit. Therefore, as proposed and conditioned, the project is in compliance with the Hollywood Redevelopment Plan.

Pursuant to LAMC Section 17.06 B. A, a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. It is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan, the Vermont/Western SNAP Specific Plan, the Hollywood Redevelopment Plan and the Adaptive Reuse Incentive Area Specific Plan subject to the approval of the related case (Case No. ADM-2021-6567-DB-SIP-PHP-HCA).

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan.

As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site and the Vermont/Western SNAP Specific Plan. The site is located within the Subarea C (Community Center) of the Vermont/Western SNAP Specific Plan. Subarea C of the SNAP states that all lots found within this subarea are subject to R4 density. However, if

the provisions of the Adaptive Reuse Incentive Areas Specific Plan conflict with the provisions of the Vermont/Western SNAP Specific Plan then the provisions of the Adaptive Reuse Plan shall prevail.

The project site consists of two (2) parcels (Lot A and Lot B) that has the approximate combined total lot area of 19,126 square feet. Lot A is developed with the historic Mayer Building, a Los Angeles Historic-Cultural Monument (HCM) Number 336. On August 18, 2021, a Letter of Compliance was issued for related Case No. ADM-2021-6567-DB-SIP-PHP-HCA for an adaptive reuse of the Mayer Building as a mixed-use project with 5,680 square feet of ground floor commercial use and a 100-percent affordable project with 79 dwelling units pursuant to Senate Bill 35 with a density bonus (as amended by Assembly Bills 1763 and 2345) and the Adaptive Reuse Incentive Areas Specific Plan (Ordinance Number 175,038). Lot B, which is located directly to the south of Lot A, is developed with the Bricker Building. The existing mixed-use building consists of 16 dwelling units and approximately 4,810 square feet of commercial space. As shown on the Vesting Tentative Tract Map, the applicant proposes the merger and resubdivision of two (2) lots into two (2) ground lots (Lot A and Lot B) and four (4) airspace lots. Lot A will consist of a maximum of 79 dwelling units and approximately 10,052 square feet of commercial space on a 12,742 square-foot site and Lot B will consist of a maximum of 16 dwelling units and approximately 4,810 square feet of commercial space on a 6,384 square-foot site. In conjunction with the approval of the related case, Case No. ADM-2021-6567-DB-SIP-PHP-HCA, the proposed project is consistent with the density permitted by the zone and specific plans.

The Project Site is located within the boundaries of the Hollywood Redevelopment Plan Area. Pursuant to Section 300 of the Hollywood Redevelopment Plan, the proposed project will adhere to the following goal:

Goal 11: “Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria”

Additionally, the project has been conditioned to obtain approval from the Redevelopment Plan Unit prior to the issuance of a building or grading permit. Therefore, as proposed and conditioned, the project is in compliance with the Hollywood Redevelopment Plan.

The Vesting Tentative Tract Map was distributed on August 31, 2022, to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the public right-of-way along Hollywood Boulevard and Western Avenue. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Street Lighting has recommended two (2) streetlights on Hollywood Boulevard and three (3) streetlights on Western Avenue associated with Bureau of Engineering’s street improvement and widening conditions. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site is a level, regular shaped site comprised of two (2) parcels (Lot A and Lot B), consisting of a total of 19,126 gross square feet of lot area. The project site is located with the MTA Right-of-Way Project Area (ZI-1117), Transit Priority Area (ZI-2452), Redevelopment Project Area: Hollywood (ZA-2488), State Enterprise Area (ZI-2374), Tier 4 Transit-Oriented Communities (TOC) project site, Adaptive Reuse Incentive Area, Urban Agriculture Incentive Zone, Fire District 1, Historically Underutilized Business Zone (HUBZone), and Los Angeles Promise Zone. The project site is located within 1.05 kilometers from the Hollywood Fault and is not located within the Alquist-Priolo Fault Zone. The site is not located within a BOE Special Grading Area, designated hillside area, flood zone, landslide, liquefaction, methane, or tsunami inundation zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, methane, or tsunami inundation zone. The site is not identified as having hazardous waste or past remediation. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas as Outside Flood Zone. The site 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). The project conforms to both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance 186,952).

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety (LADBS), Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed project.

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

The project site is comprised of two (2) parcels (Lot A and Lot B), consisting of a total of 19,126 gross square feet of lot area. As shown on the Vesting Tentative Tract Map, the proposed project includes the merger and resubdivision of two (2) lots into two (2) ground lots (Lot A and Lot B) and four (4) airspace lots. Lot A will consist of a maximum of 79 dwelling units and approximately 10,052 square feet of commercial space on a 12,738 square-foot site and Lot B will consist of a maximum of 16 dwelling units and approximately 4,810 square feet of commercial space on a 6,384 square-foot site. On August 18, 2021, a Letter of Compliance was issued for related Case No. ADM-2021-6567-DB-SIP-PHP-HCA for an adaptive reuse of the Mayer Building as a mixed-use project with 5,680 square feet of ground floor commercial use and a 100-percent affordable project with 79 dwelling units pursuant to Senate Bill 35 with a density bonus (as amended by Assembly Bills 1763 and 2345) and the Adaptive Reuse Incentive Areas Specific Plan (Ordinance Number 175,038). Lot B, which is located directly to the south of Lot A, is developed with the Bricker Building. The Bricker Building is an existing mixed-use building consisting of 16 dwelling units and approximately 4,810 square feet of commercial space.

The tract map 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. Therefore, the Project Site is physically suitable for the proposed density of

development.

- (e) THE DESIGN OF THE SUBDIVISION OR 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 is currently developed with two (2) adaptive reuse mixed-use buildings. There are no existing street trees along Hollywood Boulevard, and two (2) trees along Western Avenue adjacent to the project site. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed project includes the merger and resubdivision of two (2) lots into two (2) ground lots (Lot A and Lot B) and four (4) airspace lots. The existing 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. Therefore, no potential public health problems will be caused by the design or improvement of the proposed subdivision.

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

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Hollywood Boulevard and Western Avenue, which are public streets. The project site consists of a parcel identified as Lot No. A of Tract P M 2093 Block 31-73 and is identified by the Assessor Parcel No. 5544-025-032 and 5544-025-037. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL 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.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No VTT-83376.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys
Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](https://www.lacity.org/buildla) portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal Filing



QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA
Appointment Portal for
Condition Clearance

VINCENT P. BERTONI, AICP
Advisory Agency

DEBORAH KAHEN
Deputy Advisory Agency