



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: December 14, 2023
Time: After 8:30 a.m.
Place: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

The meeting's telephonic number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at [Commissions, Boards, and Hearing – 12/14/2023 City Planning Commission](#) and/or by contacting cpc@lacity.org.

Public Hearing: October 4, 2023
Appeal Status: Vesting Zone Change, Height District Change, and Building Line Removal are appealable by the Applicant to the City Council if disapproved in whole or in part. On-Menu Density Bonus Incentives are appealable by abutting property owners and tenants only. Off-Menu Density Bonus Waivers are not appealable. All other actions are appealable to City Council.

Expiration Date: December 14, 2023
Multiple Approval: Yes

PROJECT LOCATION: 1330-1360 North Vine Street, 6254-6274 West De Longpre Avenue, 6241-6265 West Afton Place, Los Angeles, CA 90028

PROPOSED PROJECT: The 1360 N. Vine Street Project (Project) proposes a mixed-use development on a two-acre site with two options: Residential and Office. Both Options would demolish 32,844 sf of commercial and vacant residential uses while rehabilitating six existing bungalows.

The Residential Option would develop a 33-story building with four levels of subterranean parking, 429 residential units, including 36 units designated for Very Low Income households, a 55,000 sf grocery store, 5,000 sf of retail uses, and 8,988 sf of floor area within existing bungalows as either restaurants or 12 residential units, for a total of 484,421 sf of floor area, or a floor area ratio of (FAR) 6:1. The Residential Option would export approximately 142,000 cubic yards of material.

Case No.: CPC-2016-3777-VZC-HD-BL-DB-MCUP-ZAD-RDP-SPR
CEQA No.: ENV-2016-3778-EIR
Related Cases: CPC-2016-5003-GPA-VZC-HD-BL-MCUP-RDP-SPR, VTT-74613
Council No.: 13 – Soto-Martinez
Plan Area: Hollywood
Plan Overlay: Hollywood Signage Supplemental Use District, Hollywood Redevelopment Project Area
Certified NC: Central Hollywood
General Plan Land Use: Regional Center Commercial and Medium Residential
Existing Zones: C4-2D-SN, R4-2D, R3-1XL
Proposed Zones: (T)(Q)C4-2-SN, (T)(Q)C4-2, R3-1XL
Applicant: Onni Capital, LLC
Representative: Armbruster Goldsmith & Delvac LLP

REQUESTED ACTIONS: ENV-2016-3778-EIR

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code (PRC), the consideration and certification of the **Environmental Impact Report (EIR)**, ENV-2016-3778-EIR, SCH No. 2017061063, for the above-referenced project, and adoption of the **Statement of Overriding Considerations** setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain.
2. Pursuant to Section 21081.6 of the California PRC, the adoption of the proposed **Mitigation Measures and Mitigation Monitoring Program**.
3. Pursuant to Section 21081 of the California PRC, the adoption of the required **Findings** for the certification of the EIR.

CPC-2016-3777-VZC-HD-BL-DB-MCUP-ZAD-RDP-SPR

4. Pursuant to LAMC Section 12.32 F and Q, a **Vesting Zone and Height District Change** from C4-2D-SN to C4-2-SN and from R4-2D to C4-2 for the westerly eight parcels;
5. Pursuant to LAMC Section 12.32 R, a **Building Line Removal** to remove a 10-foot building line along Vine Street;
6. Pursuant to LAMC Section 12.22 A.25, a **Density Bonus Compliance Review** for a 35 percent density bonus for a Housing Development Project setting aside 11 percent (36 units) of the base density for Very Low Income Households for a period of 55 years, with the following requested incentives and waivers:
 - a. An On-Menu Incentive to calculate maximum density based on lot area prior to street dedications.
 - b. An On-Menu Incentive to average floor area, density, open space, and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone.
 - c. A Waiver of Development Standard to permit a 50 percent increase in the allowable Floor Area within the C4-zoned parcels.
7. Pursuant to LAMC Section 12.24 W.1, **Main Conditional Use Permit** to allow for the sales and service of a full line of alcoholic beverages for on- and off-site consumption within a grocery store and three restaurants;
8. Pursuant to LAMC Section 12.24 X.12, a **Zoning Administrator's Determination** to allow commercial uses within six relocated historic bungalows designated on the California Register of Historic Places within the R3-1XL Zone;
9. Pursuant to LAMC Section 11.5.14, a **Redevelopment Plan Project Compliance** for development activity involving the issuance of a building permit; and
10. Pursuant to LAMC 16.05, a **Site Plan Review** for a development that results in a net increase of 50 or more dwelling units.

RECOMMENDED ACTIONS: ENV-2016-3778-EIR

If the City Planning Commission denies the appeal of the Vesting Tentative Tract Map (VTT-74613-1A) and sustains the actions of the Advisory Agency:

1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified 1360 N. Vine Street Project EIR No. ENV-2016-3778-EIR, SCH No. 2017061063, certified on December 14, 2023; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.

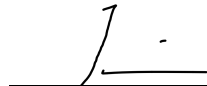
CPC-2016-3777-VZC-HD-BL-DB-MCUP-ZAD-RDP-SPR

2. **Recommend** that the City Council Approve a **Vesting Zone** and **Height District Change** from C4-2D-SN to (T)(Q)C4-2-SN and from R4-2D to (T)(Q)C4-2 for the westerly eight parcels;
3. **Recommend** that the City Council Approve a **Building Line Removal** along Vine Street;
4. **Approve** a **Density Bonus Compliance Review** for a 35 percent density bonus for a Housing Development Project setting aside 11 percent (36 units) of the base density for Very Low Income Households for a period of 55 years, with the following incentives and waivers:
 - a. An On-Menu Incentive to calculate maximum density based on lot area prior to street dedications.
 - b. An On-Menu Incentive to average floor area, density, open space and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone.
 - c. A Waiver of Development Standard to permit a 50 percent increase in the allowable Floor Area within the C4-zoned parcels.
5. **Approve** a **Main Conditional Use Permit** for the on-site and off-site sales and service of a full line of alcoholic beverages for a grocery store and three restaurants;
6. **Approve** a **Zoning Administrator's Determination** to allow commercial uses within six relocated historic bungalows designated on the California Register of Historic Places within the R3-1XL Zone;
7. **Approve** a **Redevelopment Plan Project Compliance** for development activity involving the issuance of a building permit; and
8. **Approve** a **Site Plan Review** for a development that results in a net increase of 50 or more dwelling units.
9. **Adopt** the Conditions of Approval; and
10. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning



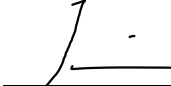
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ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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Exhibits:

- A – Project Plans
- B – Mitigation Monitoring Program
- C – Maps
 - B-1 Vicinity Map
 - B-2 Proposed Zoning Map

Environmental Impact Report (EIR) links:

Draft EIR:

<https://planning.lacity.org/development-services/eir/1360-n-vine-street-project-0>

Final EIR:

<https://planning.lacity.org/development-services/eir/1360-n-vine-street-project-1>

Erratum:

<https://planning.lacity.org/development-services/eir/1360-n-vine-street-project-2>

PROJECT ANALYSIS

PROJECT SUMMARY

The 1360 N. Vine Project proposes to demolish existing commercial and vacant residential uses, and relocate and rehabilitate six existing historic bungalows, to develop a mixed-use building within the Hollywood community of the City of Los Angeles. The Project includes two options: the “Residential Option” and the “Office Option”. The entitlements requested as part of this case are for the Residential Option, while those for the Office Option are being requested under Case No. CPC-2016-5003-GPA-VZC-HD-BL-MCUP-RDP-SPR.

The Residential Option would develop a 33-story building, comprised of 429 residential units, including 36 units designated for Very Low Income households, a 55,000-square-foot grocery store, 5,000 square feet of retail uses, and either restaurants or 12 residential units within existing bungalows to remain, totaling 484,421 square feet of floor area on a two-acre site, for a floor area ratio of (FAR) 6:1.



1360 N Vine Street Residential Option: View facing West

BACKGROUND

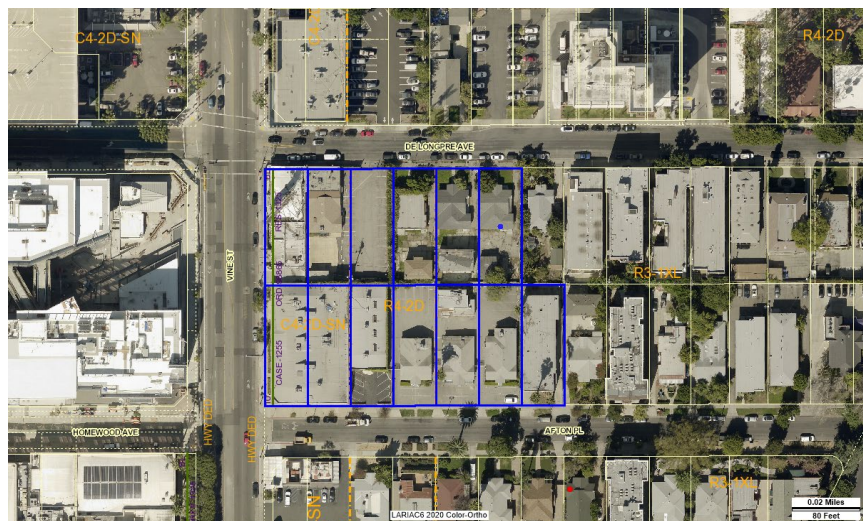
Location and Setting

The L-shaped Project Site is located within the Hollywood Community Plan area of the City of Los Angeles, northwest of downtown Los Angeles. The Project Site is bounded by De Longpre Avenue to the north, Afton Place to the south, and Vine Street to the west. Major arterials providing regional access to the Project Site vicinity include Sunset Boulevard, Fountain Avenue, and Vine Street. Primary regional access is provided by the Hollywood Freeway (US-101), which is accessible within less than one mile of the Project Site. In addition, the Los Angeles County Metropolitan Transportation Authority (Metro) B Line (Red) Hollywood and Vine

Station is located approximately 0.4 miles north of the Project Site. The Project Site is located within the Hollywood Redevelopment Project Area, the Los Angeles State Enterprise Zone, the Hollywood Signage Supplemental Use District (HSSUD), a Transit Priority Area, and within a Tier 3 Transit Oriented Communities (TOC) area. More details are provided below under *Freeway Access and Public Transit*.

Project Site Characteristics

The Project Site is comprised of 13 relatively flat parcels with approximately 300 feet of frontage along De Longpre Avenue, 275 feet of frontage along Vine Street, 350 feet of frontage along Afton Place, and approximately 135 and 140 feet of frontage abutting the single-family houses to the east. There is no vehicular access to the Project Site from Vine Street. Limited ornamental landscaping is provided within the Project Site. There are seven on-site trees located within the Project Site and six street trees located along Afton Place and Vine Street.



Aerial View of the Project Site

The Project Site is currently improved with a mix of uses that consist of a vacant 17,100-square-foot post-production facility; an 8,044-square-foot commercial building comprised of two restaurants, a convenience store, a pawn shop, and insurance services; six bungalows totaling 8,988 square feet of floor area; and a 7,700-square-foot, eight-unit multi-family residential building. All buildings except for the two restaurants are vacant.

Existing Development to be Retained as Part of the Project.

The six historic bungalows, located on the eastern portion of the site are contributing structures within the Afton Square District, a designated California Register historic district, that would be temporarily relocated during construction and placed back on the Project Site and adapted for reuse pursuant to a Preservation Plan. There are also ancillary buildings such as sheds and garages adjacent to the bungalows that are non-contributing features to the historic district that will be demolished as part of the Project. A surface parking lot is also located behind the commercial building. The Project Site is accessible by vehicle from either Afton Place or De Longpre Avenue.



Existing Bungalows on the Project Site (From De Longpre Avenue – Above, From Afton Place - Below)

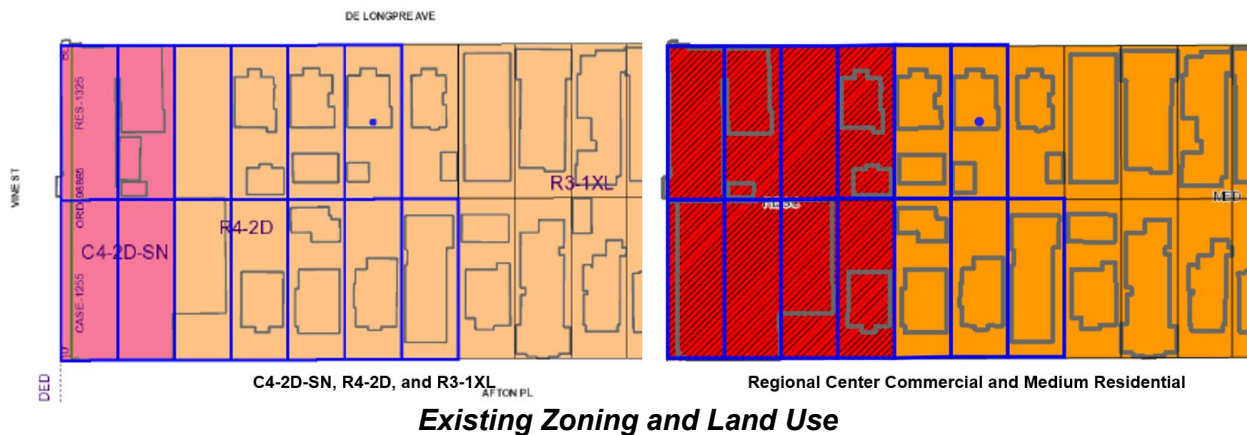


Buildings to be Relocated and to be Demolished

Existing Land Use and Zoning

The 1988 Hollywood Community Plan designates the eight westernmost lots nearest to Vine Street for Regional Center Commercial land uses, and the remaining five lots for Medium Residential land uses. The Site consists of various zones and height designations including: C4-2D-SN, R4-2D, and R3-1XL. The four westernmost lots are zoned C4-2D-SN (Commercial, Height District 2 with Development Limitation, Hollywood Signage Supplemental Use District [HSSUD]). The C4 Zone permits a wide array of land uses, such as retail stores, offices, hotels,

schools, parks, and theaters, and any land use permitted in the R4 (Multiple Residential) Zone, which includes single-family dwellings, two-family dwellings, apartment houses, multiple dwellings, and home occupations. The C4 Zone normally limits residential density to the R4 Zone standard of 400 square feet of lot area per dwelling unit; however, Los Angeles Municipal Code (LAMC) Section 12.22 A.18 permits mixed-use projects on commercially zoned sites designated as Regional Center Commercial to utilize the R5 Zone density calculation of 200 square feet of lot area per dwelling unit. Two lots on the southern portion of the Project Site along Afton Place, and two lots on the northern portion of the Project Site, along De Longpre Avenue, are zoned R4-2D (Multiple Residential, Height District 2 with Development Limitation). The R4 Zone allows multiple dwelling and apartment house uses, requiring a minimum lot area of 400 square feet per dwelling unit. The five remaining lots within the easternmost portion of the Project Site are zoned R3-1XL (Multiple Residential, Height District 1XL). The R3 Zone permits multiple dwelling and apartment house uses, and requires a minimum lot area of 800 square feet per dwelling unit. The Height District designations will be discussed further below under “Density, Floor Area, and Building Height” section.



Hollywood Community Plan Update Land Use and Zoning

On May 3, 2023, the Los Angeles City Council adopted the Hollywood Community Plan Update (HCPU), for which the implementing ordinances are currently under review by the City Attorney for clarity and State law consistency before finalizing the Plan.

Under the HCPU, the Project Site's existing land use designations of Regional Center Commercial and Medium Residential would be retained, and the four westernmost parcels nearest to Vine Street would be rezoned from C4-2D-SN to C2-2D-SN-CPIO, the middle four lots from R4-2D to R4-2D-CPIO, and the remaining five lots from R3-1XL to R3-1L-CPIO. In addition, the Project Site would be subject to targeted policies of the Community Plan under a Community Plan Implementation Overlay (CPIO). The eight westernmost parcels are designated for the CPIO Regional Center (RC2) subarea that includes incentives up to 3.75:1 FAR for 100 percent affordable housing projects, 100 percent residential density increase, and no required residential parking. The remaining five parcels are designated as CPIO Subarea Character Residential (CR) which focuses on preserving designated historic districts by encouraging well-designed projects that are compatible with the surrounding neighborhood scale and that enhance neighborhood character. The Project's preservation of the six historic bungalows and proposed new mixed-use building with affordable housing on the commercial and residentially zoned area demonstrates general consistency with the Hollywood Community Plan Update.

However, although the HCPU was adopted this year, the Project's Residential Option entitlement applications included a Vesting Tentative Tract Map (VTTM) application, which the

City deemed complete on November 2, 2016. Accordingly, pursuant to LAMC Section 17.15 and Government Code Section 66498.1, the Project is vested against the proposed land use and zoning changes under the HCPU. As such, the proposed Project would still require the requested entitlements a Zone and Height District Change to from C4-2D-SN to [Q]C4-2-SN and from R4-2D to [Q]C4-2 for the westerly eight parcels.

Surrounding Land Uses

Within the Project vicinity, major arterial streets, such as Sunset Boulevard to the north, are generally developed with dense residential and commercial development, while lower density mixed-use and residential areas are located along the adjacent collector streets.

North: To the north of the Project Site across De Longpre Avenue are multifamily residential and commercial uses including the five-story Southern California Hospital at Hollywood to the northeast. The properties are designated for Regional Center Commercial land uses and zoned C4-2D-SN and R4-2D.

East: Abutting the Project Site to the east are two single family dwellings followed by a two- and four-story multifamily building. Beyond these developments are one-, two-, and four-story residential uses. These properties are designated for Medium Residential land uses and zoned R3-1XL.

South: To the south of the Project Site and across Afton Place, are one- to two-story commercial and single-family residential uses and a four-story apartment. These properties are designated for Regional Center Commercial land uses and zoned C4-2D-SN, R4-2D; and Medium Residential land uses and zoned R3-1XL, respectively.

West: To the west of the Project Site across Vine Street are five-story multifamily residential uses and commercial office and retail uses, including the Netflix office campus, ranging from one to six stories. These properties are designated for Regional Center Commercial land uses and zoned C4-2D-SN.



Aerial View of Project Site

Streets and Circulation

Vine Street is designated by the Mobility Plan as an Avenue II and dedicated to a right-of-way width of 95 feet, and a half roadway-width of 40 feet along the Project Site frontage. Bureau of Engineering is requesting that a 3-foot-wide strip of land be dedicated along Vine Street adjoining the subdivision to complete a 43-foot-wide half public street right-of-way dedication in accordance with Avenue II Standards of the LA Mobility Plan. In addition, 20-foot radius property line returns or 15-foot by 15-foot cut corners be dedicated at intersections with Afton Place and with De Longpre Avenue adjoining the subdivision. Vine Street is improved with sidewalks, curbs, and gutters.

De Longpre Avenue is designated by the Mobility Plan as a Local Street – Standard and dedicated to a variable right-of-way width of 55 feet to 60 feet along the Project Site frontage. Bureau of Engineering is requesting that a five-foot dedication along De Longpre Avenue to complete a 30-foot-wide half right-of-way in accordance with Local Street – Standard Standards of Mobility Plan 2035. De Longpre Avenue is improved with sidewalks, curbs, and gutters.

Afton Place is designated by the Mobility Plan as a Local Street – Standard and dedicated to a right-of-way width of 60 feet along the Project Site frontage. Afton Place is improved with sidewalks, curbs, and gutters.

Freeway Access, Public Transit and Bicycle Facilities

Primary regional access is provided by the Hollywood Freeway (US-101), which runs north-south approximately 0.7 miles to the east of the Project Site. The Project Site is bounded by De Longpre Avenue to the north, Afton Place to the south, and Vine Street to the west. Major arterials providing regional access to the Project Site vicinity include Sunset Boulevard, Fountain Avenue, and Vine Street.

The Project Site is transit accessible and in proximity to many bus transit lines, Metro rail lines and DASH service, including the B Line (Red) Hollywood/Vine station, and Metro Bus Lines 2, 217, 210, 4, 180, 212, 222, LADOT DASH Hollywood/Wilshire, LADOT DASH Hollywood, and LADOT DASH Beachwood Canyon.

Within the vicinity of the Project Site, Wilcox Avenue, Selma Avenue, Argyle Avenue, and Fountain Avenue are designated as roadways intended to be shared with bicyclists and provide shared lane markings (bicycle routes).

Land Use Policies

General Plan Framework

The City of Los Angeles General Plan Framework Long Range Land Use Diagram identifies the Project Site for Regional Center and Medium Residential land uses. The General Plan Framework Element seeks to reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles. The Framework Element considers a broad array of uses within the Regional Center areas to serve as the focal points of regional commerce, identity, and activity. The development of sites and structures integrating housing with commercial uses is encouraged along with supporting services, recreational uses, open spaces, and amenities. Additionally, it is the intent of the Framework Element to maintain existing stable multi-family residential neighborhoods that are characterized by a mix of densities and dwelling types and allow for growth in areas where there is sufficient public infrastructure and services.

Hollywood Redevelopment Project Area

The Hollywood Redevelopment Plan (Redevelopment Plan) was adopted by the City Council on May 7, 1986, and amended on October 31, 2003. The Redevelopment Plan was adopted to support the California Community Redevelopment Law and as such, was designed to improve economically and socially disadvantaged areas, redevelop or rehabilitate under- or improperly-utilized properties, eliminate blight, and improve the public welfare. Although the Community Redevelopment Agency of the City of Los Angeles (CRA/LA) was effectively dissolved in 2012, the requirements of the Redevelopment Plan remain in effect. In 2014, the City Planning proposed a resolution requesting the transfer of land use authority of redevelopment plans to the City of Los Angeles.

The Redevelopment Plan Area encompasses approximately 1,107 acres and is bounded approximately by Franklin Avenue on the north, Serrano Avenue on the east, Santa Monica Boulevard and Fountain Avenue on the south, and La Brea Avenue on the west. The Project Site is located within the boundaries of the Redevelopment Plan. According to Section 506.2 of the Redevelopment Plan, Regional Center Commercial uses shall generally provide goods and services which are designed in a manner that appeals to a regional market as well as to local markets and includes uses such as theaters, restaurants, hotels, offices, and retail or service businesses. Development in the Regional Center Commercial designation is limited to a FAR of 4.5:1. However, new development may exceed the 4.5:1 FAR limitation to a maximum of 6:1 FAR if the development meets specific objectives set forth in Section 506.2.3 of the Redevelopment Plan, permitted if findings showing conformance to goals of the Redevelopment Plan and serving a public purpose such as the rehabilitation of a historically significant building. Section 506.3 of the Redevelopment Plan also encourages the development of new and rehabilitated residential uses in the Regional Center Commercial land use designation. Therefore, the Project's proposed office and retail uses and rehabilitation of the six historic bungalows are consistent Redevelopment Plan Regional Center Commercial objectives.

Hollywood Signage Supplemental Use District

The Hollywood Signage Supplemental Use District (HSSUD) was enacted to acknowledge and promote the continuing contribution of signage to the distinctive aesthetic of Hollywood Boulevard, as well as control the blight created by poorly placed, badly designed signs throughout Hollywood. The Project is partially located within the HSSUD pursuant to Ordinance Number 181,340. No signage is proposed at this time; however, all future signage would be required to comply with all requirements under this HSSUD.

Relevant Cases

Subject Property

VTT-74613-1A: On October 11, 2023, the Deputy Advisory Agency approved the merger and re-subdivision of a two-acre site into three ground lots for condominium purposes, and a Haul Route for the export of up to 321,060 cubic yards of soil. This case was subsequently appealed, and is before the City Planning Commission for decision, concurrent with the subject case.

CPC-2016-5003-GPA-VZC-HD-BL-MCUP-RDP-SPR: A concurrent entitlement request (Office Option) for a General Plan Amendment to create a unified Regional Center land use designation for the Project Site and for a Vesting Zone and Height District Change from C4-2D-SN to C4-2-SN; and R4-2D and R3-1XL to C4-2; a Building Line Removal to remove a 10-foot building line along Vine Street; a Main Conditional Use Permit to allow for the sales and service of a full line of alcohol within three establishments; Redevelopment Plan Project Compliance, and a Site Plan Review, to allow for the demolition of a post-production facility, commercial building, and an eight-unit multifamily residential building for the development of a 17-story building with 463,521 square feet of office uses and 11,914 square feet of restaurant uses, and eight levels of

subterranean parking. Six existing on-site historic bungalows would be relocated, rehabilitated and adapted for reuse as either restaurants or nine residential units.

Ordinance 182,960: On April 2, 2014, the City Council rescinded, vacated, and set aside Ordinance 182,173 (Hollywood Community Plan Update) and reverted the zone and height district designations and other zoning regulations that existed for the geographic areas covered by Ordinance 182,173 immediately prior to the City Council's adoption of Ordinance 182,173.

Ordinance 182,173: On June 19, 2012, the City Council amended the LAMC by changing the zones, zone boundaries, and height districts shown on the zoning maps for the Hollywood Community Plan (Hollywood Community Plan Update).

ZA-2011-2481-CUB: On May 16, 2012, the Zoning Administrator approved of a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant authorized to sell beer and wine located at 1360 North Vine Street.

Surrounding Properties

CPC-2021-3871-DB-MCUP-SPR-VHCA: On December 7, 2021, the City Planning Commission approved a Density Bonus, Conditional Use, and Site Plan Review for the construction of a 205,053 square-foot, seven-story, mixed-use building consisting of 198 units (of which 11 percent or 21 units would be reserved for Very Low Income Households), and 16,000 square feet of ground floor commercial space, located at 1400-1440 North Vine Street. This project was not appealed.

CPC-2016-1380-VZC-HD-MCUP-ZAA-SPR: On September 13, 2018, the City Planning Commission recommended approval for a Vesting Zone and Height District Change from C4-2D-SN to (T)(Q)C4-2D-SN and to amend the existing "D" Development Limitation to allow for a 4.5:1 FAR in lieu of 2:1, a Zoning Administrator's Adjustment to allow a zero-foot side yards, a Main Conditional Use to allow on-site sale and dispensing of a full line of alcoholic beverages, and a Site Plan Review; and dismissed of a Zoning Administrator's Adjustment to utilize the Project Site's pre-dedication lot for FAR calculations, for a mixed use building containing up to 270 residential units and up to 12,120 square feet of commercial retail and restaurant uses located 6200-6218 West Sunset Boulevard. On February 20, 2019, the City Council approved the Project.

CPC-2014-4279-ZC-HD-ZAA-SPR: On September 26, 2016, the City Planning Commission recommended approval of a Zone and Height District Change from C4-2D to (T)(Q)C4-2D; approved of a Zoning Administrator's Adjustment to allow zero-foot side yards and a Site Plan Review, for the development of a seven story mixed-use building with 2,570 square feet of commercial space and 369 dwelling units, including 20 percent set aside for Moderate income Households, and 589 parking spaces in two subterranean levels, on the ground floor, and a mezzanine level, located at 1311 Cahuenga Boulevard. On December 6, 2016, the City Council approved the Project.

CPC-2014-750-VZC-HD-DB-CUB-SPP-SPR: On May 12, 2016, the City Planning Commission approved Vesting Zone and Height District Change, a Density Bonus, a Condition Use to permit the sale and dispensing of alcoholic beverages for on-site for one establishment, a Project Permit Compliance for the Hollywood Signage Supplemental Use District, and Site Plan Review for a mixed-use development of 200 dwelling units, with nine units of the units restricted as Very Low Income, and three units reserved as workforce housing, and 4,700 square feet of ground floor commercial area, located at 6220-6258 West Sunset Boulevard. On September 14, 2016, the City Council approved the Project.

CPC-2014-3808-GPA-ZC-HD-CU-CUB-ZAI-SPR: On November 19, 2015, the City Planning Commission recommended approval of a General Plan Amendment from Commercial Manufacturing to Regional Center Commercial, a Zone and Height District Change from [Q]C4-1VL-SN and C4-2D-SN to [T][Q]C4-2D-SN; approved a Conditional Use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption and the sale for off-site consumption, dismissal of a Conditional Use to allow a hotel within 500 feet of an R Zone and allow Floor Area Averaging and Residential Density between two parcels, approval of a Zoning Administrator's Interpretations specifying yards of the project and allowing the use of automated parking; and a Site Plan Review for a mixed-use residential project with existing live entertainment located at 6201 Sunset Boulevard. On March 22, 2016, the City Council approved the Project.

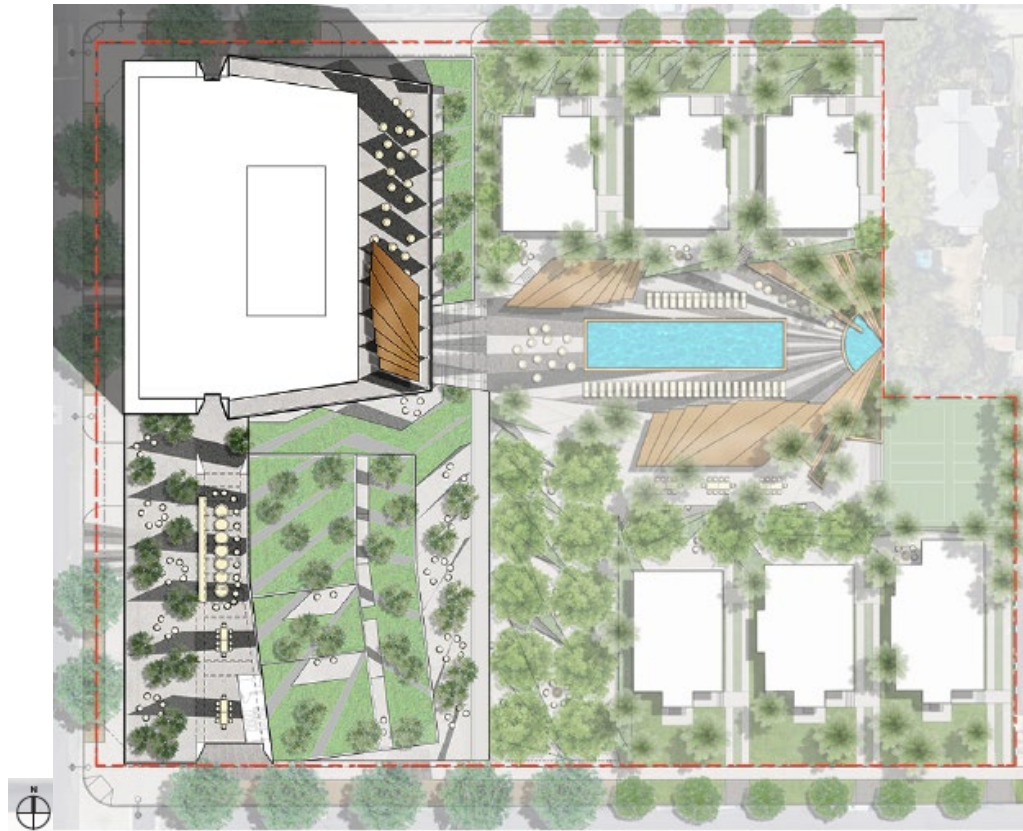
PROJECT DETAILS

The 130 N. Vine Project includes the demolition of the existing eight-unit, multi-family building comprised of 7,700 square feet, a low-rise commercial building comprised of 8,044 square feet, a post-production office comprised of 17,100 square feet, and ancillary buildings adjacent to the bungalows comprised of approximately 4,002 square feet that are non-contributing features to the Historic District. There are six historic bungalows, totaling 8,988 square feet, that would be preserved, relocated, and rehabilitated.

The Project would include 429 residential units, of which 36 units would be reserved for Very Low Income Households, an approximately 55,000-square-foot grocery store, approximately 5,000 square feet of neighborhood-serving commercial retail uses, and 8,988 square feet of uses in the bungalows. The bungalows would be rehabilitated and adapted for reuse as either restaurants or 12 residential units, in which case the development would still propose a total of 429 residential units. The Project would provide vehicular parking spaces within four below-grade levels and would also provide short-term and long-term bicycle parking.

High-Rise Building

The ground floor of the high-rise building would include retail that would front De Longpre Avenue, a residential lobby that would front Vine Street and a grocery store that would wrap from mid-block of Vine Street and Afton Place. The ground floor would also include vehicular access driveways, commercial and residential truck loading, mailroom, service and corridor areas, bike parking, and grand stairs that would connect to the outdoor common open space and historic bungalows. Within a Mezzanine Level, additional space for the grocery store, retail uses, and common resident areas are provided. Level 2 would include a full second level of grocery store uses. Level 3 would contain a 6,000-square-foot interior residential amenity space and exterior roof deck. Levels 3 through 9 and Levels 11 through 32 would contain the residential units. Additional outdoor terraces are placed at Levels 3, 4, 5, 7, 9, 11 and 33 (rooftop deck). The new 33-story building would be 388 feet and 4 inches in height.



1360 N Vine Street Site Plan

Density, Floor Area, and Building Height

The Hollywood Community Plan designates the Project Site as Regional Center Commercial for the eight western lots zoned C4-2D-SN and R4-2D and Medium Residential for the remainder of the site zoned R3-1XL.

The buildable area of the R3-zoned portion of the Project Site's used to calculate floor area is 28,121 square feet, which with a 3:1 FAR would allow 84,363 square feet of floor area. The Project proposes to locate 7,628 square feet of floor area within the R3 Zone where five of the six historic bungalows would be relocated. One of the historic bungalows comprised of 1,360 square feet of floor area would be located within the C4 Zone portion. The buildable area of the C4-zoned portion of the Project Site after dedications is 53,056 square feet, and with approval of the proposed Zone and Height District Change, a 6:1 FAR would be allowed. Therefore, the C4-zoned portion of the Project Site would permit 318,336 square feet of floor area. The Project requests a Waiver of Development Standard to permit an approximately 50-percent floor area increase within the C4-zoned parcels to permit 476,793 square feet of floor area within the C4 Zone, which is comprised of 475,433 square feet of floor area within the new tower and a 1,360 square-foot bungalow. Overall, the proposed FAR is 6:1.

For the four westernmost lots zoned C4-2D-SN, Height District 2 designation, in conjunction with the C4 Zone, does not impose a maximum building height limitation but does impose a maximum FAR of 6:1. The Hollywood Redevelopment Plan states that a proposed development within the Regional Center Commercial designation in excess of 4.5:1 FAR up to but not to exceed 6:1 FAR may be permitted if findings showing conformance to goals of the Redevelopment Plan and serving a public purpose such as the rehabilitation of a historically significant building. However, the existing "D" Limitation that is applicable to the Project Site's C4-, C2-, and R4-zoned parcels limits the total floor area to a maximum FAR of 2:1. The "SN"

suffix indicates that these parcels are located in the HSSUD and allows certain types of signage otherwise not permitted by the LAMC. The four center lots zoned R4-2D are within Height District 2 and subject to the same “D” Limitation, which further limits the FAR to 2:1. The five easternmost lots zoned R3-1XL are within Height District 1XL, which limits development to two stories and 30 feet in height with an FAR of 3:1. Overall, the Project would comprise 484,421 square feet of floor area, resulting in an FAR of 6:1.



South Elevation view from Afton Place

Parking and Access

Under Assembly Bill 2097, signed into law by Governor Newsom in September 2022, public agencies are prohibited from imposing any minimum vehicle parking requirements on any residential, commercial, or other development projects within 0.5 miles of public transit. Metro’s B Line Hollywood/Vine Station is located 0.4 miles north of the Project Site and, as such there is no minimum parking requirement applicable to the Project. Nevertheless, the Project is providing both vehicle and bicycle parking.

If developed with restaurants or residential units within the bungalows, the Project would provide a total of 764 vehicle parking spaces (598 residential and 166 commercial vehicle parking spaces) within the four subterranean levels and 269 bicycle parking spaces (53 short-term and 216 long-term). Also consistent with City Ordinance No. 185,480 requirements, short-term bike parking spaces would be provided outside the buildings near the building entrances, and the long-term bicycle parking would be provided inside the subterranean parking in secured areas.

Vehicle access for the commercial parking uses of the Project would be provided via a two-way driveway on mid-block on Vine Street; and for residential parking via a two-way driveway on De Longpre Avenue. Both driveways would provide access to the subterranean parking garage. The commercial and/or residential truck loading areas for proposed uses will be located on the ground floor level, with trucks entering and exiting via the De Longpre Avenue driveway. No

vehicular access from Afton Place is proposed. All driveways and access would be designed according to City of Los Angeles Department of Transportation (LADOT) standards.

Pedestrian access to the ground floor neighborhood-serving commercial retail uses would be available from Vine Street and De Longpre Avenue. Building residents would access the residential lobby from an entrance located on Vine Street or from a 14- to 55-foot landscaped private walkway that would act as a buffer between the new building and rehabilitated bungalows.

Open Space and Landscaping

The Residential Option would provide 54,850 square feet of open space, exceeding the 54,275 square feet of open space required by LAMC 12.21.G. The ground level of the Project Site would include a 2,400-square-foot indoor common access lobby; and an approximately 16,210 square feet of common outdoor landscaped open space includes a pool and spa with chaise lounges, BBQ areas, sport courts, fire pits, and new trees and shrubs. Levels 3, 11, and 33 would include additional outdoor amenity spaces such as lounge and co-working areas. new building would also provide 19,200 square feet of private balconies.

There are seven, non-protected on-site trees located within the Project Site and six street trees located along Afton Place and Vine Street to be removed as part of the Project. The LAMC would require the planting of one tree per four units, or 108 trees; in addition, as conditioned by the approval of the related Vesting Tentative Tract Map No. 74613, the seven on-site trees would be replaced 1:1, while the six street trees would be replaced on a minimum 2:1 basis with a minimum of 24-inch box trees or as determined by the Department of Public Works and in accordance with Urban Forestry Division requirements, for a total of 127 trees. The Project would plant a total of 146 trees primarily on the Project perimeter, within the ground floor open space, and within terraces.



1360 N Vine Street Landscape Plan

Extensive landscaping and trees would be provided at the Project's ground floor along the sidewalk, between the new high-rise building and historic bungalows, and at the ground floor of the bungalows. In addition, Levels 3, 4, 7, 9, and 11 will be landscaped with trees and planters. New shrubs and perennials would be planted throughout the ground and amenity levels.



1360 N Vine Street Landscaped Decks

Project Design

The Project would develop the new high-rise building within the western portion of the Project Site, fronting Vine Street, Afton Place, and De Longpre Avenue, while the six bungalows would be relocated along the eastern portion of the Project Site. The high-rise building would feature contemporary architectural styles and articulated façades. The Project materials include painted aluminum in dark grey, white, with concrete masonry tiles, copper metal panels on the overall shell of the building and a neutral glass with copper frit at glass guardrails for the various sized balconies.



Rendering looking West

The 33-story, high-rise building would feature a stepped podium comprised of Levels 1 through 10, which would contain neighborhood-serving commercial retail uses (Level 1 and Mezzanine Level), a grocery store (Levels 1 and 2), residential units, and resident amenity space. The residential tower would be situated atop the podium within the northwest portion of the Project Site. As such, the height of the Project would transition and tier from the highest point of the building at Vine Street and De Longpre Avenue to the lower scaled historic bungalows and other residential uses to the east. The proposed residential tower within the northwestern portion of the Project Site (at Vine Street and De Longpre Avenue) would be similar in height to other high-rise buildings along Vine Street, while the proposed podium within the southwestern portion of the Project Site (at Vine Street and Afton Place) would be reduced in scale in the form of a 10-story podium. Along the eastern façade, the building would be terraced at Levels 3, 4, 5, 7, 9 and 11. Further, the new building within the western portion of the Project Site would be separated from the relocated bungalows within the eastern portion of the Project Site by an approximately 14- to 55-foot open space buffer that would include outdoor residential amenities and landscaping. This buffer would also provide access to the amenities and the ground floor of the new building from Afton Place.

Citywide Design Guidelines

The Citywide Design Guidelines, adopted by the City Planning Commission on June 9, 2011, and last updated and adopted on October 24, 2019, establish a baseline for urban design expectations and present overarching design themes and best practices for residential, commercial, and industrial projects. Projects should either substantially comply with the Guidelines or through alternative methods to achieve the same objectives, and the Guidelines

may be used as a basis to condition a project. The design guidelines focus on three main design approaches: Pedestrian-First Design, 360 Degree Design, and Climate-Adaptive Design. These design guidelines focus on several areas of opportunity for attaining high quality design in mixed-use projects, including enhancing the quality of the pedestrian experience along the border of the project and public space; nurturing an overall active street presence; establishing appropriate height and massing within the context of the neighborhood; maintaining visual and spatial relationships with adjacent buildings; and optimizing high quality infill development that strengthens the visual and functional quality of the commercial environment.

Pedestrian-First Design

The Project would achieve Pedestrian-First Design goals by creating an active pedestrian experience as well as planting new street trees and landscaped parkways locating all parking underground, place active uses such as a grocery store, residential lobby and retail uses at the ground level, and planting new street trees, landscaped parkways and exterior low-level lighting around the perimeter of the Project Site. The Project Site would be accessible for pedestrians through two points of entry along Vine Street, one along De Longpre Avenue; and a walkway between the new building and the bungalows (for tenants only). The Project would also prioritize pedestrian access over vehicular access by having various pedestrian points of entry on all sides of the Project. Vehicular entry would be set to De Longpre Avenue including the loading area, away from the pedestrian entry along Vine Street and De Longpre Avenue.

The Project's ground level would maintain a high degree of transparency and maximize visual connections to the street and the immediate surrounding urban context by incorporating transparent glass, as well as a coherent, uniform architectural design. The Project would also include planted areas, including a walkway between the bungalows. Stairs from the mezzanine level of the main residential building would connect directly to the ground level amenity area, which include a pool and spa with chaise lounges, BBQ areas, sport courts, fire pits, and new trees and shrubs, further engaging with the streets and public space and maintaining human scale. Additionally, the bungalows will include open space surrounding each structure.

360-Degree Design

In order to facilitate a 360 Degree Design, the Project would be in a similar scale and mass of the buildings to the north and west that are similarly zoned and designated. The Project has been designed in a contemporary architectural style that would be compatible with the general urban characteristics of the surrounding area while preserving historic bungalows that are part of the existing Afton District. In particular, the Project's massing is broken up by the use of a stepped podium and outdoor terraces, shifting the majority of the density to the [cardinal direction] corner of Vine Street and De Longpre Avenue. The ground floor is activated on all sides with street-fronting retail space and a grocery store and the historic bungalows which will be adaptively reused as either restaurants or 12 residential units. Additionally, new landscaping would be planted on all street frontages.

Climate-Adaptive Design

The Project would achieve Climate-Adaptive Design by complying with the most current regulations regarding sustainable building design, solar installation, water-wise landscape, and electric vehicle (EV) parking requirements. The Project would comply with LAMC and State requirements for providing EV charging capabilities and EV charging stations within the parking areas.

The Project will pursue energy-saving and sustainability goals, aiming to reduce environmental impact, optimize building performance, and enhance interior environments to promote health and well-being by targeting sustainable design strategies, in addition to meeting California's stringent Title 24 Energy Code, will include LEED Silver Certification or equivalency and Well Certification or equivalency.

Furthermore, the Project would provide a total of 54,850 square feet of open space, which includes 12,350 square feet of publicly accessible outdoor landscaped open space on the ground floor. Level 10 of the building would include a 13,800-square-foot outdoor amenity deck with recreational features such as a pool with chaise lounges, seating areas, fire pits, and new trees and shrubs. In addition, interior residential amenity spaces on Level 10 totaling approximately 10,250 square feet would abut the pool amenity deck and may include a fitness center and club room. The plant palette includes Jacaranda trees, Chitalpa trees, Olive Trees and Mexican Fan Palms and hedge plantings, mixed shrubs, perennials, and groundcover plantings.

Urban Design Studio – Professional Volunteer Program

Due to the addition of the Office Option, this Project was presented to Professional Volunteer Program (PVP) review twice for the Residential Option. The first PVP review occurred in October 2017 with the rendering visible to the left of the image below. After presenting the Project to the Department of City Planning's Urban Design Studio in June 2021 for review, the Project was submitted to the PVP for their critique in July 2021. The PVP feedback focused on creating a more intentional transition between the new construction high rise and the bungalows. In response, the Applicant adjusted the Project design in various ways, most notably including the added terraces in the southern portion of the new high-rise tower that tiers to lower levels therefore concentrating the highest point of the building further away from the nearby residential uses. Additionally, the updated design includes a more direct access way to the ground level bungalows and open space.



Project Renderings Presented to PVP 2017 & 2021

Changes in the Project design are shown in the rendering below that shows the eastern façade that tiers down via terraces at Levels 3, 4, 5, 7, 9 and 11 and landscaping throughout the levels.



Rendering of the Current Design from Ground Level looking North (Afton Place)

Sustainability

Sustainability practices would be incorporated throughout the Project to comply with the City of Los Angeles Green Building Code, which also incorporates various provisions of the California Green Building Standards Code (CALGreen), and the sustainability intent of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program to meet the standards of LEED Silver® or equivalent green building standards. These include energy conservation, water conservation, waste reduction features, and a pedestrian-friendly and bicycle-friendly site design. The Project specific sustainability features that are integrated into the Project design include the use of Energy-Star labeled products and appliances, use of light-emitting diode (LED) lighting or other energy-efficient lighting technologies, such as occupancy sensors or daylight harvesting and dimming controls, where appropriate, to reduce electricity use, selecting water-efficient plantings with drought-tolerant species, fenestration designed for solar orientation, and providing short and long-term bicycle parking. Additionally, pursuant to Ordinance 186,485 and Ordinance 186,488, 30 percent of the total parking spaces provided by the Project would be capable of supporting future electric vehicle supply equipment (EVSE). 10 percent of spaces are required to have EV charging stations. The Project's parking garage would include a minimum of 10 percent of the parking spaces with dual-port electric vehicle charging stations, and these spaces count towards the overall 30 percent requirement. In accordance with CALGreen requirements, the Project would also ensure that 10 percent of the total roof area of the new building would be solar-ready.

ENTITLEMENT ANALYSIS

In order to develop the Residential Option, the Applicant has requested the following land use entitlements:

Zone and Height District Change

The request for a change in Zone and Height District would enable the Project to increase the building height and floor area. The current Zones and Height Districts for the Project Site are C4-2D-SN, R4-2D, and R3-1XL. The Height District 2 designation, in conjunction with the C4 zone, does not impose a maximum building height limitation or setback requirements but does impose a maximum FAR of 6:1. The existing "D" Limitation that is applicable to the Project Site's C4-, C2-, and R4-zoned parcels limits the total floor area to a maximum FAR of 2:1.

The Project Applicant is requesting approval of a Zone and Height District Change to change the zoning from C4-2D-SN to [Q]C4-2-SN and from R4-2D to [Q]C4-2 for the westerly eight parcels to remove the D Limitation. This would allow a maximum FAR of 6:1, in lieu of the otherwise permitted 2:1 FAR, and unlimited building height.

Measure JJJ, passed by the voters and effective on December 13, 2016, codified the provisions of LAMC Section 11.5.11, which makes a project ineligible for the development bonuses of a zone change or height district change if a project does not comply with required labor and affordability requirements, or if a project concurrently seeks bonuses under Government Code 65915 or other local bonus programs. As the Project was deemed complete on November 2, 2016, prior to the effective date of Measure JJJ, it is not required to comply with the provisions of Measure JJJ and the Density Bonus request was permitted to be filed in conjunction with the Zone and Height District Change.

Building Line Removal

The Project's Building Line Removal request to remove a 10-foot building line along Vine Street would allow for development up to the property line consistent with City zoning and policies for commercially zoned property along major streets. The existing building line was established in the past and is inconsistent with commercial zoning standards and City policy seeks to develop buildings on commercial zones with a street wall and no setback along major City boulevards such as Vine Street. Notwithstanding the building line setback, the Project would not require a setback along Vine Street because the proposed frontage within the proposed C4 zone portion abutting Vine Street, Afton Place, and De Longpre Avenue require no setbacks.

Density Bonus Compliance Review

The City's Density Bonus Ordinance permits a maximum density increase of up to 35 percent in exchange for setting aside 11 percent of the base density units for Very Low Income Households in accordance with the State Density Bonus Law (Government Code Section 65915(n)). The base permitted density is 318 units. The Applicant requests a Density Bonus Compliance Review for a 35 percent density bonus for a Housing Development Project setting aside 11 percent (36 units) of the base density for Very Low Income Households for a period of 55 years.

To qualify for a 35 percent density bonus under the State Density Bonus Law and the City's Density Bonus Ordinance, 36 units (11 percent of base units) are required to be set aside for Very Low Income households. By setting aside 36 of 429 proposed units the Applicant also qualifies for two (2) Density Bonus Incentives. The Applicant requests two On-Menu Incentives as follows:

- a. An On-Menu Incentive to calculate maximum density based on lot area prior to street dedications;
- b. An On-Menu Incentive to average floor area, density, open space and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone across the C4-2-SN, C4-2, and R3-1XL Zones; and

Housing Replacement

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

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

On-Menu Incentive

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

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

The Project proposes a new high-rise tower along Vine Street to the west and the retention of six historic bungalows that face De Longpre Avenue to the north and Afton Place to the south. The façade of any portion of the Project which abuts these streets would be articulated with a change of material or a break in plane, so that the façade is not a flat surface. The residential tower of the high-rise building would be situated atop the podium within the northwest portion of the Project Site. As such, the height of the Project would transition and tier from the highest point of the building at Vine Street and De Longpre Avenue to the lower scaled historic bungalows and other residential uses to the east. The high-rise tower features contemporary articulated façades, made with a combination of materials and architectural detailing. The Project materials include painted aluminum in dark grey, white, with concrete masonry tiles, copper metal panels on the overall shell of the building and a neutral glass with copper frit at glass guardrails for the various sized balconies. The use of copper frit and painted aluminum creates a break in plane in the overall façade of the high rise building. The historic bungalows would be fully rehabilitated to improve their facades that includes windows, porches, and landscaping.

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

The Project proposes a new high-rise tower along Vine Street to the west and the retention of six historic bungalows that face De Longpre Avenue to the north and Afton Place to the south. Within the high-rise tower there are three ground floor pedestrian entrances on Vine which include one for the grocery store, one for retail, and one for the residential lobby. There is a pedestrian entrance for the retail space on De Longpre. All buildings are oriented to the street and would provide entrances, windows, architectural features, such as large expansive glass windows and interwoven decorative design features to create a connection between the interior and exterior of the high-rise building, and/or balconies along the front and any street-facing elevations. In addition, all residential entries would front onto public streets for easy wayfinding and be designed with floor-to-ceiling glass storefronts to create a visual relationship with the street and passing pedestrians. Finally, the Project provides a landscaped walkway between the high rise and bungalows, which would be activated by ground floor commercial uses and amenities, allowing pedestrians to walk through the Project Site from on the public sidewalk.

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

The Project Site is currently developed with the six historic bungalows that are contributors to the Afton Square Historic District. The Project proposes the retention and

rehabilitation of these six historic bungalows as either restaurants or residential units. Furthermore, the Project Site does not contain a designated Historic-Cultural Monument (HCM) and is not located within a designated Historic Preservation Overlay Zone.

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

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

Off-Menu Incentives – Waiver of Development Standards

In addition to the two On-Menu Incentives, the Applicant requests one Waiver of Development Standards that is not listed on the Menu of Incentives. This request is processed through the City's "off-menu" process, and the Applicant states that the Waivers are required in order to accommodate the proposed development of 429 residential units, with 36 restricted affordable units for Very Low Income households. Government Code Section 65915(2) states that that a proposal for the waiver or reduction of development standards shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled. Therefore, the following Off-Menu Incentives and Waivers require approval by the City Planning Commission:

- a. A Waiver of Development Standards to permit a 50-percent increase in the allowable Floor Area within the C4-zoned parcels.

Main Conditional Use Permit

The Applicant requests a Main Conditional Use Permit for the sale of a full line of alcoholic beverages for on- and off-site consumption in association with a 55,000 square-foot grocery store, and for on-site consumption within 8,988 square feet of bungalows should they be used as restaurants.

Zoning Administrator's Determination

The requests a Zoning Administrator's Determination to allow commercial uses within the six historic bungalows designated on the California Register of Historic Places, located within the R3-1XL Zone.

Redevelopment Plan Project Compliance

The Project is located within the Hollywood Redevelopment Plan and is designated as Regional Center Commercial with a request for 6:1 FAR. The Hollywood Redevelopment Plan states that a proposed development within the Regional Center Commercial designation in excess of 4.5:1 FAR, up to but not to exceed 6:1 FAR, may be permitted if findings showing conformance to goals of the Redevelopment Plan and serving a public purpose such as the rehabilitation of a historically significant building. Therefore, it requires Redevelopment Plan Project Compliance findings for development activity involving the issuance of a building permit.

Site Plan Review

The Project is subject to Site Plan Review approval as it is a development project that results in a net increase of 50 or more dwelling units.

Environmental Impact Report

The City of Los Angeles released the Final EIR (SCH No. 2017061063) dated September 8, 2023, and an Erratum dated September 2023 detailing the relevant environmental impacts resulting from the Project. The EIR also includes the Draft EIR for the 1360 N. Vine Street Project published on June 9, 2022.

The EIR identified the following significant and unavoidable impacts for the Residential Option: Noise (On-Site Construction Noise, On-Site Construction Vibration – Human Annoyance, Off-Site Construction Vibration – Human Annoyance)

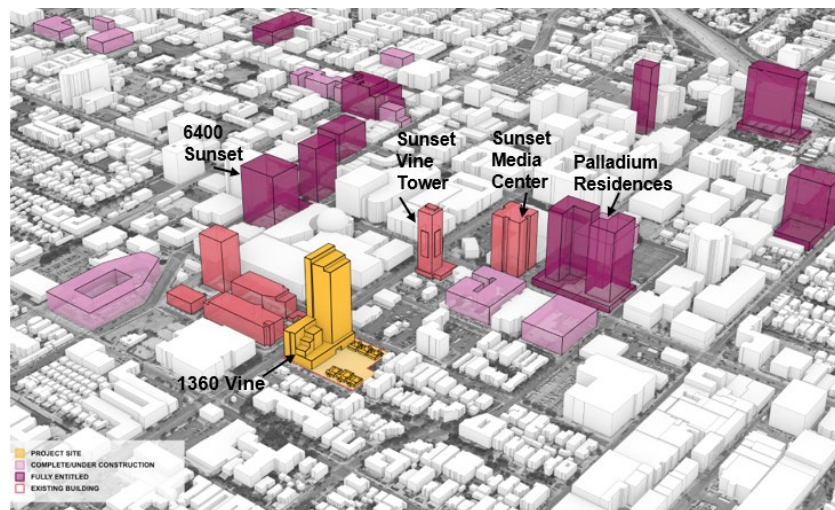
ISSUES

The issue regarding the height of the high-rise building and its proximity to the other historic bungalows within the Afton Square Historic District that pertains to both Options is discussed in more detail below.

Project Compatibility and Preservation of Historic Bungalows

Over the course of the Project's environmental review period, concern of the Project design in relation to the abutting portion of the Afton Square Historic District has been raised. Specifically, the proposal of a high-rise building with no transition design features and the lack of certainty of the preservation of the six historic bungalows.

Regarding the high rise building of the Project, it should be noted that the surrounding area has comparable examples of high rises. Within the Project vicinity, major arterials such as Sunset Boulevard and Vine Street are generally developed with dense residential and commercial development, while lower density mixed-use and residential areas are located along the adjacent collector streets of De Longpre Avenue and Afton Place. Some specific examples of surrounding commercial and residential uses include the 22-story Sunset Vine Tower to the north; the six-story parking garage associated with the Arclight Cinemas Hollywood to the northwest; the six-story Netflix office campus and 20-story Academy on Vine to the west; multi-family residential uses ranging from two to four stories to the east; the six-story Southern California Hospital at Hollywood to the northeast; and various entertainment commercial uses ranging from three to four stories and single-story residential uses to the south. The Metro B Line (Red) Hollywood/Vine Station is located approximately 0.4 miles north of the Project Site. Within the Project vicinity, major arterials such as Sunset Boulevard are generally developed with denser residential and commercial development, while lower density mixed-use and residential areas are located along the adjacent collector streets.



Nearby Mid- and High-Rise Buildings

Additionally, there are various nearby mid- and high-rise developments that are existing, in construction and fully entitled. Most notably, the scale of the new building proposed by the Project would be comparable to the existing Sunset Vine Tower (22 stories) located at Sunset

Boulevard and Vine Street, north of the Project Site, and Sunset Media Center (28 stories) located at Argyle Avenue and Sunset Boulevard, northeast of the Project Site. As fully entitled developments, the nearby Palladium Residences is proposed as 28 stories northeast of the Project Site and 6400 Sunset is proposed as 26 stories northwest of the Project Site. Therefore, the proposed 17-story high-rise building located along Vine Street would be consistent with existing surrounding development patterns of density and height as viewable in the image above.

The image below indicates where the Afton Square Historic District overlaps part of the Project Site with the six historic bungalows. Regarding the use of a transition and certainty of the preservation of the historic bungalows, the Project has made a concerted effort to establish a transition between the high-rise building and the abutting portion of the Afton Square Historic District by using 15,541 square feet of open space including a landscaped walkway between the six historic bungalows and a lifted building wall on the ground floor on all sides of the high rise including the east facing façade that faces the six historic bungalows to be preserved. In addition, the preservation of the six historic bungalows will be required as a Q Condition and therefore made a requirement of the Project.



Afton Square Historic District and Project Site

Lack of Affordable Housing

The issue regarding the lack of affordable housing was also raised. The Project previously proposed partially off-site affordable housing; however, all proposed affordable housing onsite will now be solely associated with the Residential Option of the Project.

CONCLUSION

Based on the information submitted, and the testimony received at the public hearing, the Department of City Planning is recommending that the City Planning Commission approve the Project as proposed. The proposed use would be allowable under the proposed Vested Zone and Height District Change and helps achieve the objectives of the Hollywood Community Plan. Specifically, the Project helps achieve the development of Hollywood as a major center of population, employment, retail service and entertainment by adding new creative office and

restaurant space adjacent to existing entertainment industry facilities. The Project would create a more walkable and vibrant neighborhood by supplying additional restaurant space with an outdoor public terrace, improving the sidewalks and public rights-of-way, consistent with the Framework Element and Hollywood Community Plan. The Project helps achieve the Community Plan's objective to promote economic well-being and public convenience through allocating and distributing commercial lands for commercial services in quantities and patterns based on accepted planning principles and standards by replacing older structures with new development featuring ground floor restaurant and retail spaces, thus revitalizing this industrial portion of Hollywood.

In consideration of all the facts and mandatory findings for the requested entitlements, City Planning Staff recommends that the City Planning Commission approve the Project and the following entitlement requests: the Zone and Height District Change from C4-2D-SN to (Q)C4-2-SN and from R4-2D to (Q)C4-2 for the westerly eight parcels to allow for uniform development; a Main Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages in conjunction within a 55,000 square foot grocery store and three restaurants in the 8,988 square feet of bungalows; and a Site Plan Review for the development of a project resulting in an increase greater than 50,000 square feet of non-residential floor area.

**CONDITIONS FOR EFFECTUATING (T)
TENTATIVE CLASSIFICATION REMOVAL**

Pursuant to Section 12.32 G of the Municipal Code, the [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedications/Improvements and Responsibilities/Guarantees.

Dedications and Improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering:

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Bureau of Engineering.** Street Dedications and Improvements shall be provided to the satisfaction of the City Engineer.
3. **Sewer.** Construction of necessary sewer facilities, or payment of sewer fees, shall be to the satisfaction of the City Engineer.
4. **Drainage.** Construction of necessary drainage and storm water runoff drainage facilities to the satisfaction of the City Engineer.
5. **Driveway/Parkway Area Plan.** Preparation of a parking plan and driveway plan to the satisfaction of the appropriate District Offices of the Bureau of Engineering and the Department of Transportation.
6. **Fire.** Incorporate into the building plans the recommendations of the Fire Department relative to fire safety, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit.
7. **Cable.** Make any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05 N to the satisfaction of the Department of Telecommunications.
8. **Recreation and Park Fees.** The Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee, if applicable.
9. **Lighting.** Street lighting facilities shall be provided to the satisfaction of the Bureau of Street Lighting.
10. **Street Trees.** All trees in the public right-of-way shall be provided per the current Urban Forestry Division Standards.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.

(Q) QUALIFIED CONDITIONS

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 G, the following limitations are hereby imposed upon the use of the subject property, subject to the “Q” Qualified classification.

1. **Site Development.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit “A”, dated October 12, 2023 (hereafter referred to as Exhibit A) and attached to the subject case file. No change to the plans (except as conditioned) will be made without prior review by the Department of City Planning, Major Projects Section, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. The project shall be in substantial conformance with the following description:
 - a. Retention of six historic bungalows to be adaptively reused as either:
 - i. 12 residential dwelling units; or
 - ii. 8,988 square feet of restaurant uses.
 - b. 55,000 square feet of grocery store uses
 - c. 5,000 square feet of neighborhood-serving commercial retail uses
2. **Residential Capacity.** Notwithstanding the above, in accordance with California Government Code Section 66300(b)(1), the portion of the site formerly zoned R4-2D (APNs: 5546-022-019 and -013) and R3-1XL (APNs: 5546-022-020, -021, -023, -012, and -011) may also be developed with residential uses allowed in accordance with the density and all other development standards of the R4-2D and R3-1 Zone, as in effect on January 1, 2018.

CONDITIONS OF APPROVAL

Pursuant to LAMC Sections 12.22 A.25, 12.24 X.12, 11.5.14, 12.24 W.1 and 16.05, the following conditions are hereby imposed upon the use of the subject property.

Entitlement Conditions

1. **Site Development.** The project shall be in substantial conformance with the plans and materials submitted by the Applicant, including the proposed building design elements and materials, stamped Exhibit "A," with a date of October 12, 2023, attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Major Projects Section, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
2. **Development Services Center.** Prior to sign-off on building permits by the Department of City Planning's Development Services Center for the project, the Department of City Planning's Major Projects Section shall confirm, via signature on the plans, that the project's building plans substantially conform to the conceptual plans stamped as Exhibit A, as approved by the City Planning Commission.

Note to Development Services Center: The plans presented to, and approved by, the City Planning Commission (CPC) included specific architectural details that were significant to the approval of the project. Plans submitted at plan check for condition clearance shall include a signature and date from Major Projects Section planning staff to ensure plans are consistent with those presented at CPC.

Density Bonus Conditions

3. **Residential Density.** The project shall be limited to a maximum density of 429 multi-family residential dwelling units, including On-Site Restricted Affordable Units.
4. **Floor Area.** The project total Floor Area shall be limited to 484,421 square feet and a 6:1 FAR.
5. **On-site Restricted Affordable Units.** Thirty-six units shall be reserved for Very Low Income Household, as defined by the California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD).
6. **Housing Requirements.** Prior to the issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make 36 units available to Very Low Income Households or equal to 11 percent of the project's base residential, as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD, and in consideration of the project's Replacement Unit Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.

7. **Changes in On-Site Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25.
8. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from the Los Angeles Housing Department (LAHD) regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20 percent of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by LAHD shall be provided.

Main Conditional Use Conditions

9. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
10. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
11. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
12. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
13. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in the case file.
14. Authorized herein is the sale of a full line of alcoholic beverages for:
 - a. On- and off-site consumption in conjunction with a 55,000 square-foot grocery store;
 - b. On-site consumption in conjunction with 8,988 square feet of restaurant uses.
15. **Main Plan Approval (MPA) Requirement.** Each individual venue shall be subject to a Main Plan Approval (MPA) determination pursuant to Section 12.24 M of the Los Angeles Municipal Code in order to implement and utilize the Main Conditional Use authorization granted. The purpose of the Main Plan Approval determination is to review each proposed

venue in greater detail and to tailor site-specific conditions of approval for each of the premises including but not limited to hours of operation, seating capacity, size, security, live entertainment, the length of a term grant and/or any requirement for a subsequent MPA application to evaluate compliance and effectiveness of the conditions of approval. The Zoning Administrator may impose more restrictive or less restrictive conditions on each individual tenant at the time of review of each Plan Approval application.

16. **MPA Public Hearing Requirement.** A public hearing for any Main Plan Approval (MPA) request may be waived at the discretion of the Chief Zoning Administrator.
17. Notwithstanding approved "Exhibit A" and the Conditions above, this grant recognizes that there may be changes resulting from identified tenants, which may result in smaller or larger restaurants, different locations, and/or a reduced number of restaurants than those originally proposed and identified in "Exhibit A". Such outcome is permitted provided that the other conditions noted herein, specifically those related to the combined maximum interior floor areas, maximum interior and exterior seating numbers, maximum (total) number of establishments authorized under this grant, and the maximum number of establishments approved for each type of grant in the Conditions above are not exceeded. The sale and dispensing of beer and wine may be provided in lieu of a full line of alcoholic beverages at any of the establishments approved for a full line of alcoholic beverages (but not the reverse), provided that the maximum (total) number of establishments authorized for alcoholic beverages is not exceeded, and subject to all other conditions of this grant.
18. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
19. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
20. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
 - a. Entry, visible to pedestrians
 - b. Customer service desk, front desk or near the reception area.

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

21. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
22. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under the control of the applicant to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

23. Loitering is prohibited on or around these premises and the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
24. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements, the conditions imposed by the Department of Alcoholic Beverage Control (ABC), and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activities on the subject premises and in any exterior area, including accessory parking areas, over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism, and truancy occur.
25. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, the Department of Building and Safety, the Department of City Planning, or other responsible agencies. The on-site Manager and employees shall be knowledgeable of the conditions herein.
26. The applicant shall provide the Zoning Administrator a copy of each license suspension thereof, or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage Control upon such issuance.
27. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris and litter.
28. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
29. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages
30. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.
31. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers, or buffer zones.

32. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01- E,.3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous ZA Sign Offs shall be paid to the City.
- a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
 - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
33. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the prospective new business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of their new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement, or number of seats of the new operation.
34. Should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval. The application, in association with the appropriate fees, shall be submitted to the Development Services Center, Department of City Planning, within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add, or delete conditions, and if warranted, reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement/revocation purposes.
35. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her their initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19.01 E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting

documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

Zoning Administrator's Determination Conditions

36. Commercial use as restaurants shall be permitted within the six relocated historic bungalows designated on the California Register of Historic Places.

Hollywood Redevelopment Plan Conditions

37. The six historic bungalows designated on the California Register of Historic Places shall be relocated within the Project Site and shall be rehabilitated for either residential use or commercial restaurant use.

Site Plan Review Conditions

38. **Height.** The project shall be limited to a maximum height of 388 feet and 4 inches feet.
39. **Parking per AB 2097.** The project shall be permitted to provide a minimum of zero parking space pursuant to California Government Code Section 65863.2 (AB 2097).
40. **Vehicular Parking.**
- a. Any above-grade parking structure shall be designed to be utilized and easily repurposed to other uses.
 - b. Entrances, elevators, and stairs for parking structures shall be easily accessible and highlighted architecturally.
 - c. The height of the parking level shall have sufficient clearance to be adaptable to non-parking uses. Once converted, the building shall permit a minimum floor to ceiling height of nine feet for commercial uses and eight feet for residential uses.
 - d. All above-grade levels of the Project's parking podium shall be consistent with the façade treatments in the plans stamped as "Exhibit A", dated October 12, 2023.
41. **Open Space.** A minimum of 54,275 square feet of usable open space shall be provided.
42. **Landscaping.** Prior to the issuance of a building permit, a landscape and irrigation plan shall be submitted to the Department of City Planning for approval. The landscape plan shall be in substantial conformance with the landscape plan stamped Exhibit A, dated October 12, 2023. Minor deviations from the requirements provided below may be permitted by the Department of City Planning to permit the existing landscaping conditions provided that the plantings are well established and in good condition.
43. **Required Trees.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A". There shall be a minimum of 127 24-inch box, or larger, trees onsite pursuant to LAMC Section 12.21 G.2.
44. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. Street trees may be used to satisfy on-site tree requirements. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right-of-way is proven to be infeasible due to City-determined physical constraints.

45. **Tree Wells.** The minimum depth of tree wells and planters on the rooftop, any above grade open space, and above a subterranean structure shall be as follows:

- a. Minimum depth for trees shall be 42 inches.
- b. Minimum depth for shrubs shall be 30 inches.
- c. Minimum depth for herbaceous plantings and ground cover shall be 18 inches.
- d. Minimum depth for an extensive green roof shall be three inches.

The minimum amount of soil volume for tree wells shall be based on the size of the tree at maturity as follows:

- a. 220 cubic feet for a tree 15 - 19 feet tall at maturity.
- b. 400 cubic feet for a tree 20 - 24 feet tall at maturity.
- c. 620 cubic feet for a medium tree or 25 - 29 feet tall at maturity.
- d. 900 cubic feet for a large tree or 30 - 34 feet tall at maturity.

46. **Tree Maintenance.** New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works.

47. **Cool Roof.** The Project shall implement a “cool roof” which would be comprised of light colored, reflective roofing materials over the mechanical equipment area and the roof of the vertical circulation.

48. **Glare.** The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

49. **Reflectivity.** Glass used in building façades shall be low-reflective or treated with a low-reflective coating in order to minimize glare from reflected sunlight.

50. **Signage.** There shall be no off-site commercial signage on construction fencing during construction.

51. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

- a. Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel.
- b. All pedestrian walkways, storefront entrances, and vehicular accessways shall be illuminated with lighting fixtures.
- c. Light fixtures located on the Project Site (and not in the public right-of-way) shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.

52. **Construction Generators.** The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. The Project construction contractor shall use on-site electrical sources and solar generators to power equipment rather than diesel generators, where feasible.

53. **Utilities.** All utilities shall be fully screened from view of any abutting properties and the public right-of-way.
54. **Mechanical Equipment.** All mechanical equipment shall be fully screened from view of any abutting properties and the public right-of-way.
55. **Trash/Storage.** All trash collecting and storage areas shall be located on-site and not visible from the public right-of-way. Trash receptacles shall be enclosed and/or covered at all times. Trash/recycling containers shall be locked when not in use.
56. All deliveries shall be made in the loading area along De Longpre Avenue. No loading or unloading of deliveries shall be permitted along Vine Street or Afton Place.
57. Trash pick-up, compacting, loading and unloading and receiving activities shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday and 10:00 a.m. to 4:00 p.m. on Saturday. No deliveries or trash pick-up shall occur on Sunday.
58. The outside disposal of glass bottles and shall only occur between the hours of 7:00 a.m. to 6:00 p.m.
59. **Graffiti Removal.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
60. **Aesthetics.** The structure, or portions thereof shall be maintained in a safe and sanitary condition and good repair and free of graffiti, trash, overgrown vegetation, or similar material, pursuant to Municipal Code Section 91,8104. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.
61. **Construction Traffic Management Plan.** The Applicant shall prepare a Construction Traffic Management Plan which will include a construction work site traffic control plan, DOT recommends that the construction work site traffic control plan be submitted to LADOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work.

Environmental Conditions

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

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

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

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

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

- Upon a discovery of a potential tribal cultural resource, the Applicant shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning.
- If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 14 days, to conduct a site

visit and make recommendations to the Applicant and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

- The Applicant shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the Applicant, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- The Applicant shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist to be reasonable and feasible. The Applicant shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
- If the Applicant does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the Applicant may request mediation by a mediator agreed to by the Applicant and the City who has the requisite professional qualifications and experience to mediate such a dispute. The Applicant shall pay any costs associated with the mediation.
- The Applicant may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and determined to be reasonable and appropriate.
- Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.

Notwithstanding the above, any information determined to be confidential in nature, by the City Attorney's office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, California Public Resources Code, and shall comply with the City's AB 52 Confidentiality Protocols.

66. Archaeological Resource Inadvertent Discovery. In the event that any subsurface archaeological resources are encountered unexpectedly at the project site during construction or the course of any ground disturbing activities, all such activities shall halt immediately, at which time the applicant shall notify the City and consult with a qualified archaeologist to implement the following procedures associated with the inadvertent discovery of archaeological resources:

- The applicant shall retain a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards (PQS) to prepare a treatment and disposition plan for any discovered archaeological resource. The qualified archaeologist shall retain an archaeological monitor who shall be present during further ground disturbing activities on the project site, including peripheral activities, such as sidewalk replacement, utilities work, and landscaping, which may occur adjacent to the project site.
- A 50-foot buffer around any find shall be established, subject to modification by the qualified archaeologist, within which construction activities shall not be allowed to continue around the find until work is allowed to resume in accordance

with the treatment and disposition plan. Ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated as part of a treatment and disposition plan. Work shall be allowed to continue outside of the buffer area.

- All archaeological resources unearthed by project development activities shall be evaluated by the qualified archaeologist. If a resource is determined by the qualified archaeologist to constitute a “historical resource” pursuant to CEQA Guidelines Section 15064.5(a) or a “unique archaeological resource” pursuant to Public Resources Code Section 21083.2(g), the qualified archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If, in coordination with the City, it is determined that preservation in place is not feasible, appropriate treatment of the resource shall be developed by the qualified archaeologist in coordination with the City and may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any archaeological material collected shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school, Tribe, or historical society in the area for educational purposes. If the inadvertent discovery identifies a tribal cultural resource, the applicant shall comply with the inadvertent discovery condition for tribal cultural resources.
- The frequency of required archaeological monitoring shall be based on the rate of excavation and grading activities, the materials being excavated (younger sediments vs. older sediments), the depth of excavation, and, if found, the abundance and type of archaeological resources encountered. Full-time monitoring may be reduced to part-time inspections, or ceased entirely, if determined adequate by the qualified archaeologist. Prior to any further ground disturbing activities on the project site, Archaeological Sensitivity Training shall be given for applicable construction personnel. The training session shall be carried out by the qualified archaeologist and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.
- All artifacts, other cultural remains, records, photographs, and other documentation shall be curated by an appropriate curation facility. All fieldwork, analysis, report production, and curation shall be fully funded by the applicant.
- The treatment and disposition plan shall be submitted to the City prior to any further ground disturbing activities continue within the buffer area. Recommendations contained therein shall be implemented throughout any further ground disturbance activities.

67. **Paleontological Resource Inadvertent Discovery.** In the event that any subsurface paleontological resources are encountered unexpectedly at the project site during construction or the course of any ground disturbing activities, all such activities shall halt immediately, at which time the applicant shall notify the City and consult with a qualified

paleontologist to implement the following procedures associated with the inadvertent discovery of paleontological resources:

- The project applicant shall retain a qualified paleontologist meeting the Society of Vertebrate Paleontology Standards (SVP) to complete a treatment and disposition plan for any discovered paleontological resource. The qualified paleontologist shall retain a paleontological monitor who shall be present during further ground disturbing activities on the project site, including peripheral activities, such as sidewalk replacement, utilities work, and landscaping, which may occur adjacent to the project site.
- A 50-foot buffer around any find shall be established, subject to modification by the qualified paleontologist, within which construction activities shall not be allowed to continue around the find until work is allowed to resume in accordance with the treatment and disposition plan. Ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated as part of a treatment and disposition plan. Work shall be allowed to continue outside of the buffer area.
- All paleontological resources unearthed by project development activities shall be evaluated by the qualified paleontological. The qualified paleontologist or designated paleontological monitor shall recover intact fossils consistent with the treatment plan and notify the City of any fossil salvage and recovery efforts. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt future construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Any fossils shall be handled and deposited consistent with the treatment and disposition plan prepared by the paleontological monitor.
- The frequency of required paleontological monitoring shall be based on the rate of excavation and grading activities, the materials being excavated (younger sediments vs. older sediments), the depth of excavation, and, if found, the abundance and type of archaeological resources encountered. Full-time monitoring may be reduced to part-time inspections, or ceased entirely, if determined adequate by the qualified paleontologist. Prior to any further ground disturbing activities on the project site, Paleontological Resource Sensitivity Training shall be given for applicable construction personnel. The training session shall be carried out by the qualified archaeologist and shall focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.
- All artifacts, other cultural remains, records, photographs, and other documentation shall be curated by an appropriate curation facility. All fieldwork, analysis, report production, and curation shall be fully funded by the applicant.
- The treatment and disposition plan shall be submitted to the City prior to any further ground disturbing activities continue within the buffer area. Recommendations contained therein shall be implemented throughout any further ground disturbance activities.

Administrative Conditions

68. **Approval, Verification and Submittals.** Copies of any approvals guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
69. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
70. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
71. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
72. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
73. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
74. **Project Plan Modifications.** Any corrections and/or modifications to the project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in Site Plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision-making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
75. **Indemnification and Reimbursement of Litigation Costs.** The Applicant shall do all of the following:
 - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
76. 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.
77. The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

ENTITLEMENT FINDINGS

Zone and Height District Change Findings

1. Pursuant to Section 12.32 C of the Los Angeles Municipal Code, and Charter Section 556 and 558, the recommended zone and height district change is deemed consistent with the General Plan and is in conformity with the public necessity, convenience, general welfare and good zoning practice.

Consistency with the General Plan

The Applicant requests a Vesting Zone and Height District Change from C4-2D-SN to (T)(Q)C4-2-SN and from R4-2D to (T)(Q)C4-2 for the westerly eight parcels, Assessor Parcel Numbers 5546-022-013, -015, -016, -019, and -030 Lots 14, 17, 18, and 19. Vesting Zone Change of the Property from R4 to C4, and a Height District Change to remove the D Limitation per Ordinance No. 165,652. The Property consists of 13 contiguous parcels that are currently zoned C4-2D-SN, R4-2D and R3-1XL. The requested action for the Vesting Zone Change and Height District Change would allow for the construction, operation, and maintenance of the Project, which is consistent with the General Plan and is beneficial in terms of public necessity, convenience, general welfare and good zoning practice.

The Project Site is located within the Hollywood Community Plan area, with a land use designation of Regional Center Commercial for the corresponding zones of C4-2D-SN (Commercial, Height District 2 with Development Limitation, Hollywood Signage Supplemental Use District [HSSUD]) and R4-2D (Multiple Dwelling, Height District 2 with Development Limitation); and Medium Residential for the corresponding Zone of R3-1XL (Multiple Residential, Height District 1-XL). Commercial zones permit a wide array of land uses, such as retail stores, offices, hotels, schools, parks, and theaters. The C4 Zone also permits any land use permitted in the R4 (Multiple Residential) Zone, which includes single-family dwellings, two-family dwellings, apartment houses, multiple dwellings, and home occupations. The C4 Zone normally limits residential density to the R4 Zone standard of 400 square feet of lot area per dwelling unit; however, LAMC Section 12.22 A.18 permits mixed-use projects on commercially-zoned sites designated as Regional Center Commercial to utilize the R5 Zone density calculation of 200 square feet of lot area per dwelling unit. The Height District 2 designation, in conjunction with the C4 Zone, does not impose a maximum building height limitation but does impose a maximum 6:1 FAR. The Hollywood Redevelopment Plan states that a proposed development within the Regional Center Commercial designation in excess of 4.5:1 FAR, up to but not to exceed 6:1 FAR, may be permitted if findings showing conformance to goals of the Redevelopment Plan and serving a public purpose such as the rehabilitation of a historically significant building. However, the existing "D" Limitation (Ordinance No. 165,652) applicable to the C4-zoned parcels limits the maximum FAR to 2:1. The "SN" suffix indicates that these parcels are located in the HSSUD and allows certain types of signage otherwise not permitted by the LAMC.

The parcels comprising center of the Project Site are zoned R4-2D (Multiple Residential, Height District 2 with "D" Development Limitation). The R4 Zone permits multiple dwelling

and apartment house uses, and a minimum lot area of 400 square feet per dwelling unit. The Height District 2 designation, in conjunction with the R4 Zone, does not impose a maximum building height limitation but does impose a maximum 6:1; however, the same “D” Limitation (Ordinance No. 165,652) is also applicable to the R4-zoned parcels, which limits the maximum FAR to 2:1.

The easternmost parcels are zoned R3-1XL (Multiple Residential, Height District 1XL). The R3 Zone permits multiple dwelling and apartment house uses, and a minimum lot area of 800 square feet per dwelling unit. Under Height District 1XL, development is limited to two stories and 30 feet in height with a maximum FAR of 3:1.

The proposed Zone and Height District Change is consistent with, and conforms to, the zoning pattern of properties in the immediate vicinity, including those adjacent and proximate mid- and high-rise developments that have been built or approved in the Hollywood area and that are designated as Regional Center Commercial with corresponding zones. The proposed FAR increase that would be allowed by the Project’s Zone and Height District change will be consistent with this Regional Center Commercial and Medium Residential land use designations and is in keeping with the goals and objectives of the General Plan Framework, which calls for FARs of “1.5:1 to 6:1 and are characterized by six- to twenty-story (or higher) buildings,” and with “densities and functions [that] support the development of a comprehensive and interconnected network of public transit and services.” By concentrating residential density and floor area in a designated Regional Center near jobs and regionally serving transit, the Project’s Zone and Height District change represents a focused effort to plan for new growth in Hollywood, and thereby conforms to the public necessity, convenience and general welfare of the City. The Project would also provide much-needed new housing opportunities, in addition to visitor- and resident-serving commercial uses. Through these contributions, the Project will be in conformance with the planning and land use goals and policies of the Hollywood Center as the focal point of entertainment for the City and the region, thereby furthering the goals and objectives of the Hollywood Community Plan.

The Project would include 429 residential units (with 36 units designated as Very Low Income Units), an approximately 55,000-square-foot grocery store, approximately 5,000 square feet of neighborhood-serving commercial retail uses, and 8,988 square feet of uses in the existing historic bungalows. The bungalows would be rehabilitated and adapted for reuse as either restaurants or 12 residential units, in which case the development would still propose a total of 429 residential units. The new 33-story building would be 388 feet, 4 inches in height. Overall, the Project would comprise 484,421 square feet of floor area. The Project’s ground floor would also provide commercial and common spaces that could be programmed for use by pedestrians, tenants, and patrons and ease of travel including secure bicycle parking.

The Project would include sufficient automobile and bicycle parking for each of the uses on the Property. If developed with restaurants or residential units within the bungalows, the Project would provide a total of 764 vehicle parking spaces (598 residential and 166 commercial vehicle parking spaces) within the four subterranean levels and 269 bicycle parking spaces (53 short-term and 216 long-term). Also consistent with City Ordinance No. 185,480 requirements, short-term bike parking spaces would be provided outside the buildings near the building entrances, and the long-term bicycle parking would be provided inside the subterranean parking in secured areas. The Project includes support infrastructure for active transportation modes such as bicycle parking with a bicycle

maintenance facility located near the bike storage area, with bicycle maintenance space in the parking garage. The location for bike storage provides secure parking and storage equipment in well-lit areas and is conveniently accessible to the residential and commercial components they serve.

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

The Project would be in compliance with the following Elements of the General Plan: Framework Element Land Use, Urban Form and Neighborhood Design, and Economic Development; Mobility Element chapters; Health and Wellness Element; Air Quality Element; and the Land Use Element – Hollywood Community Plan.

Framework Element

The Project is in conformance with purpose and intent of the various elements of the General Plan, including the Framework Element that sets forth a strategy for long-range growth and development providing a context for updates to community plans and citywide elements. Many of the Project's characteristics are in line within the objectives from the various chapters of the Framework Element outlined below.

Chapter 3: Land Use

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

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

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

The Project's mix of uses of including mixed-income housing, a neighborhood serving grocery store and usable open space for the residential tenants, in proximity to public transit would reduce the need for vehicle trips for the immediate surrounding neighborhood. As a result, the Project would accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors. The Project is also consistent with the type of developments the City encourages as it places new development along Vine Street while preserving the existing historic bungalows. The grocery store, retail uses, and existing bungalows, if rehabilitated as restaurants, provides job opportunities for the City's residents, which would maintain the City's fiscal viability.

The Project also includes bicycle parking facilities for patrons and tenants. With a supportive design, tenants are also encouraged to engage in active transportation modes rather than vehicular trips. They would be less likely to drive or drive less as the Project

would include a wide range of uses, have neighborhood resources located within the building or nearby, and provide employment opportunities in proximity to housing. Further, the Project is well-designed so that the ground floor commercial is pedestrian-oriented and aesthetically inviting, while blending well with the surrounding uses of office, restaurant, high-rise apartments and existing nearby bungalows.

The ground floor space is designed to attract and increase pedestrian activity by wrapping De Longpre Avenue, Vine Street and Afton Place with active uses such as retail, restaurant and a grocery store. Interest at the street level is created by providing pedestrian-oriented commercial uses and landscaping around the Project Site.

As such, the Project is consistent with the applicable goals, objectives, and policies in the Land Use Chapter of the Framework Element.

Chapter 5: Urban Form and Neighborhood Design

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

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

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

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

The Project proposes to be constructed as a high-quality, mixed-use building that incorporates design elements that use landscaping and mix of density to transition to lower scale areas. The Project would include many design elements that would contribute to the neighborhood's commercial and residential uses, supportive of pedestrian circulation, and offer a transitional buffer between the residentially-zoned properties to the east and south and the commercially-zoned properties to the west and north. Consistent with an urban context, the Project has been designed to be pedestrian-oriented with ground floor commercial uses fronting all three street frontages. The new ground floor commercial uses would consist of several establishments, each with its own entrance directly from the street. Additionally, the residential lobby and entrance would be placed on the northern part of Vine between the commercial uses.

The design of the ground floor articulation and the partially landscaped terraces support the City's intent to increase the area and quality of open spaces in this park-scarce urban area of Los Angeles. The Project includes many design elements that would improve the public environment and the ground floor open space that would also contribute to a more comfortable, safe, and pleasant pedestrian atmosphere. Furthermore, residents and patrons onsite throughout the day and night would act as natural surveillance for the

surrounding neighborhood in addition to the security measures such as adequate lighting and clear definition of spaces. These project design features will put eyes on the street.

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

Chapter 7: Economic Development

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

Policy 7.2.5: Promote and encourage the development of retail facilities appropriate to serve the shopping needs of the local population when planning new residential neighborhoods or major residential developments.

The Project is an appropriate mix of residential and commercial uses and intensity for this location as it is located within a growing creative office and residential area, which would support the economic development of the community, the greater Hollywood area, and its residents. The variety of uses and preservation of the historic bungalows of the Project would contribute to the Afton Square Historic District and neighboring creative offices with ground floor space to provide neighborhood resources to the community. Additionally, the Project reflects a transition of use and form from the residential areas to the east to the commercial areas to the west. The Project is supportive of active transportation modes as it has a pedestrian-oriented design, provides bicycle parking, and its proximity to a growing residential community would lead to a reduction in driving and congestion, reduction in air emissions, lower costs to businesses and commuters, and a higher quality of life. Further, the Project has been designed to be equivalent to the Leadership in Energy and Environmental Design (LEED) Silver – Green Building Rating System standards to reduce energy consumption.

Thus, the Project would be consistent with the Economic Development Chapter of the Framework Element.

Mobility Plan 2035

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

Policy 2.3: Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.6: Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes – including goods movement – as integral components of the City's transportation system

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

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

Policy 5.1: Encourage the development of a sustainable transportation system that promotes environmental and public health.

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

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

The development of the Project advances the above-referenced policies by promoting ground floor pedestrian activity and circulation while providing sufficient and safe facilities for bicyclists. In addition, the ground floor has been designed to activate the street level to be inviting for residents and patrons that commute by foot, and would encourage daytime and nighttime pedestrian activity along the adjacent street frontages. There are multiple entrances to the various commercial components of the Project Site along Vine Street, De Longpre Avenue, and Afton Place, that are safe and accessible to pedestrians. The Project's design separate pedestrian access from vehicular entry points.

Similarly, the Project has considered and will provide access for all modes of travel, including for pedestrians, bicyclists, and transit users. Residents, employees, and patrons that bike can access the Project with safe, well-lit, and convenient bicycle parking options located onsite within the Project's parking garage, as well as short-term bicycle parking located onsite adjacent to the public right-of-way and pedestrian entrances. Additionally, the Project would provide a bicycle workspace adjacent to the long-term bicycle parking (Level P1) to allow bicyclists to maintain their bicycles. Therefore, the Project is supportive of active transportation modes, such as walking and bicycling.

Furthermore, the Project Site is served by bus lines operated by Metro along Vine Street, Fountain Avenue, and Sunset Boulevard. The Project Site is located within a Transit Priority Area and is in proximity to many bus transit lines and Metro rail lines and DASH service. The Project Site is well served by transit and is located less than 0.5 miles south from the Metro's B Line Hollywood/Vine rail station. The Site is also served by Metro Bus Lines 2, 217, 210, 4, 180, 212, 222, LADOT DASH Hollywood/Wilshire, LADOT DASH Hollywood, LADOT DASH Beachwood Canyon. Metro Local Line 210 and the LADOT DASH Hollywood is both located within adjacent blocks of the Project Site. The Project's proximity to nearby residential and commercial uses would reduce vehicular trips to and from the Project, vehicle miles traveled, and air pollution. The Project would provide code-required bicycle parking supporting "first mile, last mile solutions," enabling tenants and guests improved access to the Project. The Project would also provide code-required electric vehicle charging stations.

The Project is consistent with the applicable policies of the Mobility Plan as it is located within walking distance of high-quality transit options, includes ample bicycle parking and facilities, and improves the pedestrian experience. Thus, the Project is supportive of active

transportation modes, such as walking and bicycling; and the commercial uses provided by the Project will be more accessible to those without automobiles and encourage those with cars to use other modes of transit which reduces vehicle trips, vehicle miles traveled, greenhouse gases, and air pollution.

Health and Wellness Element and Air Quality Element

Adopted in March 2015 with a technical update in 2021, the Plan for a Healthy Los Angeles lays the foundation to create healthier communities for all Angelenos. As the Health and Wellness Element of the General Plan, it provides high-level policy vision, along with measurable objectives and implementation programs, to elevate health as a priority for the City's future growth and development. Through a new focus on public health from the perspective of the built environment and City services, the City of Los Angeles will strive to achieve better health and social equity through its programs, policies, plans, budgeting, and community engagement. The proposed project is consistent with the following goals, objectives, and policies:

Health and Wellness Element

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

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

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

Air Quality Element

Policy 4.2.3: *Ensure that new development is compatible with pedestrians, bicycles, transit, and alternative fuel vehicles.*

Policy 5.1.2: *Effect a reduction in energy consumption and shift to non-polluting sources of energy in its buildings and operations.*

The Project Site is transit accessible and in proximity to many bus transit lines, Metro rail lines and DASH service. The Project Site is well served by transit and is located less than 0.5 miles south from the B Line Hollywood/Vine station. The Site is also served by Metro Bus Lines 2, 217, 210, 4, 180, 212, 222, LADOT DASH Hollywood/Wilshire, LADOT DASH Hollywood, LADOT DASH Beachwood Canyon. Metro Local Line 210 and the LADOT DASH Hollywood is both located within adjacent blocks of the Project Site. Future residents, employees, and patrons of the Project, as well as people who already live and work in the area, would be able to take advantage of the Project's mix of uses located within proximity to transit to serve their daily needs.

The pedestrian experience would be enhanced through upgrades to sidewalks, bicycle parking, building lighting, the inclusion of public open space, and the planting of street trees and landscaping around the entire Project Site. The ground level streetscape includes landscaping on De Longpre Avenue, Vine Street and Afton Place and ground level open space within the center of the Project Site. The grocery store and ground floor retail space would be visible through clear windows and doors to create an inviting and accessible area from the sidewalk. The commercial spaces along and residential lobby entrance on Vine Street would improve the street frontage and character as compared to existing conditions.

The development would be sited on a commercially- and residentially-zoned property partially within the designated Afton Square Historic District in an area well-served by transit. Thereby, the services would be more easily accessible to those without automobiles and would encourage the use of other modes of transit which reduces vehicle trips, vehicle miles traveled, and air pollution. Numerous transit options in the vicinity would encourage residents, employees, and patrons to use public transportation or walk. As stated above, the Project also provides ample bicycle parking and maintenance space onsite, thereby reducing air pollution and greenhouse gas emissions that would otherwise be caused by vehicle trips. The Project would comply with applicable provisions of the CALGreen Code and the Los Angeles Green Building Code, which will serve to reduce the Project's energy usage. In addition, as conditioned, the Project would provide electric vehicle charging spaces and stations in compliance with the regulations outlined in Chapter IX, Article 9, LAMC Sections 99.04.106 and 99.05.106.

The Project's energy efficiency features and location near major transit lines could help reduce the energy and emission footprint of the Project and the per capita greenhouse gas emissions of the residents, employees, and visitors from private automobile travel. The code-required EV-parking is also an example of good zoning practice because they provide a convenient service amenity to the employees or visitors who utilize electricity on site for other functions. As such, the Project provides service amenities and building features to improve the health and air quality for current and future users of the Site. Therefore, the Project would promote a healthy built environment, encourage healthy living and working conditions, reduce air pollution, and promote land use policies that reduce per capita greenhouse gas emissions.

Land Use Element – Hollywood Community Plan

The Community Plan designates the Property with Regional Center Commercial and Medium Residential land use designations. The Community Plan highlights its objective toward further development of the community as a major center of population, employment, retail services, and entertainment, and to perpetuate its image as the international center of the motion picture industry.

The requested action for a Zone and Height District Change to C4-2 and the intended Project are in conformance with the following objectives and policies of the Hollywood Community Plan:

Objective 1: *To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the metropolitan area. To further the development of Hollywood as a major center of population, employment, retail services, and*

entertainment; and, to perpetuate its image as the international center of the motion picture industry.

The Project is compatible in height and scale to other buildings throughout the commercial uses to the west and north while transitioning in height to the residential neighborhood to the east south. The Project is consistent with the development pattern of the surrounding area, which is predominantly occupied by production offices, theater venues, ground floor restaurant and retail uses, and landscaped open space areas for an activated pedestrian experience. The Property would be redeveloped from its current low intensity use of restaurant and retail spaces, office, and surface parking lots into a new high-rise, mixed-use building with rehabilitated historic bungalows that would contribute to the creative office and innovative hub within Hollywood while providing either additional residential uses or neighborhood serving commercial spaces for tenants, visitors, and local area residents. The Project's new residential uses and ground floor grocery store, retail and restaurant uses, in proximity to Hollywood resources, transit, housing development, and employment centers would reduce employees commute time and contributes to the development of the area as a center of media-related employment, retail services and restaurants.

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

To encourage the preservation and enhancement of the varied and distinctive residential character of the Community, and to protect lower density housing from the scattered intrusion of apartments.

Hollywood in general has been experiencing an increase in projects featuring mid-rise and high-rise housing developments. The Project proposes 429 residential units, including 36 units designated for Very Low Income households, a grocery store, retail uses, and the preservation of existing bungalows as either restaurants or 12 residential units. The housing component of the Project would offer a choice of housing type by providing one bedroom, one bedroom with den and two-bedroom units and ground floor bungalows (should the bungalows be used as residences) with a mix of private and common residential amenities. The affordable housing mixed with market rate housing would target varied economic segments of the community. Therefore, the Project contributes to the provision of housing of varied income levels and needs meanwhile by preserving the historic bungalows that is part of the larger Afton Square Historic District.

The Project's design is consistent with nearby developments, both the residential developments to the east and south and the entertainment commercial uses and restaurants north and south along Vine Street, in a way that allows the Project to reflect what is within its surrounding area. The Project uses tiered decks and ground floor open space and walkway that serves as a transitional buffer between the residential zones and the more intensive uses. More specifically, the Project intentionally places most of the residential units within the high-rise tower near the intersection of Vine Street and De Longpre Avenue to provide further distance from the nearby historic bungalows thereby protecting lower density housing from a scattered intrusion of apartments.

In summary, the Project is consistent with the applicable goals, objectives, and policies of the Hollywood Community Plan through providing new mixed income housing,

neighborhood serving commercial uses, preserving historic resources, improving the pedestrian experience, and encouraging alternative modes of travel.

2021-2029 Housing Element

The Housing Element identifies the City's housing conditions and needs, establishes goals, objectives, and policies to guide future housing decisions, and provides an array of programs to meet Citywide Housing Priorities. The City's Housing Element for 2021-2029 was adopted by City Council on November 24, 2021. The Project would be in conformance with following Housing Element goals, objectives, and policies.

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.1: Forecast and plan for existing and projected housing needs over time with the intention of furthering Citywide Housing Priorities.

Policy 1.1.2: Account for existing housing needs when planning for future development by conducting analysis to develop and incorporate a buffer above household projections

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

The Project would develop a 33-story building, comprised of 429 residential units, including 36 units designated for Very Low Income households. This is in conformance with Senate Bill (SB) 166, which was adopted on September 29, 2017, and amended Government Code Section 65863 (also known as the No Net Loss Law), to require sufficient adequate sites to be available at all times through the Housing Element Planning period to meet a jurisdiction's remaining unmet Regional Housing Needs Assessment (RHNA) goals for each income category. Pursuant to SB 166, as jurisdictions make decisions regarding zoning and land use, or development occurs, jurisdictions must assess their ability to accommodate new housing in each income category on the remaining sites in their housing element site inventories. A jurisdiction must add additional sites to its inventory if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category. In particular, a jurisdiction may be required to identify additional sites if a jurisdiction rezones a site or approves a project at a different income level or lower density than showing in the site's inventory.

1. The reduction is consistent with the General Plan including the Housing Element.

As stated, the Project would develop a 33-story building, comprised of 429 residential units, including 36 units designated for Very Low Income households, as such the Project would not result in a reduction of housing.

The Housing Element identified the Project Site as being able to provide 0.63 Lower Income Units and 3.01 Above Moderate Units, which the City has capacity to

accommodate the remaining RHNA Allocation for the 2021-2029 Planning period. As of April 1, 2023, the City's remaining RHNA Allocation for the 2021-2029 Planning period is as follows: 112,281 Very Low Income Units and 67,086 Low Income Units, 74,964 Moderate Income Units, and 168,892 Above-Moderate Income Units. As of April 1, 2023, the City has a remaining capacity of 330,056 Very Low Income Units and 332,096 Low Income Units, 63,107 Moderate Income Units, and 907,466 Above-Moderate Income Units. The excess Above-Moderate Income Unit capacity may accommodate both Moderate and Above-Moderate Unit RHNA Allocations.

Consistent with Objective 1.2 and Policy 1.2.2, the City could meet the remaining RHNA Allocation for the 2021-2029 Planning period for Low Income and Above Moderate Units through development of the identified remaining sites located throughout the City. While the Housing Element determined that 0.63 Low Income Units and 3.01 Above Moderate Units could be located on the Project Site, the City maintains ample capacity to meet the remaining RHNA Allocation for Low Income and Above Moderate units. Thus, the 0.63 Low Income Units and 3.01 Above Moderate Units that were originally allocated to the Project Site could be accommodated on other parcels located throughout the City. Therefore, the reduction would not constrict the Citywide production of Affordable Housing and/or the construction of a range of different housing types, and the Project is consistent with Objective 1.2 and Policy 1.2.2.

Lastly, as discussed above, the Project would be consistent with the purposes, intent and provisions of the General Plan and its elements, including the Framework Element, Mobility Element, Health and Wellness Element and Air Quality Element, and the Land Use Element – Hollywood Community Plan that relate to commercial and economic vitality. Therefore, the reduction is consistent with the General Plan including the Housing Element.

2. *The remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.*

The Project is located on a parcel identified in the Inventory of Sites prepared for the 2021-2029 Housing Element (Housing Element) and was anticipated to accommodate 0.63 Low Income Units and 3.01 Above Moderate Units. As the Project proposes a residential component, the Project would not result in fewer units by income category on the Project Site than those identified in the Housing Element.

Pursuant to Government Code Section 65863(b)(2), the City finds that while the Project would not result in fewer units by income category on the Project Site than those identified in the Inventory of Sites prepared for the Housing Element, the remaining sites identified in the Housing Element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584. As of April 1, 2023, the City's remaining RHNA Allocation for the 2021-2029 Planning period is as follows: 112,281 Very Low Income Units, 67,086 Low Income Units, 74,964 Moderate Income Units, and 168,892 Above-Moderate Income Units. As of April 1, 2023, the City has a remaining capacity of

330,056 Very Low Income Units and 332,096 Low Income Units, 63,107 Moderate Income Units, and 907,466 Above-Moderate Income Units on sites identified in the Housing Element.¹ Thus the City's RHNA allocation for the 2021-2029 Planning period for Very Low and Low Income Units makes up 34 percent and 20.2 percent of the City's remaining housing capacity, respectively. Therefore, the City finds that there are adequate remaining sites identified in the Housing Element and located throughout the City to accommodate the remaining RHNA Allocation for the Planning Period, and in compliance with the requirements of GC 65583.2. Nothing in GC Section 65863 shall authorize a city, county, or city and county to disapprove a housing development project on the basis that approval of the housing project would require compliance with Section 65683(b)(2).

As such, the Project is consistent with the applicable goals of the 2021-2029 Housing Element and the No Net Loss Law Statute, Government Code Section 65863.

Public Necessity, Convenience, and General welfare

The Project includes 429 residential units (with 36 units designated as Very Low Income Units), a two-level grocery store, neighborhood-serving commercial retail uses, and the preservation of six historic bungalows. The 484,421 square feet of residential and commercial space would contribute to the growth in the neighborhood from the emergence of media and technology companies, creative offices and multi-family residential developments. The infill project would replace an underutilized property that currently consists of a single-story commercial property occupied by two restaurants, a convenience store, a pawn shop, and an insurance office and its associated surface parking lots and six historic bungalows and one multifamily building. All buildings on the site are currently vacant except for the two restaurant spaces at the corner of Vine and De Longpre.

The Project would be an infill development in an area developed with low, medium, and high-rise commercial buildings as well as residential buildings that are both single family and multifamily. To the north are mostly one- to seven-story multifamily residential buildings and one- to five-story commercial buildings, to the east are single story family dwellings followed by a two- and four-story multifamily building. To the south are one- to two-story commercial and single-family residential uses and a four-story apartment, to the west are a five-story and a 21-story multifamily residential building and one- to six-story commercial office and retail buildings. While the area immediately east and southeast consists of the lower density buildings within the Afton Square Historic District, the areas north and west include the introduction of taller buildings with a variety of uses such as residential, restaurant, retail, and office uses being introduced. The infill project would replace an underutilized property that currently consists of single-story commercial properties occupied by two restaurants, a convenience store, a pawn shop, and an insurance office and its associated surface parking lots and six historic bungalows and one multifamily building. All buildings except the restaurants are vacant.

As proposed, the Project would improve the livability and general welfare of the future employees, residents and visitors of the development through the provision of open space, amenities, and commercial uses. The Project would further promote foot traffic through the development of ground floor retail and restaurant uses, new street trees, and a ground

¹ Annual production toward RHNA is tracked through the Housing Element Annual Progress Report Table B and is submitted to HCD. Table B shows the remaining RHNA Allocation after deducting the progress that has been made. <https://planning.lacity.org/plans-policies/housing-element>

floor landscaped walkway through the Site that would add pedestrian access for tenants between Afton Place and De Longpre Avenue.

Approval of the requested Zone and Height District Change would allow the Project to make more efficient use of land by providing new employment opportunities in direct proximity to residential uses, while accommodating for projected population growth in the area that is compatible with its evolving surrounding uses. Therefore, the requested Zone and Height District Change would be in conformity with public necessity, convenience, and general welfare.

Good Zoning Practice

The proposed Zone and Height District change is consistent with, and conforms to, the zoning pattern of properties in the immediate vicinity, including those adjacent and proximate mid- and high-rise developments that have been built or approved in the Hollywood area and that are designated as Regional Center Commercial with corresponding zones. The proposed FAR increase that would be consistent with this Regional Center Commercial Land Use Designation and generally conforms to the goals and objectives of the General Plan Framework, which calls for FARs of “1.5:1 to 6:1 and are characterized by six- to twenty-story (or higher) buildings,” and with “densities and functions [that] support the development of a comprehensive and interconnected network of public transit and services.” By concentrating residential density and floor area in a designated Regional Center near jobs and regionally serving transit, the Project’s Zone and Height District change represents a focused effort to plan for new growth in Hollywood. The Project would also provide new employment opportunities, in addition to visitor- and resident-serving commercial uses at its ground levels.

As the Project Site neighborhood is developed with a mixture of residential, commercial, and office uses, the Project would be compatible with the range of uses that exist in the vicinity. The proposed 33-story Project is similar in height to other buildings in the immediate area, including existing and proposed projects. Most notably, the scale of the new building proposed by the Project would be comparable to the existing Sunset Vine Tower (22 stories) located at Sunset Boulevard and Vine Street, north of the Project Site, and Sunset Media Center (28 stories) located at Argyle Avenue and Sunset Boulevard, northeast of the Project Site. As fully entitled developments, the nearby Palladium Residences is proposed as 28 stories northeast of the Project Site and 6400 Sunset is proposed as 26 stories northwest of the Project Site. Therefore, the proposed high-rise building located along Vine Street would be consistent with existing surrounding development patterns. Additionally, the Project’s building design raises the building wall of the ground floor and proposes 15,541 square feet of ground floor open space, as well as the preservation of six historic bungalows to allow a transition between the neighboring Afton Square Historic District.

As such, approval of the Project would allow for the development and use of a mixed-use residential building consistent with the scale of existing and proposed developments in the surrounding neighborhood.

Additionally, the Project would provide a new residential building and would offer amenities that would improve the quality of life for future employees as well as the surrounding community. The Zone and Height District change would result in a Project that would retain six existing historic bungalows, that complement existing uses in the vicinity, while

also providing much needed ground floor commercial floor area. The Project promotes a more walkable neighborhood by locating office, retail and restaurant uses within proximity of transit, existing job centers and services, and similar commercial uses. Furthermore, the change would allow for residential and commercial uses that are consistent with the objectives and policies of the Hollywood Community Plan, as discussed throughout Finding No. 1.

Therefore, the requested Zone and Height District Change would represent good zoning practices and development patterns in this portion of Hollywood.

2. “T” and “Q” Classification Findings

Per LAMC Sections 12.32 G.1 and 2, the current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for the Project. The “T” Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this Site. The “Q” conditions that limit the scale and scope of future development on the Site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

Building Line Removal Findings

3. Pursuant to Section 12.32 R of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

Pursuant to LAMC Section 12.36 D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same Project. This finding is substantially identical to Finding No. 1 is hereby incorporated by reference.

The Project’s Building Line Removal request to remove a 10-foot building line along Vine Street would allow for development up to the property line consistent with City zoning and policies for commercially zoned property along major streets. The existing building line was established in the past and is inconsistent with current zoning standards. City policy seeks to develop buildings on commercial zones with a street wall and no setback along major City boulevards such as Vine Street. Notwithstanding the building line setback, the Project would not require a setback along Vine Street because the proposed frontage within the proposed C4 zone portion abutting Vine Street, Afton Place, and De Longpre Avenue require no setbacks. As a designated Avenue II, Vine Street, at a dedicated half-roadway width of 80 feet (ultimately 86 feet for the entire roadway), will contain sufficient area to accommodate foreseeable public and private transportation needs.

Thus, the removal of the Building Lines to facilitate the provision of housing, retail and restaurant uses near transit facilities to promote the public peace, health, safety, comfort, convenience, interest and general welfare as discussed above.

Density Bonus/Affordable Housing Incentives Program Findings

Following is a delineation of the findings and the application of the relevant facts as related to the request for two (2) On-Menu Incentive and one (1) Off-Menu Waiver to allow for the development of the Project. Pursuant to Section 12.22 A.25(g) of the LAMC and Government Code Section 65915, the Commission shall approve a Density Bonus and requested incentive(s) unless the Commission finds that:

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

On-Menu Incentives

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

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

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

Based on the set aside of 11 percent of a 320-unit base density for Very Low Income Households, the Applicant is eligible for two incentives under Government Code Section 65915 and the LAMC. The Applicant is requesting two (2) On-Menu Incentives; (1) To calculate density prior to street dedications pursuant to LAMC Section 12.22 A.25(f)(7); and (2) To average floor area, density, open space, and parking across the Project Site from a less restrictive zone to a more restrictive zone pursuant to LAMC Section 12.22 A.25(f)(8).

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

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). As required by Section 12.22 A.25(e)(2), the findings to deny an incentive under Density Bonus Law are not equivalent to the findings for determining the existence of a significant unavoidable impact under CEQA. There is no substantial evidence that the incentives for the Project will have a specific adverse impact on the physical environment, or on public health and safety, or on any property listed in the California Register of Historical Resources. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety. The Project is not located within a designed Historic Preservation Overlay Zone nor is it designated as a Historical-Cultural Monument. The Project includes the relocation and preservation of six bungalows on the eastern portion of the Site that are contributing structures within the Afton Square District, a designated California Register historic district.

6. **The incentives are contrary to state or federal law.**

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

Density Bonus Off-Menu Waiver of Development Standards Findings

Following is a delineation of the findings related to the request for a Waiver of Development Standards. Government Code Section 65915 and LAMC Section 12.22 A.25(c) state that the Commission shall approve a Density Bonus and requested Waivers of Development Standard(s) unless the Commission finds that:

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

There is no evidence in the record that the proposed Waiver is contrary to State or Federal law. A project that provides 11 percent of base units, or in this case total units, for Very Low Income Households qualifies for two (2) Incentives, and *pursuant to* Government

Code Section 65915(e)(1), and Applicant may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]”. Moreover, Government Code Section 65915(e)(2) states that that a proposal for the waiver or reduction of development standards shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled.

The Applicant requests one Off-Menu Waiver of Development Standards to permit a 50 percent increase in the allowable Floor Area within the C4-zoned parcels to permit 476,793 square feet of floor area within the C4 Zone, which is comprised of 475,433 square feet of floor area within the new tower and a 1,360 square-foot bungalow. The C4-zoned parcels are permitted a maximum 2:1 FAR with the applicable “D” Limitation, which would not be sufficient to accommodate the proposed affordable units and density to develop the Project. Therefore, the development standard from which the Applicant is requesting the Waiver would have the effect of physically precluding the construction of a development meeting the affordable set-aside criteria and incentives, and would prevent the Applicant from building the proposed 429 residential dwelling units with 36 units set aside for Very Low Income Households.

Therefore, these Incentives supports the Density Bonus request.

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

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

Conditional Use Findings

Following is a delineation of the findings related to the request for a Main Conditional Use Permit (MCUP) is to allow the sale of a full line of alcohol service for one- and off-consumption for a grocery store, and for on-site consumption within three restaurants, pursuant to LAMC Section 12.24 W.1; and a Zoning Administrator’s Determination to allow for commercial uses within six relocated historic bungalows designated on the California Register of Historic Places within the R3-1XL Zone pursuant to LAMC Section 12.24 X.12.

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

The Project proposes a 33-story building, comprised of 429 residential units, including 36 units designated for Very Low Income households, a 55,000-square-foot grocery store, 5,000 square feet of retail uses, and either restaurants or 12 residential units within existing bungalows to remain, totaling 484,421 square feet of floor area on a two-acre site, for a floor area ratio of (FAR) 6:1. The Project would replace the current underutilized uses of the Project Site that consists of mostly vacant properties including single-story commercial properties occupied by two restaurants, a convenience store, a pawn shop, and an insurance office and its associated surface parking lots and six historic bungalows and one multifamily building. All buildings on the site are currently vacant except for the two restaurant spaces at the corner of Vine and De Longpre.

LAMC Section 12.24 X.12 allows a Zoning Administrator's Determination to permit commercial uses in a building and/or permit reduced parking otherwise required in the LAMC, for a building that is designated on the National Register of Historic Places, including Contributing Buildings in National Register Historic Districts, the California Register of Historical Resources, the City of Los Angeles List of Historic-Cultural Monuments, or a Contributing Structure located in a Historic Preservation Overlay Zone (HPOZ) that has been established pursuant to Section 12.20.3. The six historic bungalows are Contributing Buildings within the Afton Square Historic District. The Project requests a Zoning Administrator's Determination to allow for potential commercial uses within six relocated historic bungalows designated on the California Register of Historic Places within the R3-1XL Zone.

The Project requests a Main Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for off-site sale for a grocery store, and for on-site consumption for three restaurants within three of the six rehabilitated bungalows if used for restaurants; and an approval to allow for commercial uses within six relocated historic bungalows designated on the California Register of Historic Places within the R3-1XL Zone.

The Project would enhance the surrounding neighborhood and provide additional commercial activity and mixed-income residential opportunities. The new building and rehabilitated historic bungalows would replace the current underutilized uses of the Project Site that consists of a single-story commercial building occupied with two restaurants, a single-story post-production office with a small surface parking lot, six bungalows, and an eight-unit multi-family building. All buildings on the site are currently vacant except for the two restaurant spaces at the corner of Vine and De Longpre.

The Project is located in a highly urbanized area in the Hollywood Community Plan, and the proposed restaurant uses would encourage existing and new residents, tourists, and employees to remain in the Plan area to meet their dining/entertainment needs. The availability of alcoholic beverages would be incidental to the Project's proposed restaurant uses, and customary for other existing dining establishments in the area. For example, the grant to offer alcoholic beverages to patrons is an essential service that allows new uses to compete with other restaurants.

The Main Conditional Use permit provides an umbrella entitlement with conditions that apply to all establishments within the Project. Specific physical and operational conditions will be included as part of a Plan Approval required for each establishment pursuant to the MCUP provisions where conditions such as security measures, limited hours of operation, STAR training, inspections, and evaluations of any nuisance complaints would be imposed.

Therefore, as conditioned, allowing the sale of alcoholic beverages for on- and off-site consumption for a grocery store, and for on-site consumption for three restaurants within the six rehabilitated bungalows if used for restaurants, and allowing for commercial uses within six relocated historic bungalows designated on the California Register of Historic Places within the R3-1XL Zone, would enhance the built environment in the surrounding neighborhood and provide a service that is beneficial to the community, city or region.

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

The Project Site is located in the highly urbanized Hollywood Community of the City of Los Angeles within walking distance to regionally serving transit. The Project proposes the construction of a new 33-story mixed-use building consisting of up to 429 new residential units, including 36 units designated for Very Low Income households, a 55,000 square-foot grocery store, 5,000 square feet of neighborhood-serving commercial retail uses, and 8,988 square feet of uses in the existing historic bungalows for reuse as either restaurants within a residential zone, or 12 residential units totaling approximately 484,421 square feet of floor area. The Hollywood Community Plan emphasizes the retention and development of the entertainment industry and clustering of complementary uses/services. The Hollywood Community Plan encourages the further "development of the Hollywood Media District and Hollywood in general as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry," and the provision of the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice and to encourage the preservation and enhancement of the varied and distinctive residential character of the Community, and to protect lower density housing from the scattered intrusion of apartments. By allowing commercial uses within the residential zone, the Project is able to provide affordable and market rate housing, a grocery store, and other retail and restaurant uses to encourage residents, tourists, and employees to remain in the Community Plan Area to meet their employment, food, and retail needs.

The Project will be compatible with the current arrangement, uses, and urban context of Hollywood, and the Project's commercial nature would blend well with the uses within the area, which would include neighborhood-serving uses on the ground floor and office space in the upper floors. The scale of the Project at street level, the level of architectural detail makes it an important contribution to the public realm. The Project contributes to the public realm and improves safety of the surrounding area by activating the sidewalks of Vine Street, De Longpre Avenue, and Afton Place during the day and evening hours. The main entry is clear and visible from Vine Street and De Longpre Avenue; ground floor retail spaces are open and active and easily accessible. The Project's height would be permitted with the proposed General Plan Amendment and Vested Zone and Height District Change to [Q]C4-2-SN and [Q]C4-2 for this area of the Hollywood Community Plan. The Project at

its tallest point would be 303 feet and would include a 22-to-57-foot private landscaped buffer between the office tower, ground floor open space and the rehabilitated bungalows. This combination of ground floor uses would allow a transition between the low-rise residential buildings to the east and south of the Project Site.

No evidence was presented at the Hearing Officer hearing held on October 4, 2023, or in writing that the sale of alcoholic beverages for on-site consumption will be materially detrimental to the immediate neighborhood. The sales of alcohol will not be detrimental to nearby schools, since as conditioned, the establishments serving alcohol will be carefully controlled and monitored. The Project Site is located over 2,600 feet west of the public school (Joseph Le Conte Middle School) and is buffered from the school throughout this distance by a residential uses, Sunset Gower Studios, and other multifamily and commercial buildings.

Furthermore, this grant also includes Conditions of Approval intended to address alcohol-related issues to safeguard public welfare, such as proper employee training. In addition, as each operator comes in, they will be required to file a Plan Approval to allow for the Zoning Administrator to review the floor plan and impose any other conditions as deemed appropriate. Thus, as conditioned, the Project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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

Pursuant to LAMC Section 12.36 D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same Project. This finding is substantially identical to the Finding No. 1 and in accordance with Section 12.24 E of the LAMC, is hereby incorporated by reference. As discussed in Finding No. 1, the Project would be consistent with the purposes, intent and provisions of the General Plan and its elements, including the Framework Element, Mobility Element, Health and Wellness Element, Air Quality Element, Land Use Element, Housing Element, and the Sewerage Facilities Element– Hollywood Community Plan that relate to commercial land uses. Approval of the Project would enhance the built environment in the surrounding neighborhood and would provide a function that is fitting and compatible with the character of the surrounding community and commercial viability of the region as a whole.

The Community Plan does not contain policies that specifically address requests for the sale of alcoholic beverages; however, the sale of alcohol is inherent in the operation of similar commercial uses within the vicinity of the Site. The proposed request for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to three establishments is consistent with the following Central Hollywood Community Plan objectives:

Objective No. 1: To further the development of Hollywood as a major center of population, employment, retail service and entertainment.

Objective No. 4: *To promote economic well-being and public convenience through allocating and distributing commercial lands for retail service and office facilities in quantities and patterns based on accepted planning principles and standards.*

The Community Plan encourages new uses which strengthen the economic well-being and promote development of Hollywood as a major center of population, employment, retail service and entertainment. The Project is located within the commercial and residential area of Hollywood, which includes several creative offices, and media-related developments that support the motion picture and television industry and residential uses that are part of the Afton Square Historic District. The Project will provide commercial uses and restaurants in conjunction with the sales alcohol to further the existing activity within the heart of the Hollywood. The request achieves the objectives of the Hollywood Community Plan, which seeks to promote the development of Hollywood as a major center of population, employment, retail service and entertainment, and that promotes the economic well-being and public convenience through allocating and distributing commercial lands for retail service.

The Project's grocery and restaurant uses would reduce trips by adding uses to the immediate surroundings. As a result, the Project would "accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors." The Project is also consistent with the type of developments the City encourages as it places new development in an existing commercial area while providing employment opportunities for the surrounding neighborhoods. With 55,000 square feet of grocery and 8,988 square feet of six rehabilitated bungalows to be used as restaurants plus the 429 residential units, the Project provides additional job opportunities for the City's residents, which would maintain the City's fiscal viability.

The proposed sale of alcoholic beverages in conjunction with the proposed grocery store and restaurants would help achieve the vision for Hollywood to be an area that is the industrial, commercial, and entertainment center of the Community Plan area. The restaurant and retail spaces will activate the sidewalks of Vine Street, De Longpre Avenue, and Afton Place during the day and evening hours, contributing toward making this a media-focused industrial, commercial, and entertainment center of the region. The grocery store and proposed restaurants are convenient locations for residents, visitors, and employees who can patronize the uses. The availability of alcoholic beverages would be incidental to the Project's proposed grocery and restaurant uses, and customary for other existing establishments in the area. For example, the grant to offer alcoholic beverages to patrons is an essential service that allows new uses to compete with other grocery stores and restaurants.

The Project's proposed grocery and restaurant uses are designed to attract and increase ground floor pedestrian activity along both De Longpre Avenue and Afton Place, and pedestrian-oriented commercial uses along the Vine Street frontage, which would collectively activate and attract pedestrian interest.

Therefore, the Project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

Additional Findings for Alcohol Sales Pursuant to LAMC Section 12.24 W.1 (Conditional Use for Alcoholic Beverages)

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

The subject property is located within the Hollywood Community Plan Area, as well as in proximity to various high rise and low-rise residential uses, media studio and production facilities, creative office spaces, and restaurant uses. Multi-family residential are located in the vicinity of the Project Site in structures ranging from single- to 21-story structures. A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of the media industry, and a vibrant neighborhood. The surrounding area is characterized by various alcohol related uses along Vine Street and Sunset Boulevard to the north and east; the introduction of additional such establishment would not create an adverse or unique condition.

The Project Site is currently occupied by two restaurants that will be demolished as part of the Project and which had previously been granted a Conditional Use approval to sell and serve beer and wine. No complaints were related to this use were filed during the operation of these restaurants. Additionally, the surrounding neighborhood contains similar buildings that provide commercial uses which serve alcohol onsite, therefore the introduction of another such establishment would not create an adverse or unique condition. The Project's new establishments would help to enhance the availability of dining and entertainment options in the neighborhood, as well as provide options for the building tenants. All music, sound, or noise which is under the control of the tenant shall be in compliance with the Citywide Noise Ordinance, loitering is prohibited on and around the premises, and the Applicant would be required to maintain the premises and sidewalk in good condition. These conditions would be supplemented by more specific physical and operational restrictions to address the characteristics of each individual establishment implemented through a Plan Approval required prior to the effectuation of the grant for each respective tenant. Under these Plan Approvals, the Zoning Administrator and LAPD have the opportunity to recommend conditions, including the maximum number of indoor seats, as determined by the City of Los Angeles Department of Building and Safety. Impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, escort services, and loitering would be reduced by the imposition of conditions requiring deterrents against loitering and responsible management. Such impositions of conditions will make the use a more compatible and accountable neighbor to the surrounding uses. Conditions are intended to integrate the use into the community as well as protect community members from potential adverse impacts associated with alcohol sales. Furthermore, employees are required to undergo training on the sale of alcohol including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program.

Therefore, based on the above, the sale of a full line of alcoholic beverages for on-site and off-site consumption at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

and whether revocation or nuisance proceedings have been initiated for any use in the area.

The project site is located within Census Tract No. 1908.10. According to the ABC licensing criteria, 11 on-sale and two off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1908.10. As such, the number of existing on-sale licenses within the Census Tract where the Project Site is located exceeds ABC guidelines.

According to statistics provided by the LAPD's Central Division Vice Unit, within Crime Reporting District No. 666, which has jurisdiction over the subject property, a total of 368 crimes were reported in 2022, compared to the citywide average of 156 crimes and the high crime reporting district average of 187 crimes for 2022. In 2022, there were 22 Narcotics, 2 Liquor Law, 0 Public Drunkenness, 0 Disturbing the Peace, 3 Disorderly Conduct, 0 Gambling, and 52 DUI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience.

The ABC has discretion to approve an application if there is evidence that normal operations would not be contrary to the public welfare and would not interfere with the quiet enjoyment of property by residents in the area. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring responsible management and deterrents against loitering, public drinking, driving under the influence, and public drunkenness. As stated above, the number of existing on-site licenses within the census tract where the Project Site is located exceeds ABC guidelines. However, as conditioned, allowing the sale, dispensing, and consumption of a full line of alcoholic beverages for on-site consumption in conjunction with the proposed restaurant and retail uses is not anticipated to create a law enforcement issue. Consequently, this approval would not result in an undue concentration of premises selling, dispensing, and consumption of a full line of alcoholic beverages.

Additionally, the proposed establishments are part of a larger development, which would benefit from oversight of the development site as a whole. Moreover, included in this grant are a number of general conditions that would act to minimize any impacts that might be generated by alcohol serving establishments including that each individual venue seeking to utilize a permit to sell alcoholic beverages for on-site and off-site consumption as a part of this Main Conditional Use Permit must apply for a Plan Approval. The Plan Approval process would allow the Department of City Planning to tailor conditions to each individual Applicant and establishment, and create measures, which would minimize impacts. Likewise, concerns associated with any individual establishment can be addressed in more detail through the Plan Approval process, which would provide an opportunity to consider more specific operational characteristics when a tenant is identified and the details of each establishment are highlighted.

The Project will not adversely affect community welfare because the proposed grocery store and restaurant spaces would provide a desirable service and convenience to the

grocery and restaurant patrons through the sale of alcohol incidental to the use in an area designated for Regional Center. Further, conditions of the grant address noise, security and loitering and require the installation of surveillance cameras will safeguard the welfare of the community and help to ensure that operation of this property will not negatively affect the community. The approval of the request will not result in a net increase in the number of existing ABC licenses within the census tract. As such, as conditioned, the proposed uses in conjunction with the on-site sale, dispensing, and consumption of a full-line of alcoholic beverages would be compatible with the surrounding development and will not adversely affect the welfare of the surrounding community.

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

The proposed zoning of C4-2-SN and C4-2 would allow for the development of a grocery store and new restaurant uses on the Project Site. With regard to surrounding sensitive use, there are the following within a 600-foot radius of the site:

- Southern California Hospital, 6245 De Longpre Avenue
- Childhelp Hollywood Foster Care, 1345 El Centro Avenue
- The Aetherius Society, 6202 Afton Place

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive use. The ground floor accessible grocery store is further away from residential uses to the east of the Project Site and primarily face existing commercial uses west, thereby buffering the Site from the sensitive uses. The rehabilitated bungalows will have setbacks and landscaping to buffer the Site from residential uses north and south. As conditioned, the Project would protect the health, safety and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The Project is consistent with the requested zoning and in keeping with the existing uses adjacent to the development. The Project will contribute to a neighborhood and serve the neighboring residents and the local employees as well as visitors. Therefore, as conditioned, the Project will not detrimentally affect residentially-zoned properties or any other sensitive uses in the area.

Additional Findings for Allowing Commercial Uses in a Residential Zone pursuant to LAMC Section 12.24 X.12 (Zoning Administrator Determination)

- 15. The commercial use and/or reduced parking is compatible with, and will not adversely impact property within, the surrounding area or HPOZ.**

The Project Site is not within a Historic Preservation Overlay Zone; however, six bungalows are within the Afton Square Historic District. Commercial use of the bungalows would be compatible with the proposed redevelopment of the Project Site with a mix of residential and neighborhood serving uses. The Project includes extensive landscaping adjacent to residential uses to the east. Specifically, the Project would also provide a 14- to 55-foot landscaped private walkway that would act as a buffer between the new building

and rehabilitated bungalows. Moreover, operating hours associated with commercial use of the bungalows would generally occur during the day when nearby residents are likely to be at work and would not be late night uses that could negatively impact nearby residential uses. The Project's Conditions of Approval would require the Project to comply with security measures, limited hours of operation, STAR training, inspections, and evaluations of any nuisance complaints would be imposed.

16. The commercial use and/or reduced parking is reasonably necessary to provide for the continued preservation of the historically significant building and is compatible with its historic character.

Three of the six bungalows were previously operating as commercial uses, specifically office uses. Currently, all six of the historic bungalows remain vacant. It appears that some or all of the bungalows were previously used for commercial uses and approval of the Conditional Use Permit would be consistent with the historical use of the structures. The bungalows would be rehabilitated in accordance with Secretary of Interior Standards for Rehabilitation of Historic Structures.

Redevelopment Plan Compliance Findings

The Project Site is located within the Hollywood Redevelopment Plan Area; accordingly, the Project has been reviewed for consistency and compliance with the Hollywood Redevelopment Plan. Pursuant to Section 11.5.14 D.5(d) of the LAMC, the Director shall grant a Redevelopment Plan Project Compliance upon findings that the project:

17. Substantially complies with the relevant Redevelopment Regulations, findings, standards and provisions of the Redevelopment Plan.

The Project proposes the demolition of 32,844 square feet of vacant commercial and vacant residential uses while rehabilitating six existing historic bungalows and the construction of a new 33-story square-foot mixed use building with 429 units, a grocery store and retail, and four subterranean levels for a total height of 388 feet and 4 inches and six historic bungalows as restaurants or residential units. Pursuant to the Hollywood Redevelopment Project Area Administrative Review and Referral Form, dated May 2021, the Project is required to comply with general conformance to the goals of the Redevelopment Plan Section 300 and Sections 501, 508.2, 508.4, 510, 511, 515, 518.1, 518.2, and 519 of the Hollywood Redevelopment Plan.

Hollywood Redevelopment Plan Consistency Findings

Section 300 – Redevelopment Plan Goals

The Project would be consistent with the following goals of the Hollywood Redevelopment Plan:

- 3) *Promote a balanced community meeting the needs of the residential, commercial, industrial, arts and entertainment sectors.*
- 5) *Improve the quality of the environment, promote a positive image for Hollywood and provide a safe environment through mechanisms such as:*
 - a) *adopting land use standards;*

- b) *promoting architectural and urban design standards including: standards for height, building setback, continuity of street facade, building materials, and compatibility of new construction with existing structures and concealment of mechanical appurtenances;*
 - c) *promoting landscape criteria and planting programs to ensure additional green space;*
 - d) *encouraging maintenance of the built environment;*
 - g) *promoting rehabilitation and restoration guidelines;*
 - h) *integrate public safety concerns into planning efforts.*
- 9) *Provide housing choices and increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes; and to provide home ownership opportunities and other housing choices which meet the needs of the resident population.*
- 10) *Promote the development of sound residential neighborhoods through mechanisms such as land use, density and design standards, public improvements, property rehabilitation, sensitive in-fill housing, traffic and circulation programming, development of open spaces and other support services necessary to enable residents to live and work in Hollywood.*
- 11) *Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria.*

The Project is in general conformance with the applicable Redevelopment Plan. The Project is a mixed-use development meeting the needs of residential and commercial sectors by providing 429 units of housing including 36 units set aside for Very Low Income Households, a grocery store, retail and restaurant uses, and preserves six historic bungalows. The Project improves the current land uses by constructing a high-quality mixed-use building with subterranean parking with active ground floor uses while rehabilitating six historic bungalows and providing landscaping and amenity spaces throughout the Project Site. Additionally, the Project provides a mix of market rate and affordable housing and mix of unit types thereby proving housing choices. The Project serves as a sensitive in-fill housing by concentrating most of the units furthest away from existing residential uses to the east and south and breaking up the mass of the building. Furthermore, the Project retains, restores and proposes the reuse of six historic bungalows that are part of the Afton Square Historic District as either restaurants or 12 residential units. Thus, the Project overall conforms to the applicable Redevelopment Plan Goals.

Hollywood Redevelopment Plan Conformance Findings

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

Section 501 of the Hollywood Redevelopment Plan states that all real property in the

Project Area (Hollywood Redevelopment Plan Area) is subject to the controls and requirements of the Plan. Subdivision, development, and rehabilitation is to be in conformance with the applicable Designs for Development pursuant to the Plan. However, to date, no Designs for Development nor Hollywood Urban Design Plan have been formally adopted. but, as described above, the Project is consistent with the goals of the Hollywood Redevelopment Plan. As such, the proposed Project complies with Section 501 of the Hollywood Redevelopment Plan.

Section 508.2 of the Hollywood Redevelopment Plan allows the public rights-of-way and principal streets to be widened, altered, abandoned, vacated, or closed as necessary for proper development of the Project. Moreover, it allows the creation of additional public streets, alleys and easements may be created in the Project Area as needed for proper development and circulation. Any proposal vacating, modifying, or creating streets shall be submitted to the Agency for consultation prior to final action by the City. As required by the Bureau of Engineering, the Project proposes to provide a three-foot dedication to complete a 43-foot-wide half public street right-of-way dedication for Vine Street and five foot dedication to complete a 30-foot wide half public street right-of-way dedication for De Longpre Avenue. The project does not propose any street vacation, modification, or creation. As such, the proposed project complies with Section 508.2 of the Hollywood Redevelopment Plan.

Section 508.4 of the Hollywood Redevelopment Plan encourages open space, recreational areas, and landscaping. The Project includes 54,850 square feet of open space comprised of 27,150 square feet of common open space, 8,500 square feet of interior open space, 19,200 square feet of private open space (balconies). As such, the Project would meet LAMC open space requirements. As such, the proposed project complies with Section 508.4 of the Hollywood Redevelopment Plan.

Section 510 of the Hollywood Redevelopment Plan requires that the proposed Project conform to all applicable State and City ordinances and regulations. As part of the entitlement and permitting process, the Project would be conditioned to conform to applicable regulations. As such, the proposed project complies with Section 510 of the Hollywood Redevelopment Plan.

Section 511 of the Hollywood Redevelopment Plan requires that no grading, foundation, demolition, building or any other kind of permit shall be issued by the City for any property within the Redevelopment Project Area which involves or is determined by the Agency to be architecturally or historically significant. As confirmed by the City's Redevelopment Plan Unit on May 24, 2021, the Project Site contains Contributors to a designated Historic District (Afton Square) and a property identified as an eligible historic resource (1330 Vine Street) in the 2020 Historic Resources Survey of the Hollywood Redevelopment Project Area. As part of the Environmental Impact Report, under CEQA, a Historic Resources Assessment report submitted to the Office of Historic Resources in January 2021 concludes the property at 1330 Vine Street is not an eligible historic resource and that the Project will not impact the designated Afton Square Historic District. The Office of Historic Resources accepted the findings of the report. Additionally, the Project will relocate and preserve the six historic bungalows identified as contributors to the Historic District on the Project Site. As such, the proposed Project complies with Section 511 of the Hollywood Redevelopment Plan.

Section 515 of the Hollywood Redevelopment Plan limits the type, size, and height of

buildings as regulated by State and City law. The Project involves construction of a new 33-story mixed-use residential building. Contingent upon the approval of the requested Vesting Zone Change and a Height District Change, the Project would be permitted commercial and residential uses, a maximum 6:1 FAR and unlimited height. Therefore, in conjunction with the above-referenced requests, the proposed project complies with Section 515 of the Hollywood Redevelopment Plan.

Section 518.1 of the Hollywood Redevelopment Plan requires that any developments expected to have significant circulation impacts submit a traffic study to analyze the traffic related impacts. A traffic study was conducted as part of the EIR. Based on the Vehicle Miles Travelled (VMT) Calculator, the Residential Option would result in a per capita VMT of 5.6 (both for bungalows proposed as residential units or restaurants), while the threshold is 6.0. As these VMT per capita values would be below the threshold, the Project would not have a significant impact on VMT. However, the Project was projected to impact the queuing length on the US-101 Northbound Off-Ramp in the a.m. peak hour and would result in a substantial increase in hazards due to a geometric design feature or incompatible use with respect to off-ramp safety. To alleviate the potential safety issue at the US-101 Northbound Off-ramp to Sunset Boulevard, the Project would implement a mitigation measure to address the identified safety issue along the US-101 Northbound Off-ramp to Sunset Boulevard. As such, the proposed Project with Mitigation TR-MM-1 is not expected to have significant circulation impacts and complies with Section 518.1 of the Hollywood Redevelopment Plan.

Section 518.2 of the Hollywood Redevelopment Plan requires parking spaces, parking facilities, and loading areas be designed to promote public safety and prevent unsightly or barren appearance. All vehicle parking for the Project would be located within eight subterranean parking levels; and bicycle parking spaces within the first level of the subterranean parking and the ground floor level near pedestrian entrances. Vehicular access points are separate from the pedestrian access points thereby promoting pedestrian safety. As such, the proposed project complies with Section 518.2 of the Hollywood Redevelopment Plan.

Section 519 of the Hollywood Redevelopment Plan prohibits parking for new developments to be located within the residential front yard setbacks. Moreover, Section 519 requires that setback areas that are not used for access, or when permitted parking, shall be landscaped, and maintained by the owner. The C4 Zone of the Project Site does not require any front yard setbacks and the R3-zoned lots require a 15 front yard setback. Additionally, the proposed Project does not propose parking within the required front yard setbacks. The front yard setbacks of the six historic bungalows will be landscaped as shown on Exhibit "A" of the plans. As such, the proposed project complies with Section 519 of the Hollywood Redevelopment Plan.

18. Is subject to all conditions required by the relevant Redevelopment Regulations.

The approval herein includes conditions to ensure compliance with the Redevelopment Plan Regulations as discussed above in Finding No. 17.

19. Complies with CEQA.

In compliance with PRC Section 21000 et seq. (CEQA) and the California Code of Regulations Title 14, Division 6, Chapter 3 (the "CEQA Guidelines"), an Environmental

Impact Report was prepared for the Project, which includes the Draft EIR No. ENV-2016-3778-EIR (SCH No. 20170610630), dated June 9, 2022, the Final EIR, dated September 8, 2023, and Erratum dated September 2023 (collectively, 1360 N. Vine Street Project EIR), as well as the whole of the administrative record.

20. Any other findings that are required in the relevant Redevelopment Plan.

Section 506.2 of the Hollywood Redevelopment Plan states that development within the Regional Center Commercial designation shall not exceed the equivalent of an average floor area ratio (F.A.R.) of 4.5:1 for the entire area so designated. The Regional Center Commercial uses shall generally provide goods and services which are designed in a manner that appeals to a regional market as well as to local markets and includes uses such as theaters, restaurants, hotels, offices, and retail or service businesses. Additionally, the Plan calls for development within the Regional Center Commercial designation to be focused on areas served by adequate transportation facilities and transportation demand management programs. Further it shall reinforce the historical development patterns of the area, stimulate appropriate residential housing and provide transitions compatible with adjacent lower density residential neighborhoods.

Proposed development in excess of 4.5:1 F.A.R. up to but not to exceed 6:1 F.A.R. or such other density may be permitted by future amendments to the Community Plan, on a specific site may be permitted as hereinafter set forth provided that the proposed development furthers the goals and intent of this Plan and the Community Plan and meets objective “a” and at least one other of the following objectives:

- a. *to concentrate high intensity and/or density development in areas with reasonable proximity or direct access to high capacity transportation facilities or which effectively utilize transportation demand management programs;*

The Project Site is within a highly developed urban environment and is located within a Transit Priority Area that is transit accessible to many bus transit lines, Metro rail lines and DASH service. The Project Site is well served by transit and is located less than 0.5 mile south from the B Line Hollywood/Vine station. The Site is also served by Metro Bus Lines 2, 217, 210, 4, 180, 212, 222, LADOT DASH Hollywood/Wilshire, LADOT DASH Hollywood, LADOT DASH Beachwood Canyon. As such, the proposed Project meets this objective.

- b. *to provide for new development which compliments the existing buildings in areas having architecturally and/or historically significant structures or to encourage appropriate development in areas that do not have architecturally and/or historically significant buildings.*

The Project will relocate and preserve six existing historic bungalows onsite and incorporate them into the overall design of the Project. The proposed new building would have varying materials, colors and facade plane variations to complement the contemporary architectural styles of the surrounding area. The height of the tower is compatible with the surrounding area buildings such as the Sunset Vine Tower (22 stories) and the Sunset Media Center (28 stories), and follows the same North-South orientation pattern of towers in the Hollywood Community Plan Area. The 33-story high-rise building would feature a stepped podium comprised of Levels 1 through 10, which would contain neighborhood-serving commercial retail uses (Level 1 and

Mezzanine Level), a grocery store (Level 1 and 2), residential units, and resident amenity space. The residential tower of the high-rise building would be situated atop the podium within the northwest portion of the Project Site. As such, the height of the Project would transition and tier from the highest point of the building at Vine Street and De Longpre Avenue to the lower scaled historic bungalows and other residential uses to the east. The proposed residential tower within the northwestern portion of the Project Site (at Vine Street and De Longpre Avenue) would be similar in height to other high-rise buildings along Vine Street, while the proposed podium within the southwestern portion of the Project Site (at Vine Street and Afton Place) would be reduced in scale in the form of a ten-story podium. Trees would also be planted between each bungalow and along the eastern boundary line as well as between the proposed high-rise building and rehabilitated bungalows.

Thus, the proposed Project provides new development which compliments the existing buildings in the area and preserves six contributing historic bungalows within the Afton Square Historic District.

The Agency may permit development in excess of 4.5:1 F.A.R. up to but not to exceed 6:1 F.A.R. or such other density as may be permitted by future amendments to the Community Plan, only if the Agency makes the following findings and determinations:

21. The proposed development conforms with the provisions and goals of the Redevelopment Plan and any applicable Design(s) for Development or requirements of the Hollywood Boulevard District or Hollywood Core Transition District.

As demonstrated in the above Finding No. 17, the Project conforms with the provisions and goals of the Redevelopment Plan. The Project is not within the Hollywood Boulevard District of the Hollywood Core Transition District. Additionally, as confirmed by the City's Redevelopment Plan Unit on May 24, 2021, Section 503 Design(s) for Development is not applicable to the Project. As such, the proposed Project meets this condition.

22. Permitting the proposed development serves a public purpose objective such as: the provision of additional open space, cultural facilities, public parking, or the rehabilitation of an architecturally or historically significant building.

The Project is partially within the Afton Square Historic District and the Project Site contains six historic contributing bungalows. The Project is proposing the rehabilitation and adaptive reuse of the six vacant bungalows as either 12 residential units or restaurants. As such, the proposed Project meets this condition.

23. Any adverse environmental effects especially impacts upon the transportation and circulation system of the area caused by proposed development shall be mitigated or are overridden by other social, economic or physical considerations, and statements of findings are made.

A traffic study was conducted as part of the Environmental Impact Report. The proposed Project average household Vehicle Miles Travelled (VMT) per capita is 5.6 (both for bungalows proposed as residential units or restaurants), while the threshold is 6.0. As the VMT per capita value would be below the threshold, the Project would not have a significant impact on household VMT per capita. Additionally, significant impacts regarding geometric hazards will be mitigated through Mitigation Measure TR-MM-1 detailed in Section 518.1. As such, the proposed Project is not expected to have significant circulation impacts and meets this condition.

Site Plan Review Findings

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

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

Pursuant to LAMC Section 12.36 D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same Project. This finding is substantially identical to Finding No. 1.

Based on the above, the Project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

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

The Project's building arrangement, off-street parking facilities, lighting, landscaping, and trash collection is compatible with the existing and future development on adjacent properties and neighboring properties. The Project's use and scale is compatible with surrounding uses within this area of the Hollywood. The Project's residential and commercial nature would blend well with the uses within the area. The Project's uses would include office and neighborhood-serving uses in the form of restaurants and retail, which would activate the ground floor and contribute to the neighborhood's activity along Vine Street, De Longpre Avenue and Afton Place.

Height Bulk and Mass

The Project will be compatible with the current arrangement, uses, and urban context of Hollywood, the Project's commercial nature would blend well with the uses within the area, which would include neighborhood-serving uses on the ground floor and office space in the upper floors, while the Residential uses transition the lower intensity residential uses to the east with the more intense commercial uses along Vine Street. At street level the level of architectural detail contributes to the public realm. The residential lobby and grocery store main entrance is clear and visible from Vine Street; ground floor retail and restaurant spaces are open and active and easily accessible from all frontages of the Project. The Project's height would be permitted with the proposed Zone and Height District Change to

C4-2-SN and C4-2 for the Hollywood Community Plan area. The Project at its tallest point would be 388 feet and would consist of various volumes of building mass that are reflective of the transitioning area. This combination of ground floor uses would allow a transition between the low-rise residential buildings to the east and south of the Project Site.

The Project Site is located in the highly urbanized Hollywood Community of the City of Los Angeles, within walking distance to regionally serving transit. The Project's height, bulk, and massing is consistent with multiple mid- and high-rise structures located within the area which is consistent with the long-standing encouragement of densification of this part of Hollywood given its proximity to public transit and major employers, and location along a major thoroughfare. Some examples of nearby creative office spaces and high-rise buildings, include the Netflix campus offices, a six-story office building; the Jardine, a 21-story apartment building to the east; the Sunset Vine Tower, a 20-story apartment building; the Sunset Media Center, a 28-story office building to the north. These projects support the increase in jobs and production uses in the Hollywood Community Plan area.

The surrounding properties include commercial retail, office, restaurant, multi-family residential buildings, historic bungalows, and parking lots and parking garages. The properties to the north of the Project Site across De Longpre Avenue are zoned C4-2D-SN and R4-2D and consist of multifamily residential and commercial uses including the five-story Southern California Hospital at Hollywood. The properties abutting the Project Site to the east are zoned R3-1XL and consist of two single family dwellings followed by a two- and four-story multifamily building. Beyond these developments are one-, two-, and four-story residential buildings. The properties to the south across Afton Place are zoned C4-2D-SN, R4-2D, and R3-1XL and consist of one- to two-story commercial and single-family residential uses and a four-story apartment. To the west across Vine Street are properties zoned C4-2D-SN that consist of multifamily residential uses and commercial office and retail uses.

Setbacks

For the lots zoned C4-2D-SN, no setbacks are required. The five easternmost lots, zoned R3-1XL, require 15-foot front and rear yard setbacks and 5-foot side yard setbacks. The bungalows would observe the required 5-foot side yard setback along Afton Place and De Longpre Avenue, and a 15-foot rear yard along the eastern property line. The De Longpre bungalows would observe a 21-foot front yard setback and the Afton Bungalows would observe a 23-foot front yard setback. Therefore, the Project complies with the required setbacks.

Off-Street Parking and Loading Area

The Project is subject to Assembly Bill (AB) 2097 and is not required to provide parking due to its proximity to a major transit stop; however, the Project would provide a total of 764 vehicle parking spaces (598 residential and 166 commercial vehicle parking spaces) within the four subterranean levels for all uses.

Vehicle access for the commercial parking uses of the Project would be provided via a two-way driveway on mid-block on Vine Street and residential parking would be access via a two-way driveway on De Longpre Avenue. Both driveways would provide access to the subterranean parking garage. The commercial and/or residential truck loading areas is

located on the ground floor level, with trucks entering and exiting via the De Longpre Avenue driveway. The loading area is screened with a gate. No vehicular access off of Afton Place is proposed. All driveways and access would be designed according to City of Los Angeles Department of Transportation (LADOT) standards.

Lighting

The Project would integrate lighting throughout the Project Site, including at the ground floor, to enhance the pedestrian experience and to define architectural features while being energy efficient and shielded to minimize light spillage. The Project would also prioritize and enhance the pedestrian experience around the building's perimeter through lighting. The Project Site would be accessible through pedestrian points of entry along Vine Street, Afton Place and De Longpre Avenue. The Project would provide exterior low-level lighting along pathways that would serve to enhance the safety of pedestrians at night integrating lighting throughout the Project Site. Additionally, the Project's exterior and interior lighting would meet the requirements of the California Energy Commission Building Energy Efficiency Standards – Title 24, version 2016 (or the applicable version at the time of building permits), and the National Electrical Code. Any new street and pedestrian lighting within the public right-of-way will comply with applicable City regulations and would be approved by the Bureau of Street Lighting to maintain appropriate and safe lighting levels on both sidewalks and roadways while minimizing light and glare on adjacent properties. The Project has been conditioned so that outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

Landscaping

There are seven on-site trees located within the Project Site and six street trees located along Afton Place and Vine Street to be removed as part of the Project. None of the trees are of a species that is protected by the LAMC. LAMC would require the planting of one tree per four units requiring 108 trees. And the seven on-site trees would be replaced 1:1 while the six street trees would be replaced on a minimum 2:1 basis with a minimum of 24-inch box trees or as determined by the Department of Public Works, and all Project options would provide street trees in accordance with Urban Forestry Division requirement. Therefore, a total of 127 trees would be required and the Project is providing 146 trees. Extensive landscaping and trees would be provided at the Project's ground floor along the sidewalk, between the new high-rise building and historic bungalows, and at the ground floor of the bungalows. In addition, Levels 3, 4, 7, 9, and 11 will be landscaped with trees and planters. New shrubs and perennials would be planted throughout the ground and amenity levels. The Project would provide 27,150 sf of outdoor open space of which 22,178 sf would be landscaped with native, climate adapted, and drought resistant vegetation.

Trash

The on-site trash collection and storage area is located within the building and is fully enclosed and screened. The trash area is not visible from the public right-of-way. The Project has been conditioned to ensure that the trash and recycling containers are locked when not in use, are stored in a fully enclosed structure at all times and are located on-site and not visible for the public right-of-way.

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

The Project is a mixed-use development with residential uses, a grocery store and restaurant (if bungalows are developed as restaurants) and retail uses. The Project would include several open space areas providing a total of 54,850 square feet of open space. The ground level 13,350 square feet of publicly accessible outdoor landscaped open space and a 1,000-square-foot indoor common access lobby. Level 10 of the building would include a 13,800-square-foot outdoor amenity deck with recreational features such as a pool with chaise lounges, seating areas, fire pits, and new trees and shrubs. In addition, interior residential amenity spaces on Level 10 totaling approximately 10,250 square feet would abut the pool amenity deck and may include a fitness center and club room. The new building would also provide 16,450 square feet of private balconies. Additionally, the Project is conditioned to provide trees on-site and in the public right-of-way and will provide 146 trees. As such, the residential amenities proposed as part of the Project will improve habitability for the residents and minimize impacts on neighboring properties.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

The City, as Lead Agency, has evaluated the environmental impacts of the 1360 N. Vine Street Project by preparing an environmental impact report (EIR) ENV-2016-3778-EIR (SCH No. 2017061063). The EIR was prepared in compliance with the California Environmental Quality Act of 1970, Public Resources Code Section 21000 et seq. (CEQA) and the California Code of Regulations Title 14, Division 6, Chapter 3 (the "CEQA Guidelines").

The Project, consisting of the Draft EIR, Final EIR, and Erratum is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and impacts of the Project, located at 1330-1360 North Vine Street, 6254-6274 West De Longpre Avenue, 6241-6265 West Afton Place (Project Site). The Project as analyzed in the EIR, proposes a mixed-use development on a two-acre site with two options: Residential and Office. Both Options would demolish 32,844 sf of commercial and vacant residential uses while rehabilitating six existing bungalows.

The Residential Option would develop a 33-story building with four levels of subterranean parking, 429 residential units, including 36 units designated for Very Low Income households, a 55,000 sf grocery store, 5,000 sf of retail uses, and 8,988 sf of floor area within existing bungalows as either restaurants or 12 residential units, for a total of 484,421 sf of floor area, or an FAR 6:1. The Residential Option would export approximately 142,000 cubic yards of material.

The Office Option would develop a 17-story high-rise building with eight levels of subterranean parking, 463,521 sf of office, 11,914 sf of restaurant, and 8,988 sf of floor area within existing bungalows as either restaurants or nine residential units, for a total of 484,423 sf of floor area, or an FAR 6:1. The Office Option would export approximately 321,060 cubic yards of material.

The Draft EIR was circulated for a 46-day public comment period beginning on June 9, 2022 and ending on July 25, 2022. A Notice of Completion and Availability (NOC/NOA) was distributed on June 9, 2022, to all property owners within 500 feet of the Project Site, public agencies, and interested parties, which informed them of where they could view the document

and how to comment. The Draft EIR was available to the public at the City of Los Angeles, Department of City Planning, and could be accessed and reviewed by members of the public by appointment with the Planning Department. Additionally, due to the circumstances created by the COVID-19 pandemic, copies of the Draft EIR were made available to the public on a USB flash drive or in hard copy upon request to the Department of City Planning at the contact information listed on the NOC/NOA. A copy of the document was also posted online at <https://planning.lacity.org>. Notices were filed with the County Clerk on June 9, 2022.

The Final EIR was then distributed on September 8, 2023. In September 2023, an Erratum was issued. The Advisory Agency certified the EIR on October 11, 2023 (Certified EIR) in conjunction with the approval of the Project's Vesting Tentative Tract Map (VTT-74613). In connection with the certification of the EIR, the Advisory Agency adopted CEQA findings and a Mitigation Monitoring Program as a condition of approval. This decision was appealed and is pending decision by the City Planning Commission concurrent with the subject case. All mitigation measures in the Mitigation Monitoring Program are also imposed on the Project through Conditions of Approval of CPC-2016-3777-VZC-HD-BL-DB-MCUP-ZAD-RDP-SPR, to mitigate or avoid significant effects of the Project on the environment and to ensure compliance during implementation of the Project.

NO SUPPLEMENTAL OR SUBSEQUENT REVIEW IS REQUIRED

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

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but

the project proponents decline to adopt the mitigation measure or alternative; or Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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

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

Therefore, as the Project was assessed in the previously certified EIR, and pursuant to CEQA Guidelines Section 15162, no supplement or subsequent EIR or subsequent mitigated negative declaration is required, as the whole of the administrative record demonstrates that no major revisions to the EIR are necessary due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified significant effect resulting from changes to the project, changes to circumstances, or the existence of new information. In addition, no addendum is required, as no changes or additions to the EIR are necessary pursuant to CEQA Guidelines Section 15164.

RECORD OF PROCEEDINGS

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

In addition, copies of the Draft EIR, Final EIR, and Errata, are available on the Department of City Planning's website at <https://planning.lacity.org/project-review/environmental-review/published-documents> (to locate the documents, select "Environmental Impact Reports (EIRs)" and search for the environmental case number).

PUBLIC HEARING AND COMMUNICATIONS

A Public Hearing was conducted by the Hearing Officer, on behalf of the City Planning Commission, telephonically and virtually via Zoom on October 4, 2023, at 10 AM. In attendance were the Project Applicant's Team and Representative, and members of the general public. The hearing was jointly held with the Advisory Agency's hearing on the Vesting Tentative Tract map VTT-74613.

PUBLIC HEARING AND TESTIMONY

At the time of the public hearing, there were a total of 37 participants during the meeting including City Planning Staff, the Applicant team, and members of the public. 15 people spoke at the hearing, not inclusive of the Applicant team; 11 people spoke in support of the project and four people spoke who opposed the project.

Summary of Public Hearing and Communications

1. Present: There were a total of 37 participants, at maximum, during the meeting including City Planning Staff, the Applicant team, and members of the public.
2. Public Speakers: 15 people spoke at the hearing, not inclusive of the Applicant team; 11 people spoke in support of the project; four people opposed the Project. In addition, a total of five written comments were received.
3. The Applicant's Representative described the Project design and entitlement requests.
4. Public Hearing Testimony

Testimony was received during the combined hearing on the VTTM and the Project entitlement requests, included on the Environmental Impact Report.

Speaker Comments Supporting the Project

- The Project provides good paying jobs for skilled trade construction.
- The Project improves the design and aesthetic of the general area.
- The Project provides much needed housing including affordable housing.

Speaker Questions and Points of Opposition about the Project

- Insufficient protection and environmental analysis for the historic bungalows (including Noise and Transportation/Traffic).
- Concern of noise from ground level residential amenities proposed.
- Concern of a General Plan Amendment (Office Option) request within a California registered historic district.
- Inadequate Redevelopment Plan analysis within the EIR.
- The need for enforceable trash and parking requirements for the bungalows as restaurants.
- A vetted haul route application.
- An unstable EIR Project Description.
- Missing analysis for the updated Residential Option design specifically regarding Shade and Shadow and Light and Glare study.
- Will street parking be available during construction?

Response to Public Testimony

The Staff Planner confirmed that the Project EIR included both Project options and Final EIR being part of the entire EIR included the Residential Option redesign (which did not change the unit count, commercial square footage and preservation of the bungalows). Additionally, the Staff Planner clarified that the Project's Mitigation Monitoring Program is enforceable and requires a Preservation Plan for the relocation and rehabilitation of the six historic bungalows, that the Haul Route application for the Project options were evaluated by LADOT and BSS, the CPC staff report will include complete Redevelopment Plan findings, and that the Project will require a Construction Management Plan that addresses traffic, access and parking during construction.

The Applicant's Representative clarified that:

- The Draft EIR included descriptions of both options of the Project and meets the CEQA definition of a Project.
- Provided examples of Project EIRs with multiple options: 1111 Sunset, Paseo Marina, Century Plaza.
- Pursuant SB 743 and ZI 2452, the Project's aesthetic impact shall not be considered a significant impact on the environment and therefore does not require shade and shadow studies and that impacts on historic resources must be analyzed but does not consider shadows as a significant impact on historic resources.
- The Project's DEIR addressed the Redevelopment Plan within the Land Use section.
- The Project has no required parking because AB 2097 applies (within ½ mile of transit).
- A Zone Change is not transferable to other parts of the site including the historic bungalows.
- The EIR fully analyzed potential CEQA impacts of the bungalows used as restaurants.

WRITTEN CORRESPONDENCE

The City received several letters regarding the Project including from three residents within the neighborhood, Supporters Alliance for Environmental Responsibility (SAFER), and a freelance historian. The main topics presented in the letters include:

- Support for the Project in general and specifically the Office Option.
- The EIR lacking clarity with the Project's two options resulting in an unstable project description.
- Misuse of SB 743 in relation to historic resources.
- Air Quality analysis lacking substantial evidence.
- Additional Mitigation Measures proposed to address noise impacts.
- Concern of the commercial and office vacancies and insufficient affordable housing.

The Staff Planner responded to the letters at the beginning of the hearing with the following points:

- The Project Description in the Draft EIR included a full description and corresponding CEQA analysis for both Residential and Office Options.
- The Final EIR included an appendix to the Historical Technical Report that concluded that the revised design for the Residential Option would have no effect on the analysis of cumulative impacts which was no impact and less than significant impacts.

- The Project compliance with regulatory mandates to minimize emissions and exposure to emissions including the California Air Resources Board (CARB) Air Toxic Control Measure and that the construction of the Project would not results in the trips or uses that will emit excessive Toxic Air Contaminant (TAC) emissions during operation of the Project.
- The Project's construction noise is temporary in nature and includes all feasible Mitigation Measures to address noise impacts during construction.

EXHIBIT A
Project Plans
CPC-2016-3777

1360 VINE STREET

1360 VINE STREET
LOS ANGELES, CA 90028

Owner
Onni

Architect
Solomon Cordwell Buenz

Structural Engineer
Glotman - Simpson

Landscape Architect
SurfaceDesign



DRAWING INDEX - ARCHITECTURE

SHEET NUMBER	SHEET DESCRIPTION
A0.00	COVER SHEET
A0.01	DRAWING INDEX
A0.02	PLOT PLAN
A0.03	SITE
A0.04	DESIGN PROCESS
A0.05	SITE PHOTOS
A0.06	SITE PHOTOS
A0.07	NEIGHBORHOOD CONTEXT SITE
A0.08	NEIGHBORHOOD CONTEXT
A0.09	NEIGHBORHOOD CONTEXT
A0.10	NEIGHBORHOOD CONTEXT
A0.11	NEIGHBORHOOD CONTEXT
A0.12	NEIGHBORHOOD CONTEXT
A0.20	RENDERINGS - VINE STREET
A0.21	RENDERINGS - ENTRANCE ON AFTON
A0.22	RENDERINGS - EAST AERIAL
A0.23	MATERIAL PALETTE
A1.00	SITE PLAN
A1.01	SITE PLAN ZOOM
A2.01	PARKING LEVEL B4-B2 FLOOR PLAN
A2.02	PARKING LEVEL B1 FLOOR PLAN
A2.03	GROUND FLOOR PLAN
A2.04	MEZZANINE - LEVEL 3 PLAN
A2.05	LEVEL 4-8 PLAN
A2.06	LEVEL 9-29 PLAN
A2.07	LEVEL 30-33 PLAN
A3.01	BUILDING ELEVATIONS
A3.02	BUILDING ELEVATIONS
A3.03	BUILDING SECTIONS

DRAWING INDEX - LANDSCAPE

SHEET NUMBER	SHEET DESCRIPTION
L0.0	INSPIRATION
L0.1	CONTEXT PLAN
L0.2	SITE PLAN
L1.0	MATERIALS AND SITE FINISHINGS
L1.1	TREE PLANTING
L1.2	UNDERSTORY PLANTING
L1.3	STREETSCAPE IMPROVEMENTS
L2.0	ROOF AND AMENITIES PLAN
L2.1	LEVEL 3 AND LEVEL 4 ROOF TERRACES
L2.2	LEVEL 5 AND LEVEL 7 ROOF TERRACES
L2.3	LEVEL 9 AND LEVEL 11 ROOF TERRACES
L2.4	LEVEL 34 ROOF AMENITY

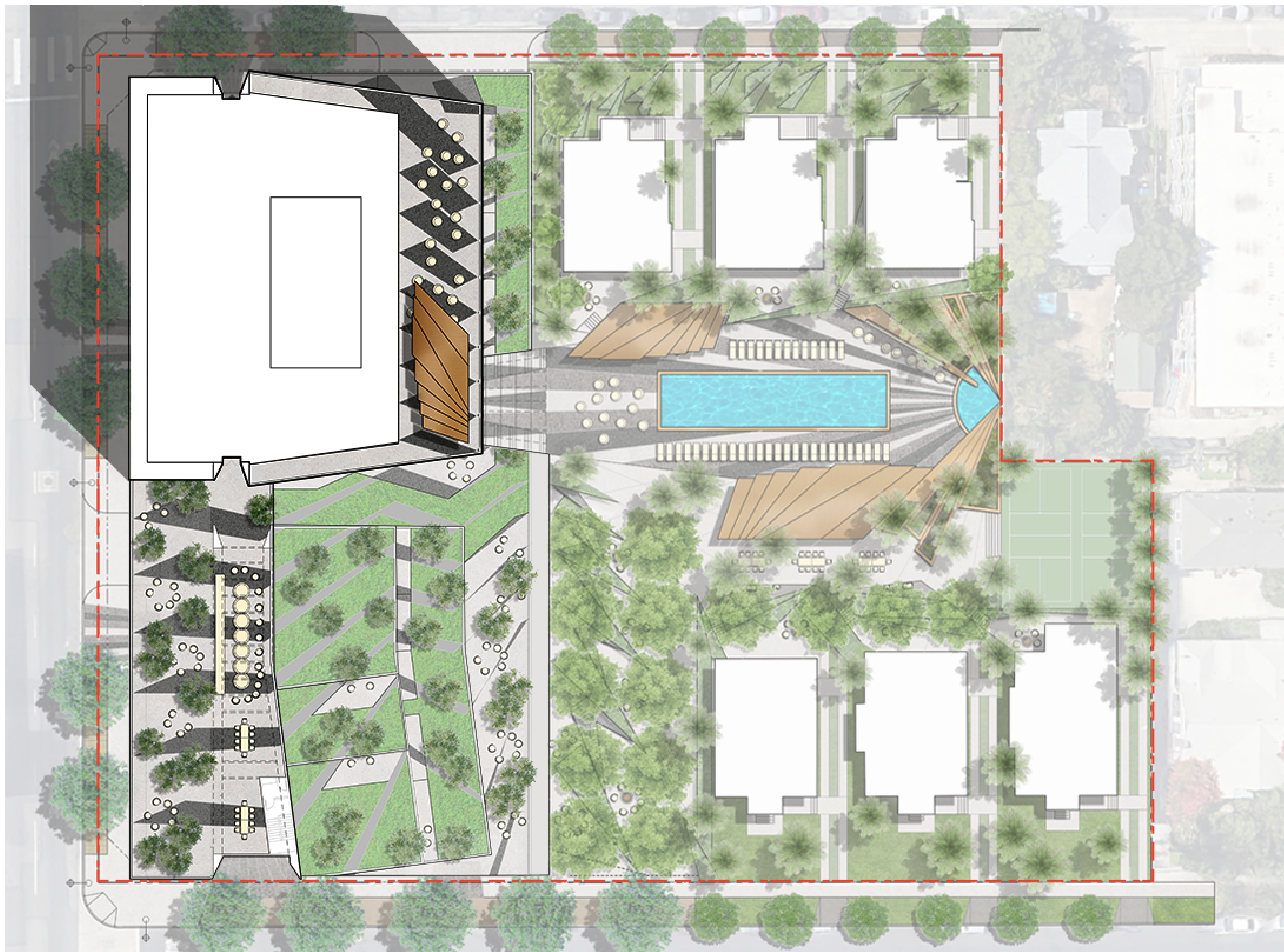
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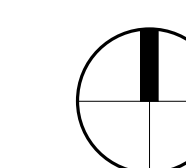
DRAWING INDEX

Drawn By: YOUR INITIALS
 Project Number: 2020042.001
 Sheet Number: **A0.01**



1 SITE PLAN

SCALE: 1/16" = 1'-0"

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PLOT PLAN

Drawn By:	Checked By:
Author	Checker

Project Number: 2020042.001

Sheet Number: **A0.02**

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AREA SUMMARY			
PROGRAM			
RESIDENTIAL		UNITS	COUNT
NET UNITS	365,828	853	SF. AVG
CIRCULATION/ SERVICE	47,143		
AMENITY	11,450		
GFA RESIDENTIAL (FAR)	424,421	429	UNITS
COMMERCIAL			
RETAIL	5,000		
GROCERY	55,000		
GFA COMMERCIAL (FAR)	60,000		

REQUIRED BIKE PARKING RESIDENTIAL	SHORT TERM	LONG TERM	TOTAL
-25 UNITS (25)	3	25	28
26-100 UNITS (7)	5	50	55
101-200 UNITS (100)	5	50	55
201+	6	57	63
TOTAL REQUIRED	19	182	201

REQUIRED BIKE PARKING COMMERCIAL GROCERY STORE AND RETAIL	SHORT TERM	LONG TERM	TOTAL
	30	30	60
TOTAL REQUIRED	30	30	60

GRAND TOTAL REQUIRED	49	212	261
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REQUIRED OPEN SPACE				TOTAL
RESIDENTIAL	QUANTITY	RATIO	TOTAL	PROVIDED
<3 HABITABLE ROOMS	240 0	100 1	24,000	
3 HABITABLE ROOMS	56 #	125 #	7,000	
>3 HABITABLE ROOMS	133 #	175 2	23,275	
TOTAL REQUIRED		5	54,275	54.8
MINIMUM COMMON OPEN SPACE (60% TOTAL REQ.)			27,138	27.1
MINIMUM PLANTED OPEN SPACE (25% COMMON OPEN SPACE)			6,784	22.1

764 TOTAL PARKING SPACES PROVIDED (NO MINIMUM REQUIRED PER AB 2097)

MINIMUM PLANTED OPEN SPACE (25% COMMON OPEN SPACE)	6.784	22.1
764 TOTAL PARKING SPACES PROVIDED (NO MINIMUM REQUIRED PER AB 2097)		

2 AREA & PARKING MATRIX, AND FAR

RESIDENTIAL OPTION

Lot Area Before Dedication

C4 Zone: 55,038 sf
R3 Zone: 34,521 sf
Total: 89,559 sf

Lot Area After Dedication

C4 Zone: 53,056 sf
R3 Zone: 34,021 sf
Total: 87,087 sf

Buildable Area After Dedication

C4 Zone: 53,056 sf (same as lot area)
R3 Zone: 28,121 sf (lot area minus setbacks for 1-story building*) *
Total: 81,177 sf
*Lot area for setbacks for 1-story building = 5,900 sf

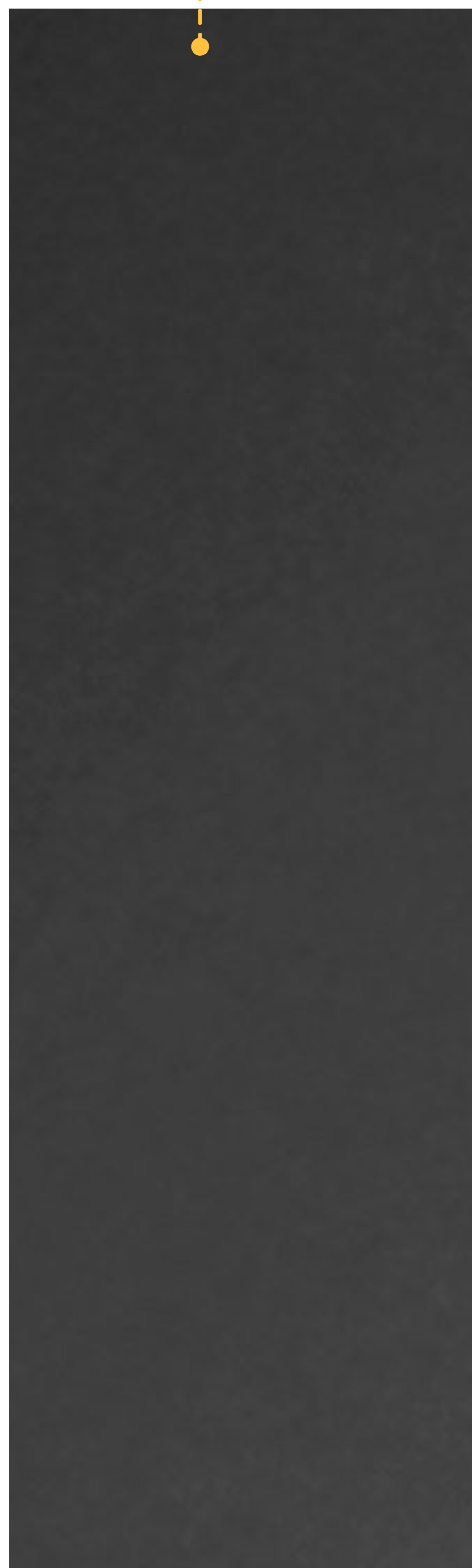
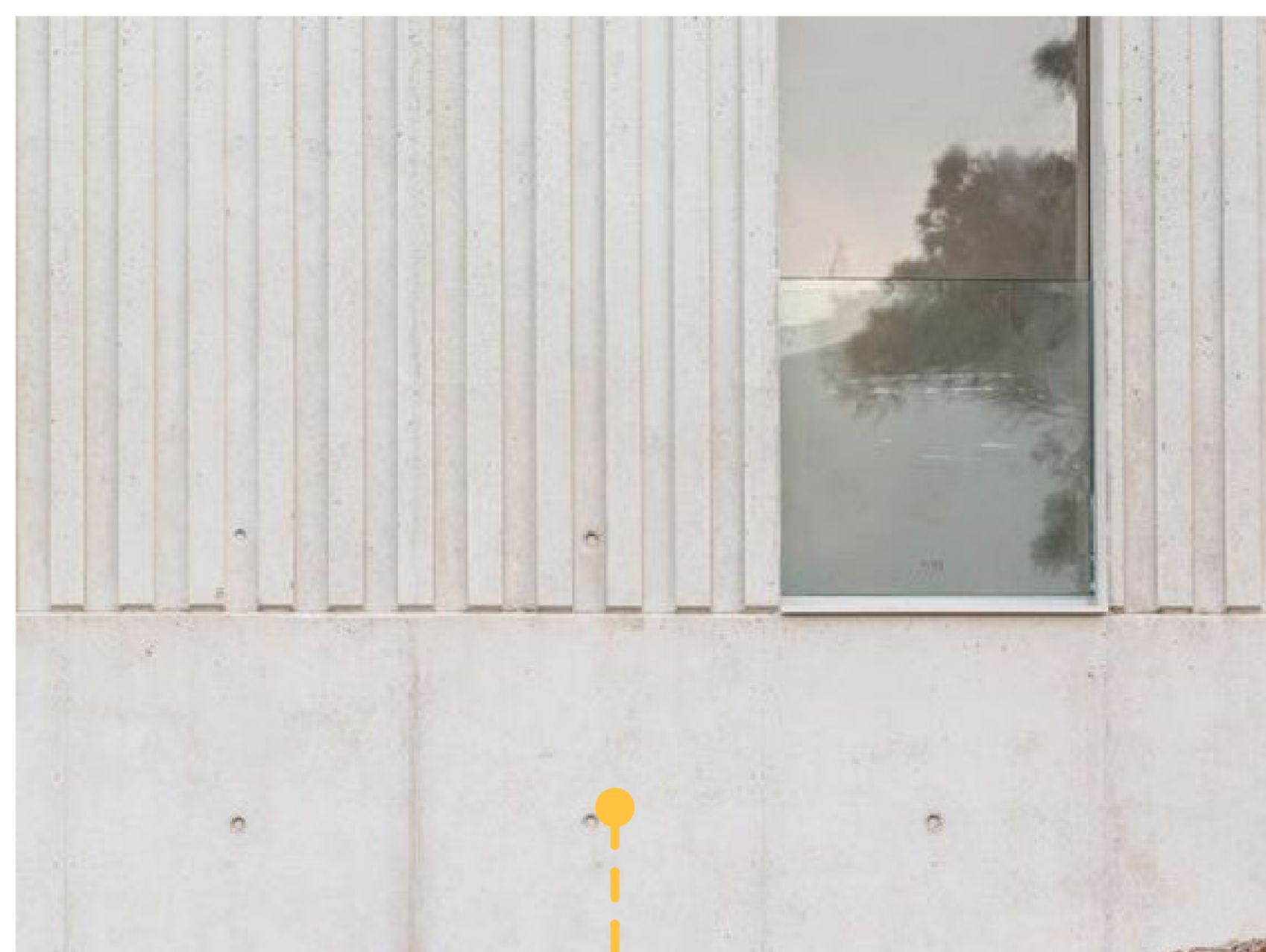
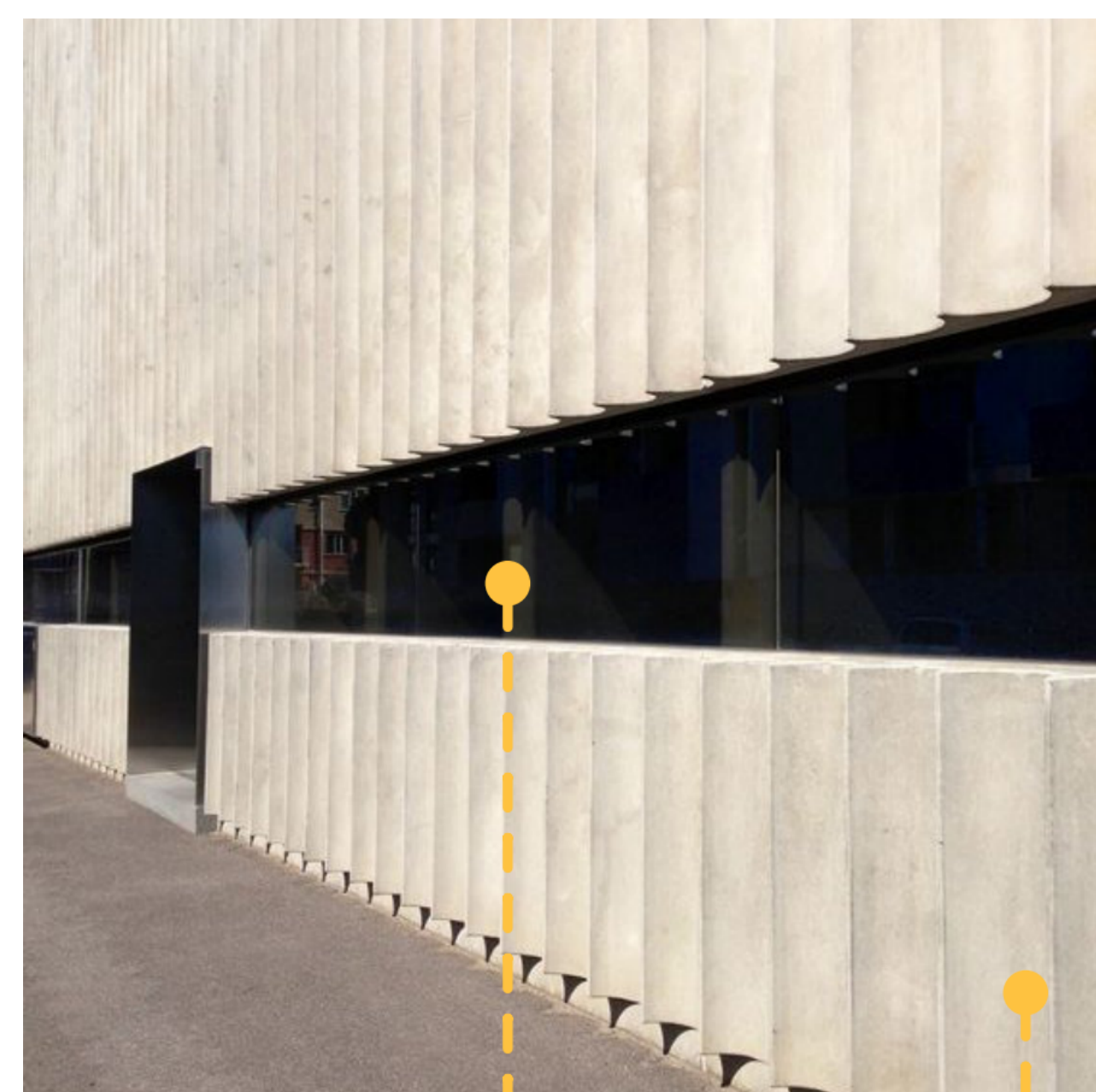
Density Calculations (Based on Density Bonus Incentive for Lot Area Before Dedication)

C4 Zone: 55,038 sf / 200 sf = 276 units
R3 Zone: 34,521 sf / 800 sf = 44 units

Total Base Units = 320 units
35% Density Bonus = 432 units

Proposed Units = 429 units

*Project includes Density Bonus incentive to average density across the zones



PAINTED ALUMINUM - DARK GREY

PAINTED ALUMINUM - WHITE / CREAM

CONCRETE / MASONRY TILE

COPPER METAL PANEL

NEUTRAL GLASS WITH COPPER
FRIT AT GLASS GUARDRAILS

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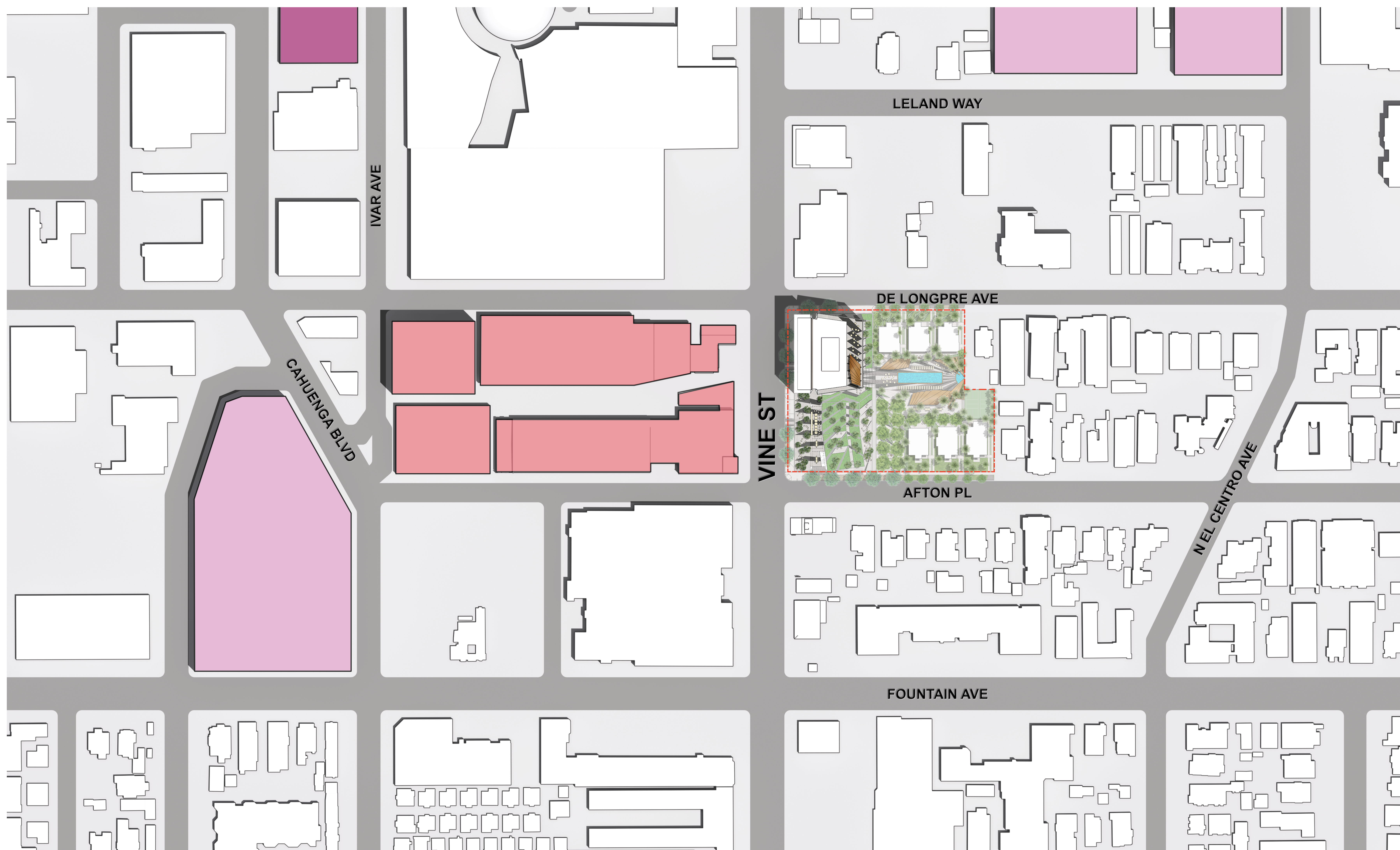
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MATERIAL PALETTE

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Project Number:	2020042.001
Sheet Number:	A0.2



1 SITE PLAN
SCALE: 1/64" = 1'-0"

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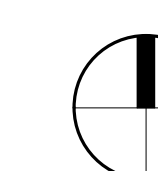
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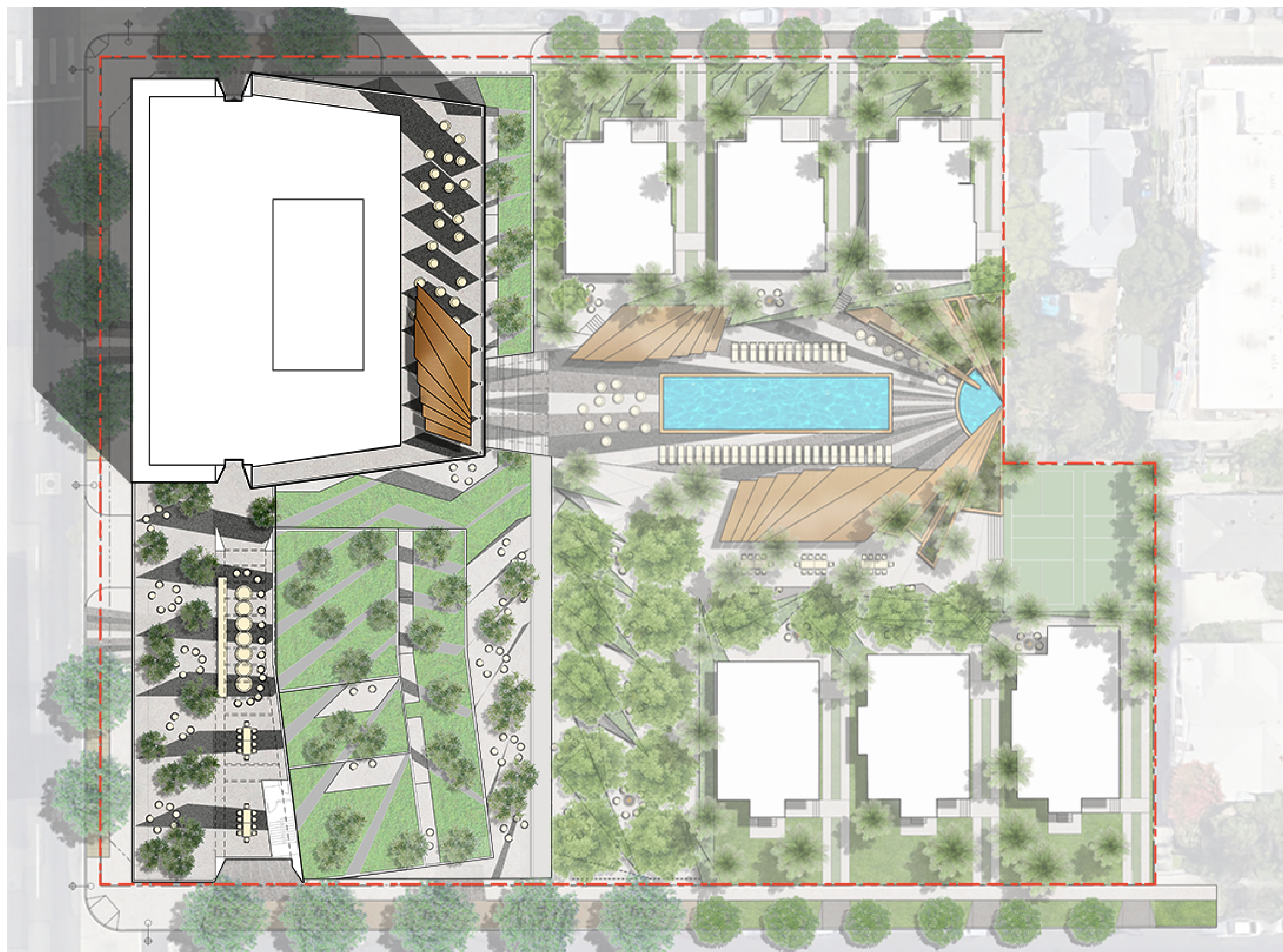
SITE PLAN

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Author	Checker

Project Number: 2020042.001

Sheet Number: **A1.00**





1 SITE PLAN
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

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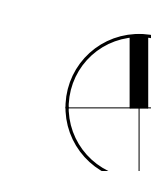
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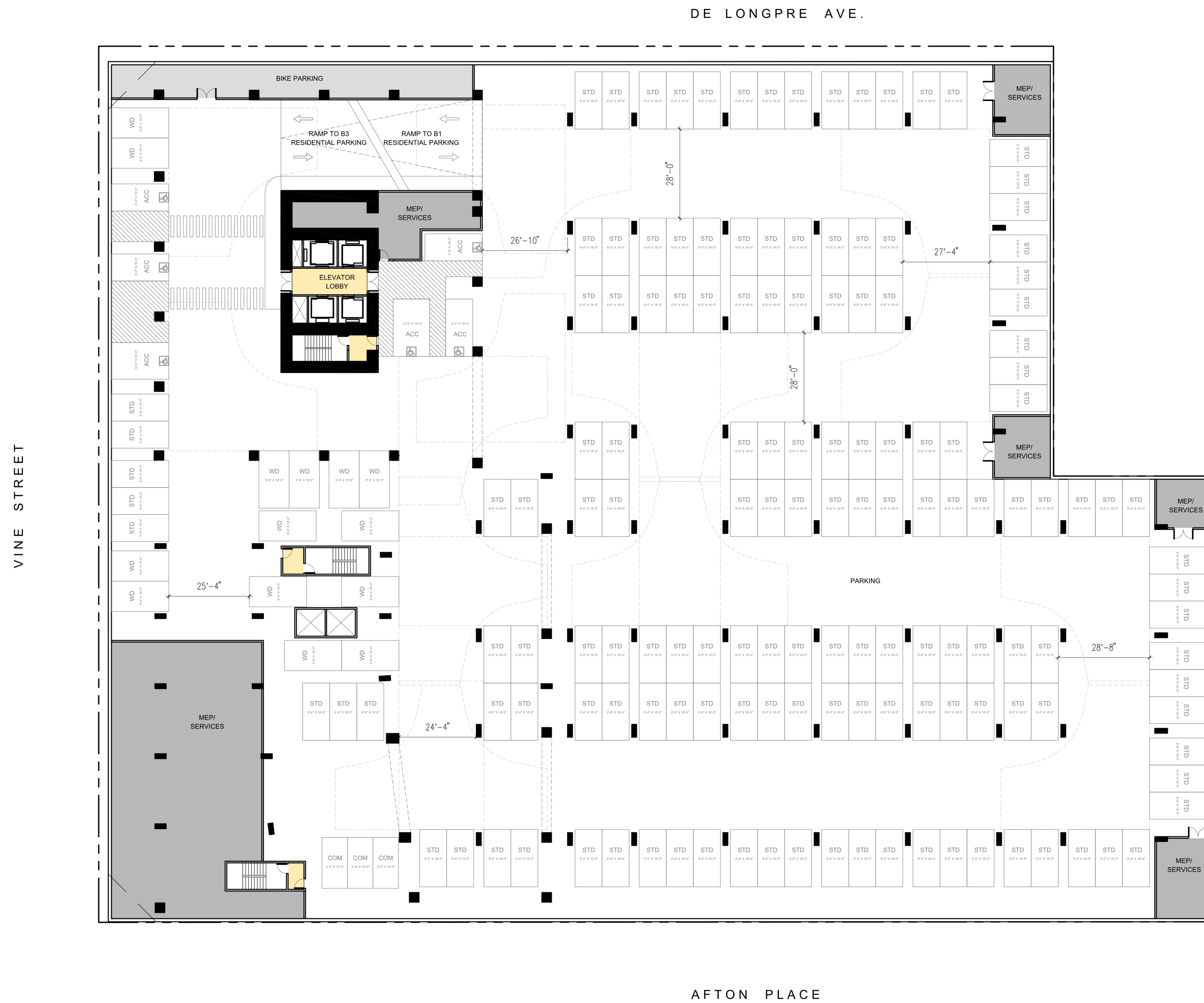
SITE PLAN ZOOM

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Project Number: 2020042.001

Sheet Number: **A1.01**





PROGRAM LEGEND

- | | |
|-------------------------|--|
| COMMERCIAL | |
| LOBBY / AMENITY | |
| BALCONY | |
| 1BED | |
| 1BED + DEN | |
| 2BED | |
| MECHANICAL / ELECTRICAL | |

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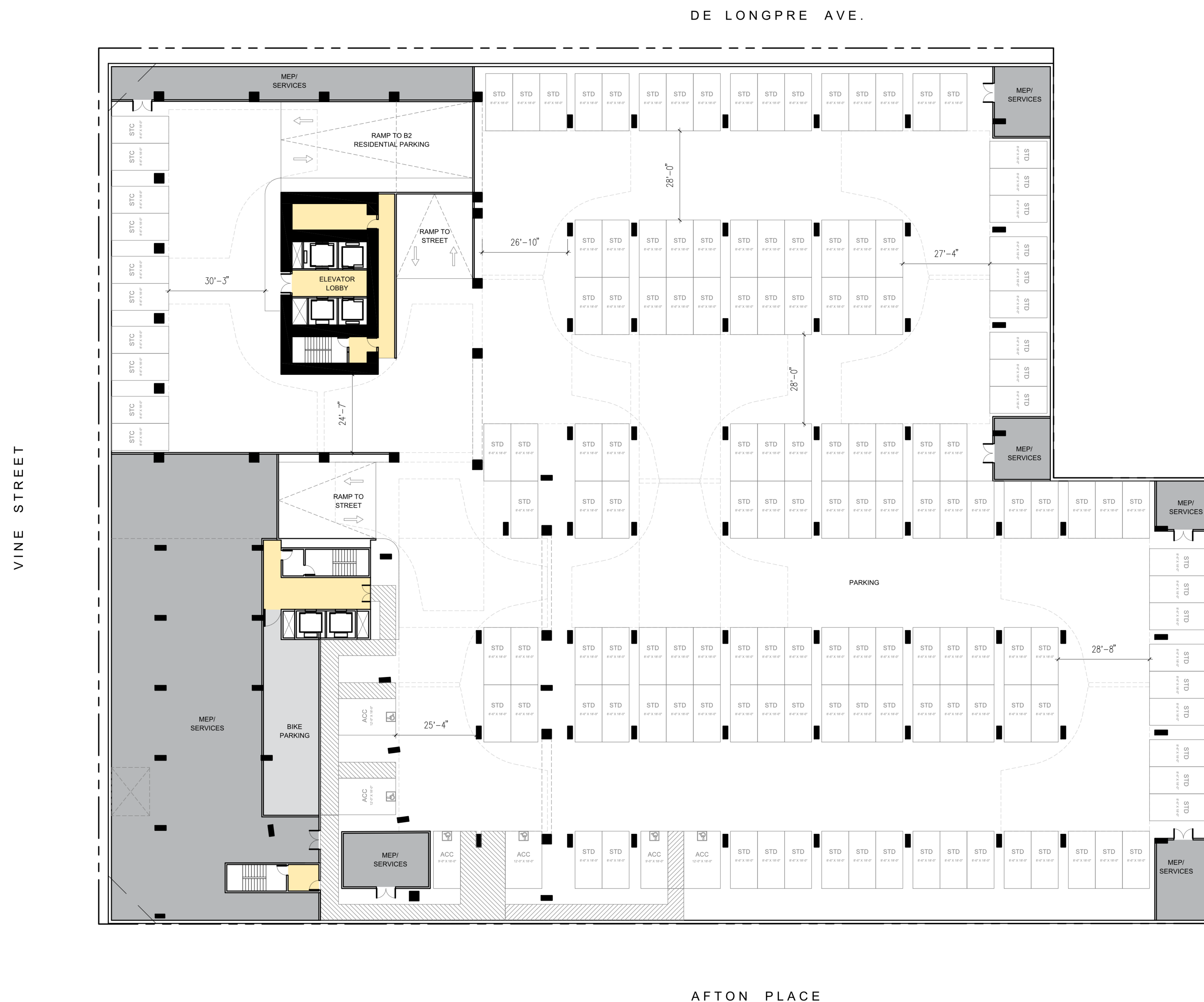
PARKING LEVEL B4-B2 FLOOR PLAN

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Author _____








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Project Number: 2020042.001

Sheet
Number: **A2.01**



PROGRAM LEGEND

- | | |
|-------------------------------------------------------------------------------------|-------------------------|
|  | COMMERCIAL |
|  | LOBBY / AMENITY |
|  | BALCONY |
|  | 1BED |
|  | 1BED + DEN |
|  | 2BED |
|  | MECHANICAL / ELECTRICAL |

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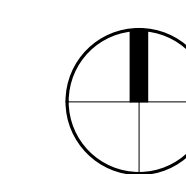
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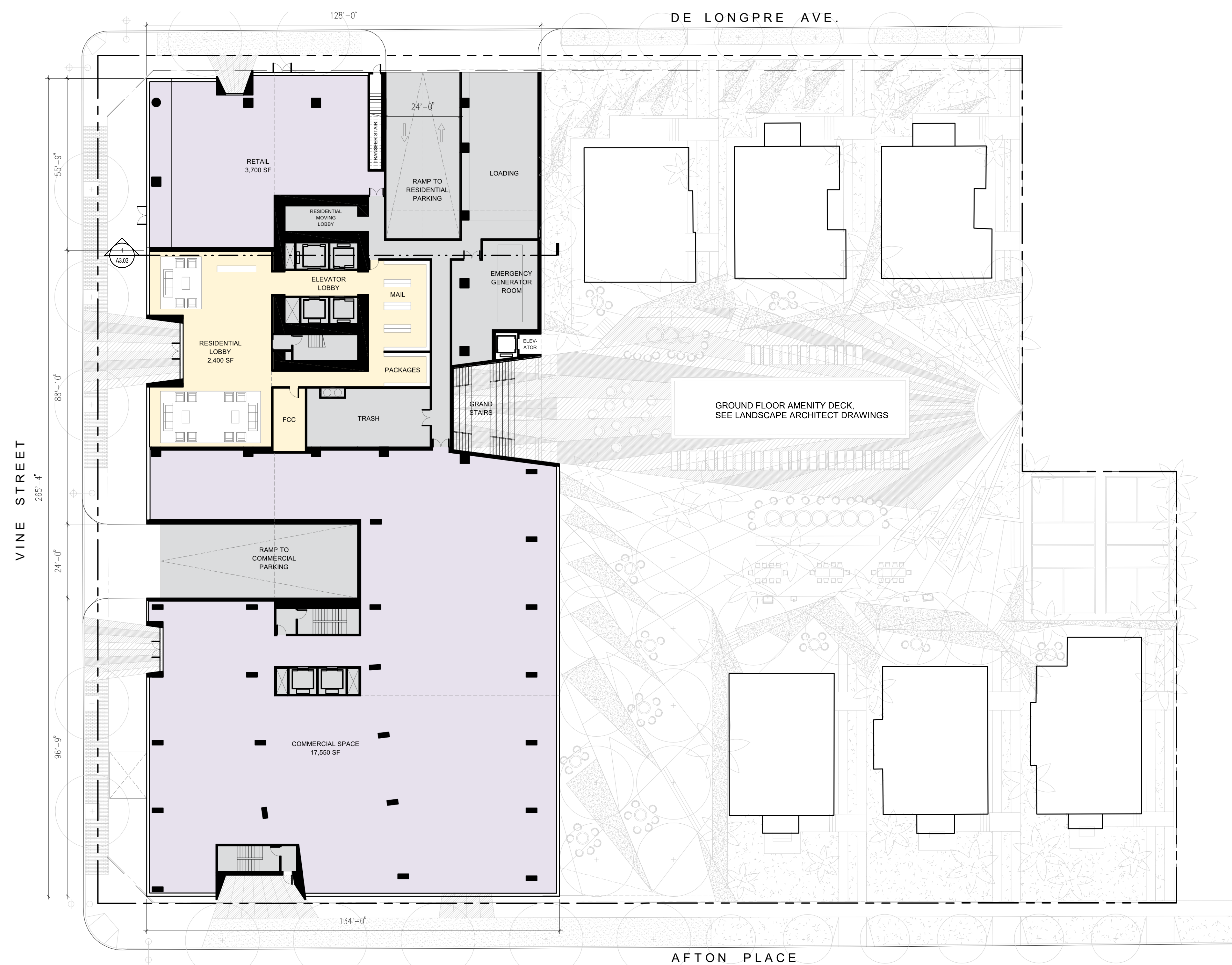
PARKING LEVEL B1 FLOOR PLAN

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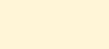


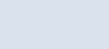


Project Number: 2020042.001

Sheet Number: **A2.02**





PROGRAM LEGEND

- | | |
|-------------------------------------------------------------------------------------|-------------------------|
|  | COMMERCIAL |
|  | LOBBY / AMENITY |
|  | BALCONY |
|  | 1BED |
|  | 1BED + DEN |
|  | 2BED |
|  | MECHANICAL / ELECTRICAL |

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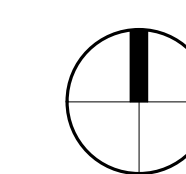
1360 VINE STREET

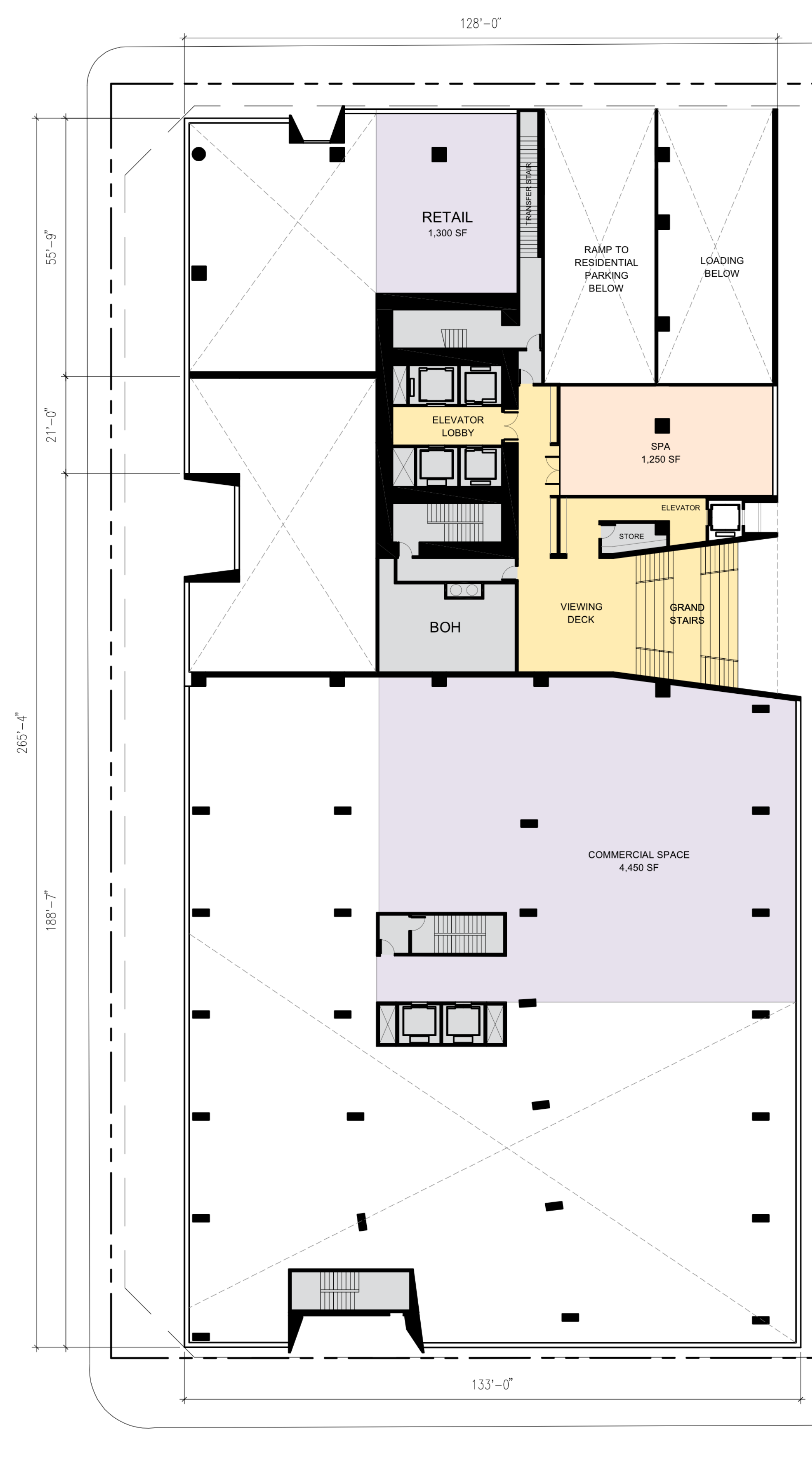
**1360 VINE STREET
LOS ANGELES, CA 90028**

GROUND FLOOR PLAN

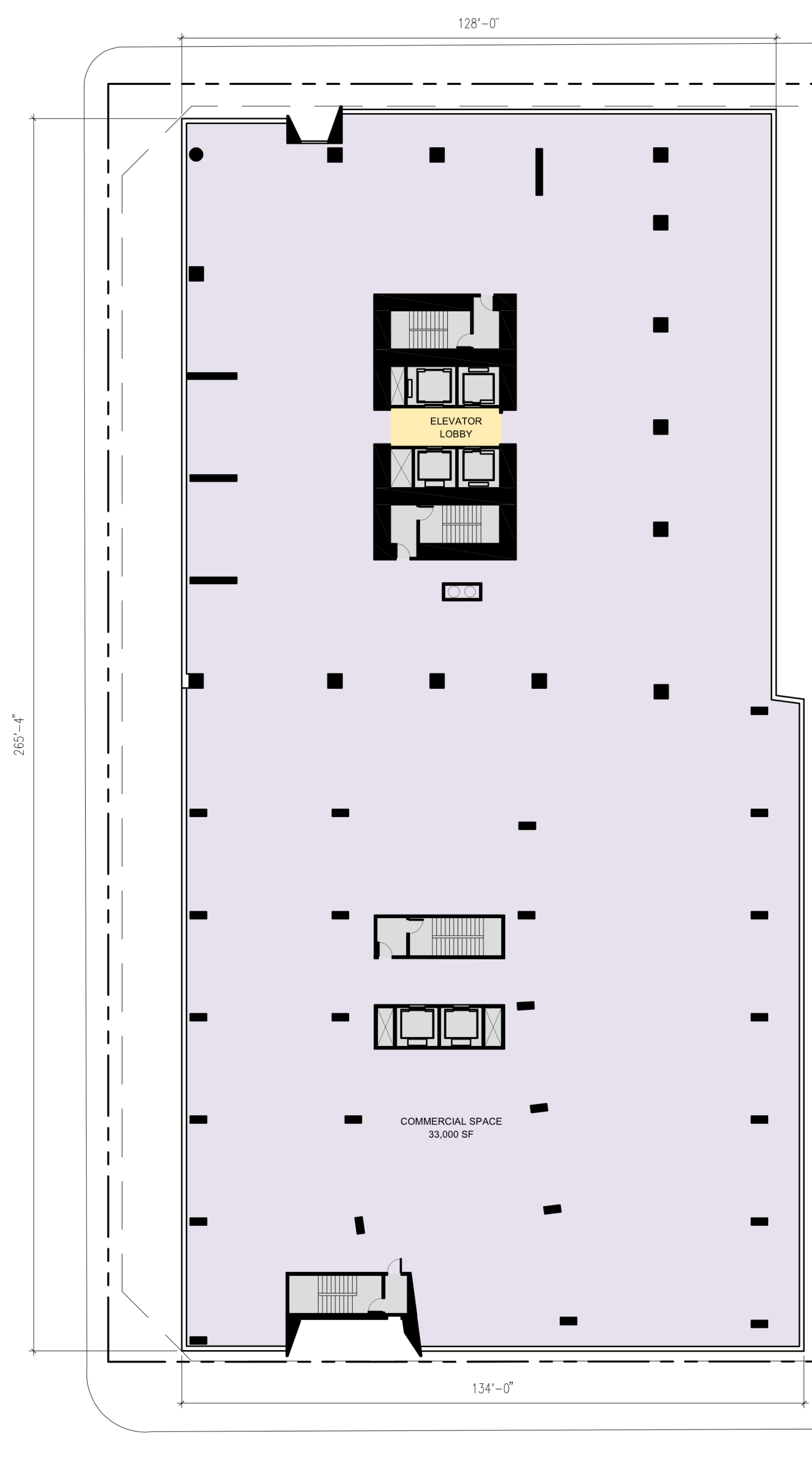
Drawn By: YOUR INITIALS Project Number:	Checked By: PM/PD (edit this) 2020042.001
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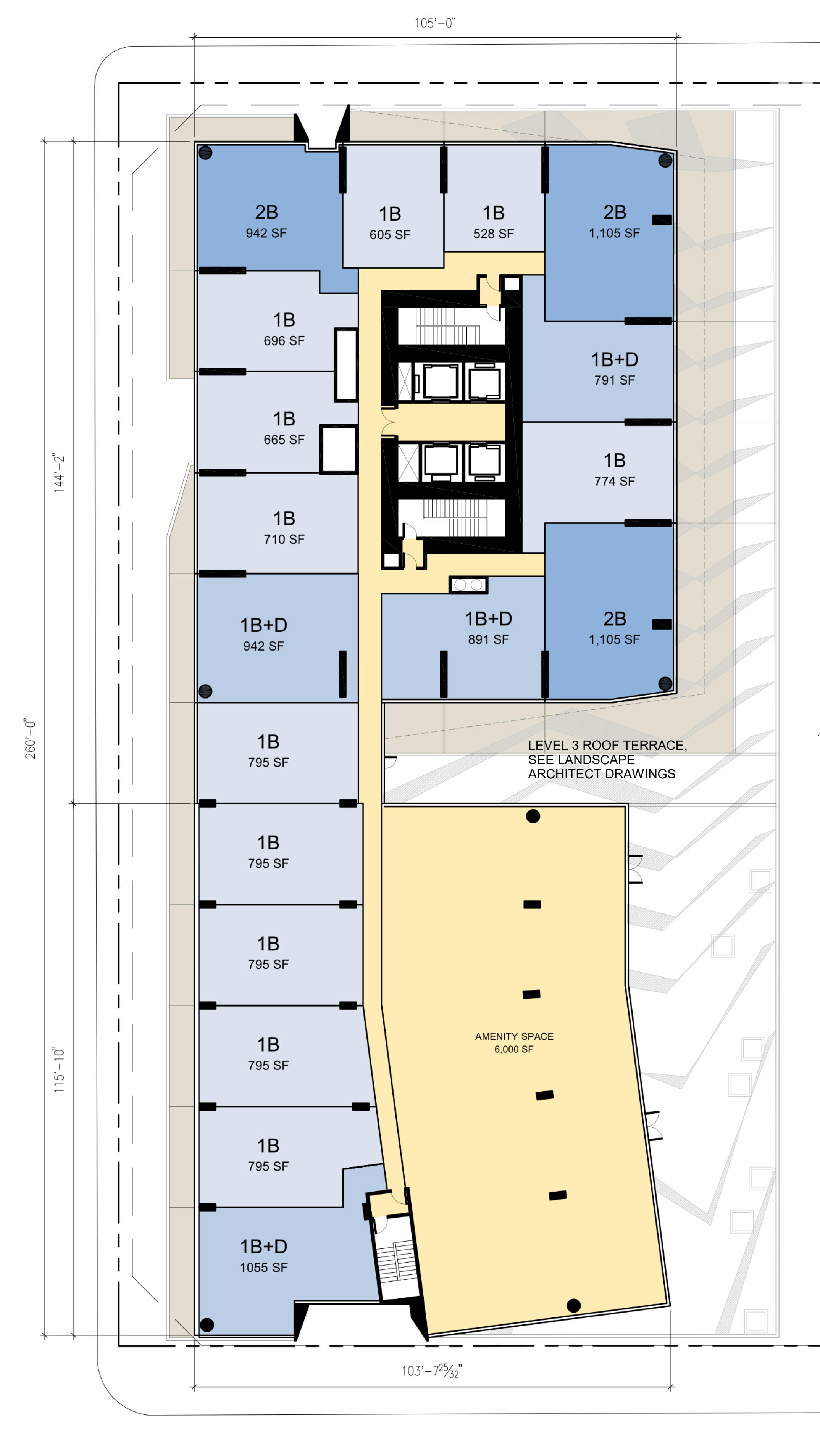




1 MEZZANINE PLAN
SCALE: 1/16" = 1'-0"










2 **LEVEL 02 PLAN**
SCALE: 1/16" = 1'-0"



3 LEVEL 03 PLAN
SCALE: 1/16" = 1'-0"

PROGRAM LEGEND

- | | |
|-------------------------------------------------------------------------------------|-------------------------|
|  | COMMERCIAL |
|  | LOBBY / AMENITY |
|  | BALCONY |
|  | 1BED |
|  | 1BED + DEN |
|  | 2BED |
|  | MECHANICAL / ELECTRICAL |

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**MEZZANINE - LEVEL
3 PLAN**

Drawn By: Author	Checked By: Checker
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Project Number: 2020042.001

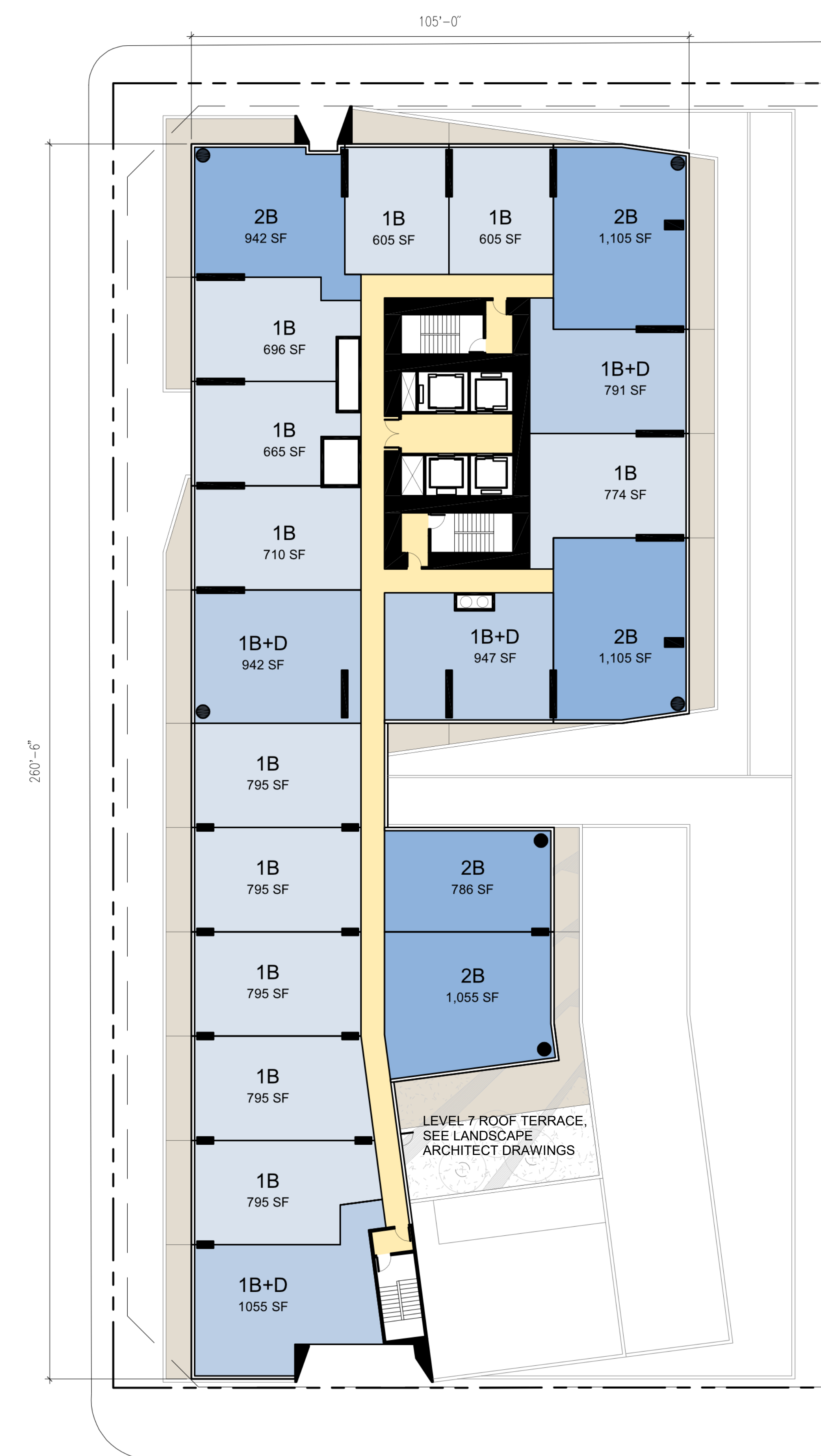
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1 LEVEL 04 PLAN
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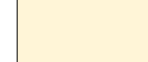


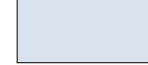

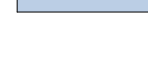


2 LEVEL 05-06 PLAN
SCALE: 1/16" = 1'-0"



3 LEVEL 07-08 PLAN
SCALE: 1/16" = 1'-0"

PROGRAM LEGEND

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|-------------------------------------------------------------------------------------|-------------------------|
|  | COMMERCIAL |
|  | LOBBY / AMENITY |
|  | BALCONY |
|  | 1BED |
|  | 1BED + DEN |
|  | 2BED |
|  | MECHANICAL / ELECTRICAL |

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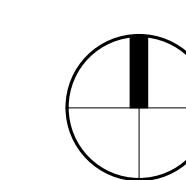
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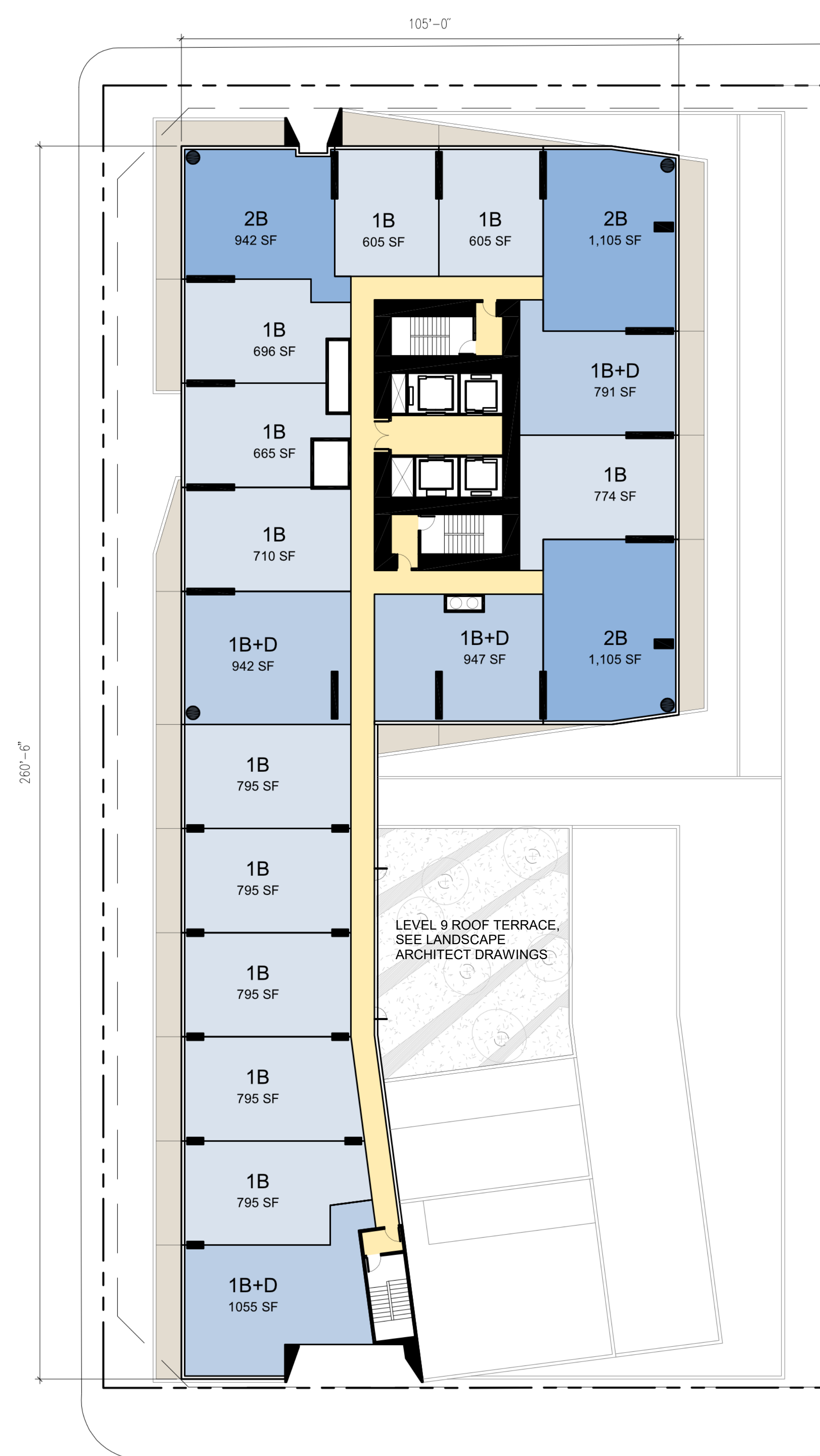
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LEVEL 4-8 PLAN

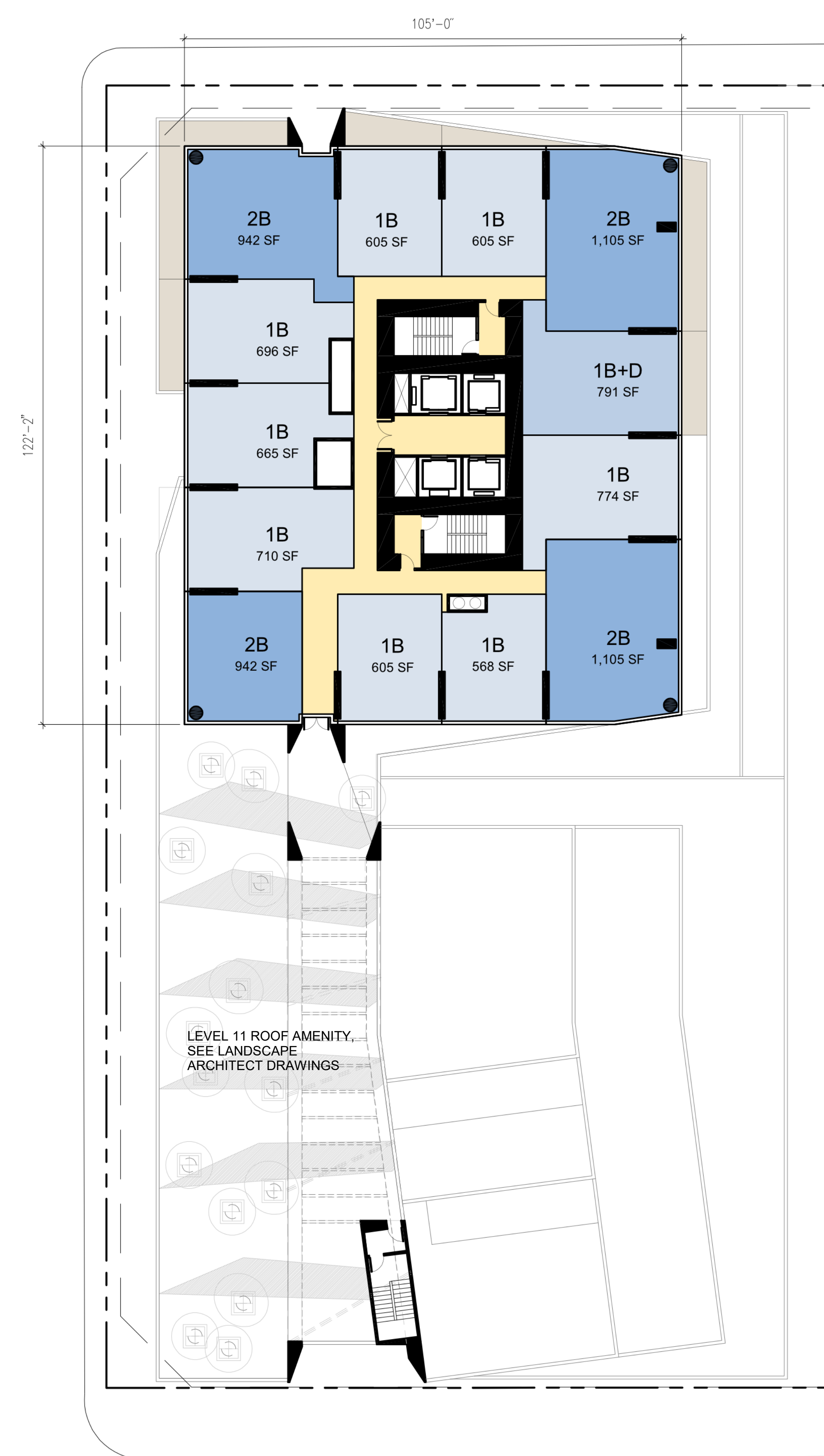
Drawn By: YOUR INITIALS
Checked By: PM/PD (edit this)
Project Number: 2020042.001

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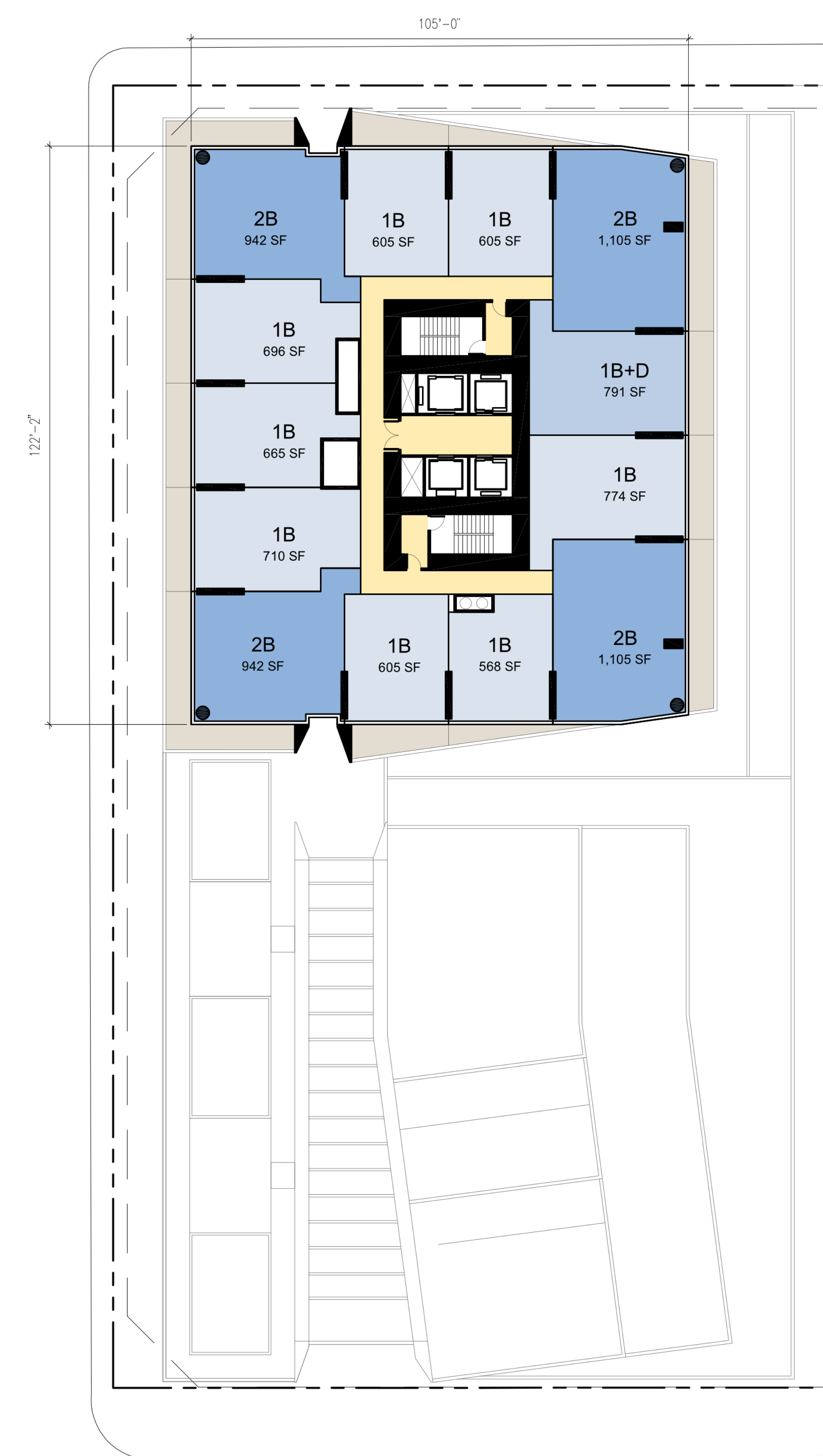




1 LEVEL 09-10 PLAN
SCALE: 1/16" = 1'-0"










2 LEVEL 11 PLAN
SCALE: 1/16" = 1'-0"



3 TYPICAL TOWER PLAN

PROGRAM LEGEND

	COMMERCIAL
	LOBBY / AMENITY
	BALCONY
	1BED
	1BED + DEN
	2BED
	MECHANICAL / ELECTRICAL

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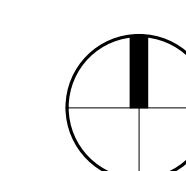
LEVEL 9-29 PLAN

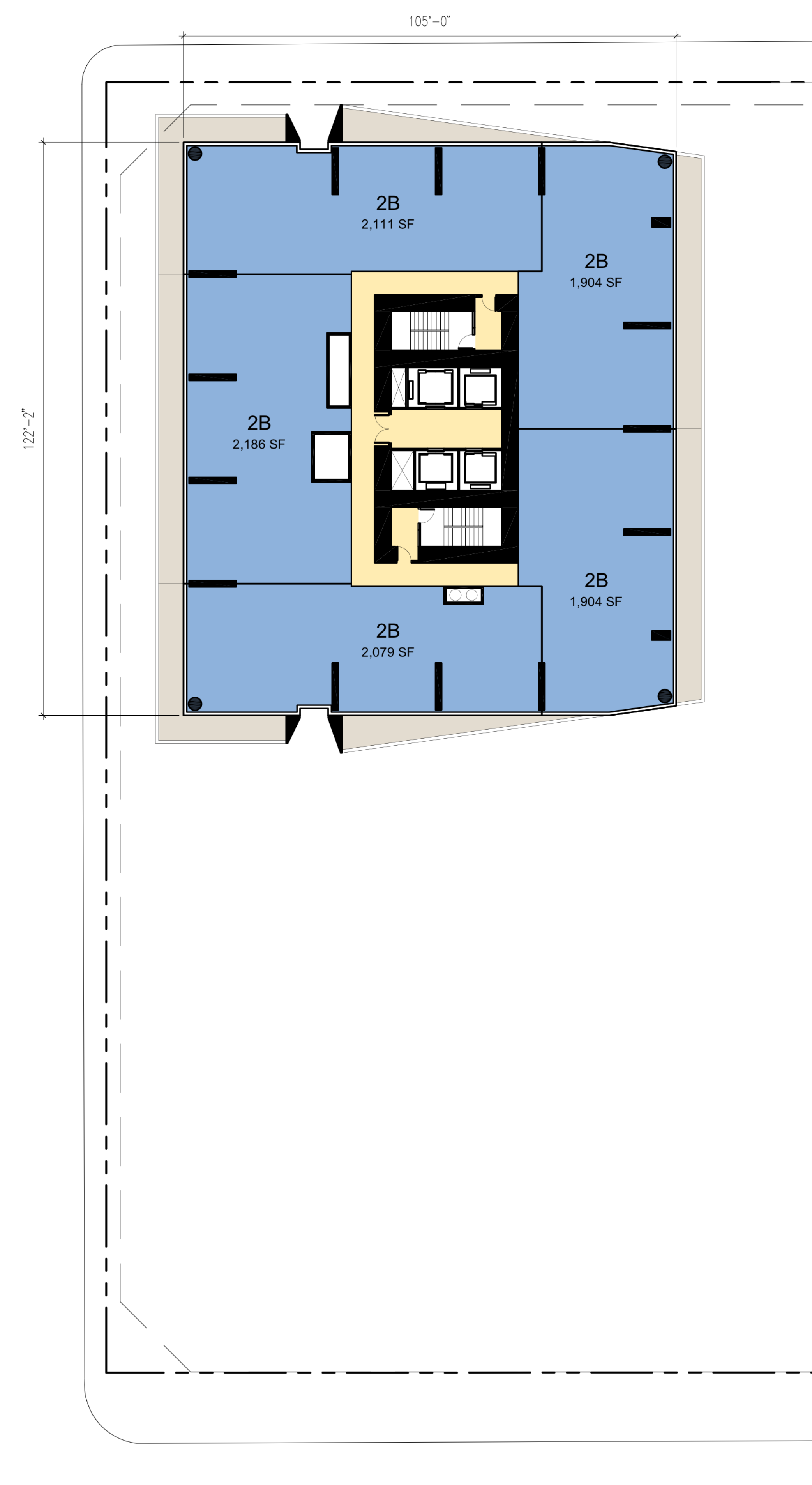
Drawn By: _____
Author

Checked By: _____
Checker

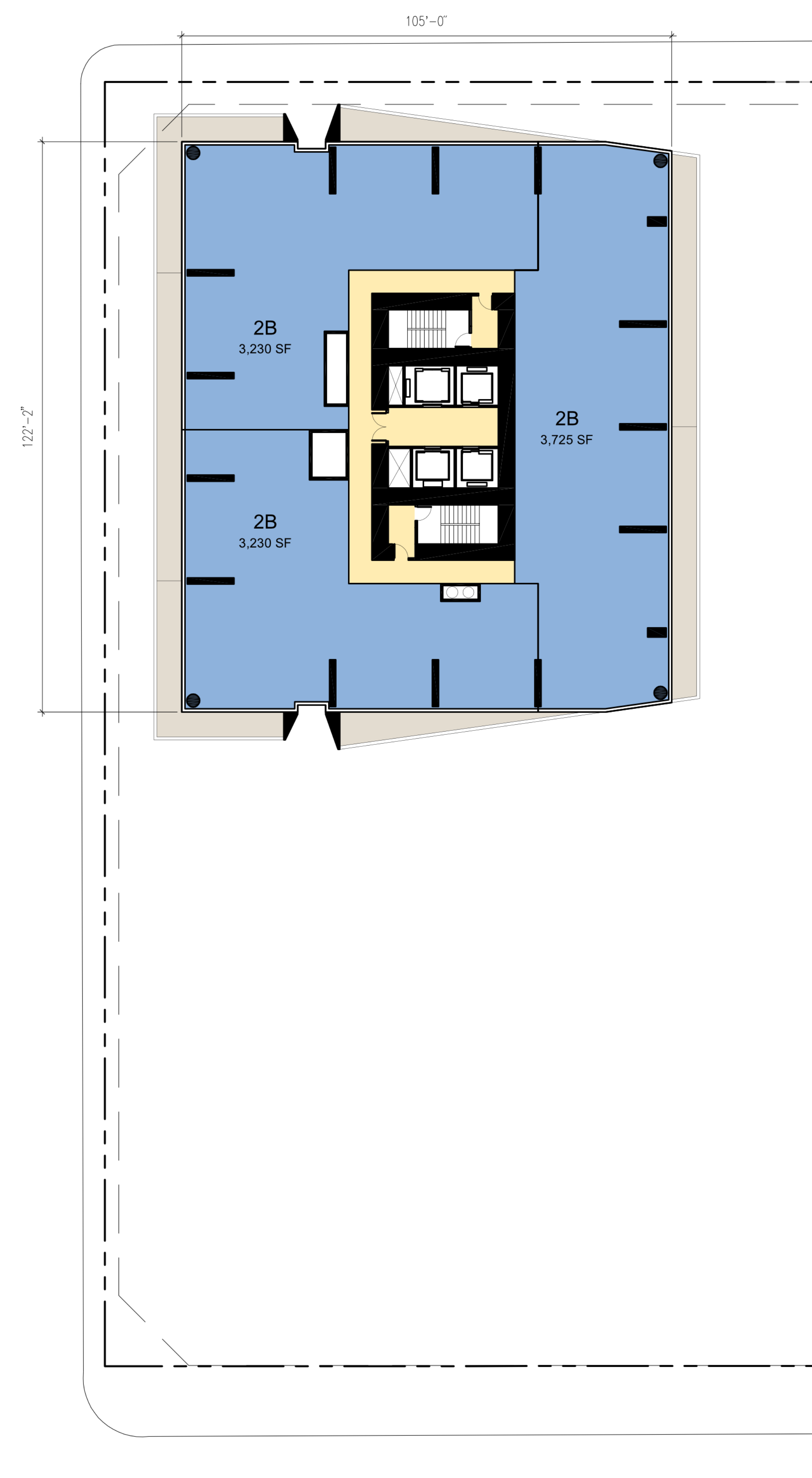
Project Number: 2020042.001

Sheet Number: **A2.06**

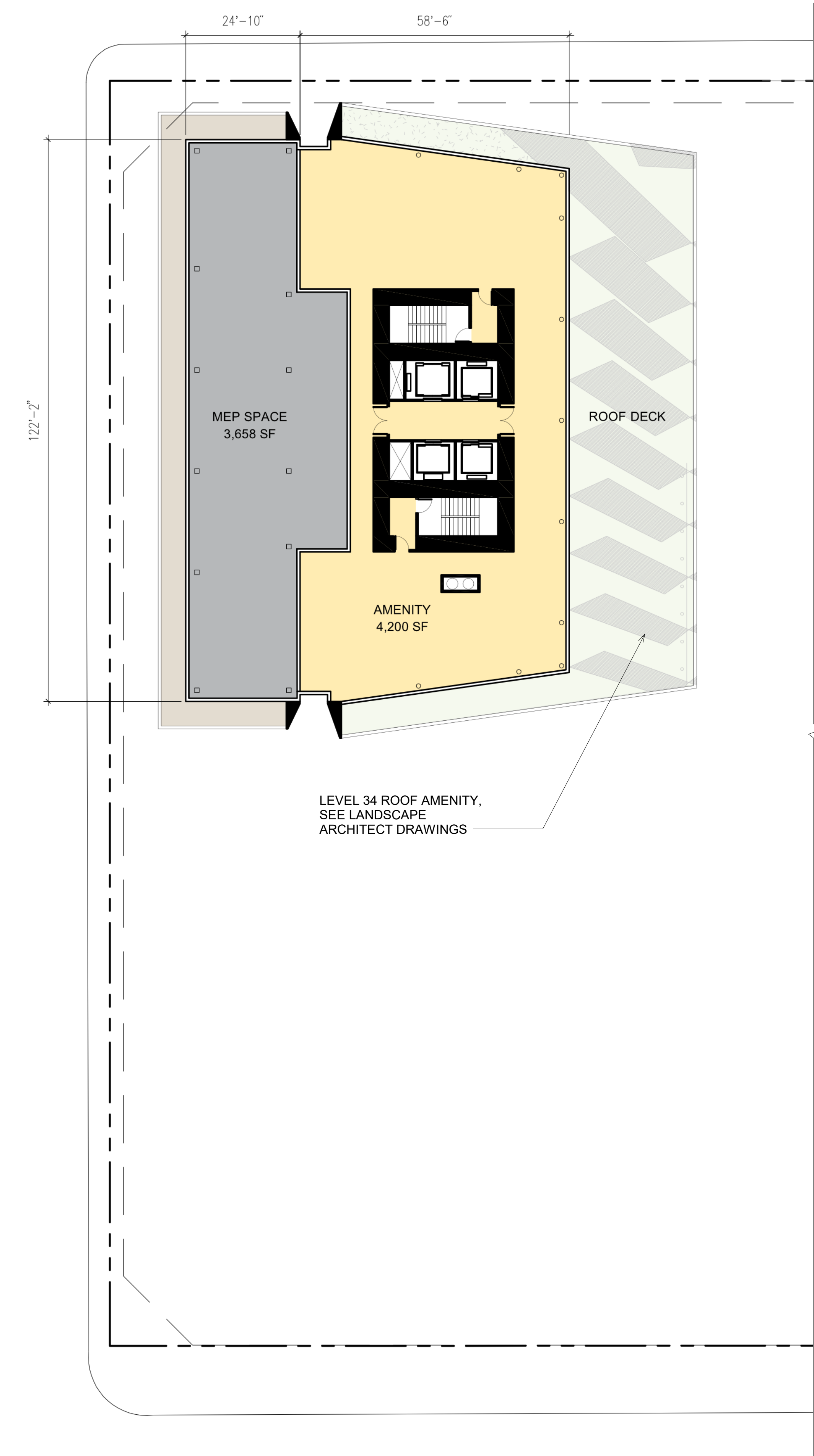




1 LEVEL 30 PLAN
SCALE: 1/16" = 1'-0"










2 **LEVEL 31-32 PLAN**
SCALE: 1/16" = 1'-0"



3 ROOF TOP AMENITY FLOOR PLAN

PROGRAM LEGEND

- | | |
|-------------------------------------------------------------------------------------|-------------------------|
|  | COMMERCIAL |
|  | LOBBY / AMENITY |
|  | BALCONY |
|  | 1BED |
|  | 1BED + DEN |
|  | 2BED |
|  | MECHANICAL / ELECTRICAL |

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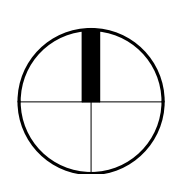
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LEVEL 30-33 PLAN

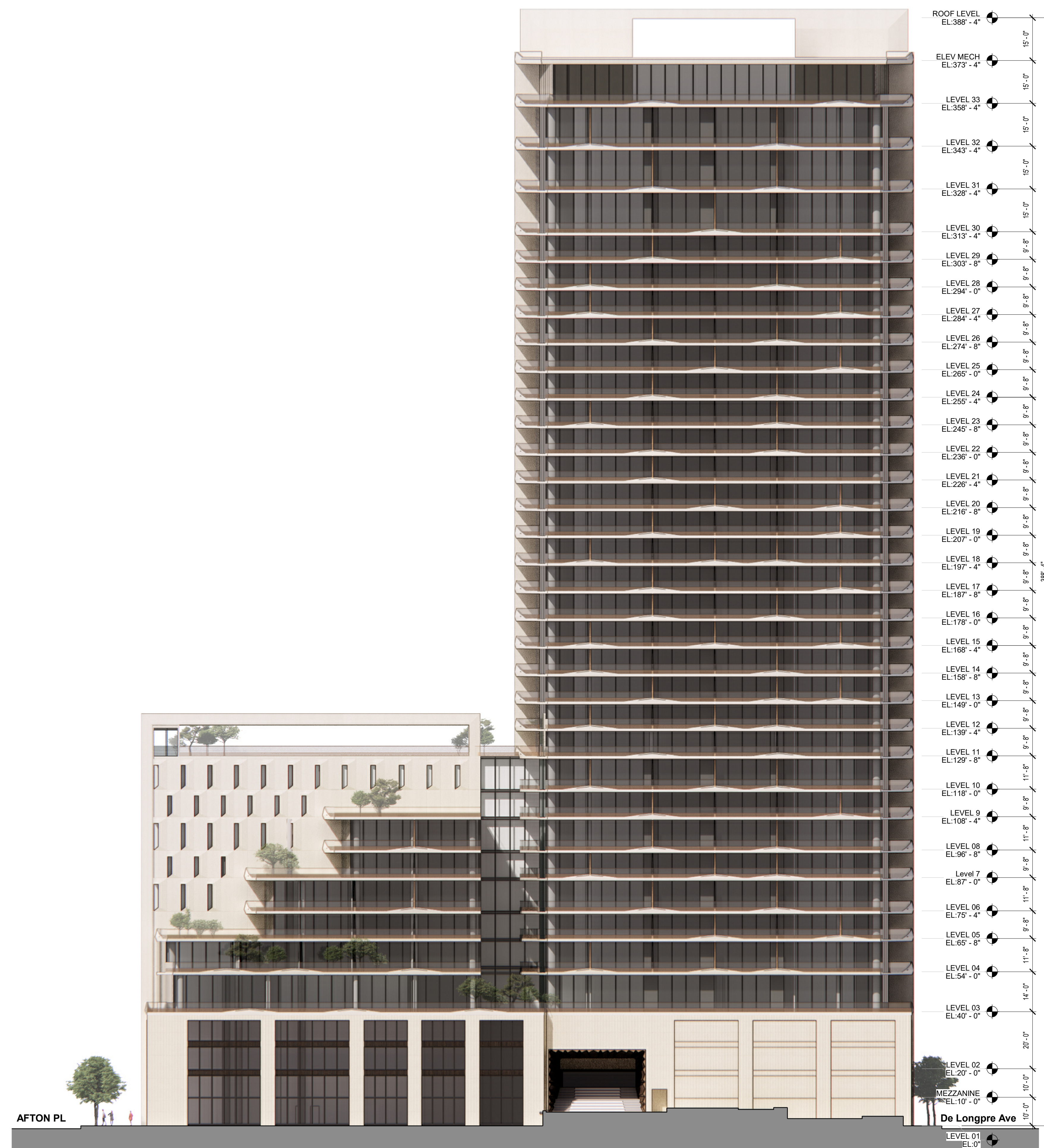
Drawn By: YOUR INITIALS Project Number:	Checked By: PM/PD (edit this) 2020042.001
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Sheet Number: **A2.07**





1 SOUTH ELEVATION
SCALE: 1" = 20'-0"



2 WEST ELEVATION
SCALE: 1" = 20'-0"

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BUILDING ELEVATIONS

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Checked By: **PM/PD (edit this)**
Project Number: **2020042.001**

Sheet Number: **A3.02**

Context Plan



Site Plan



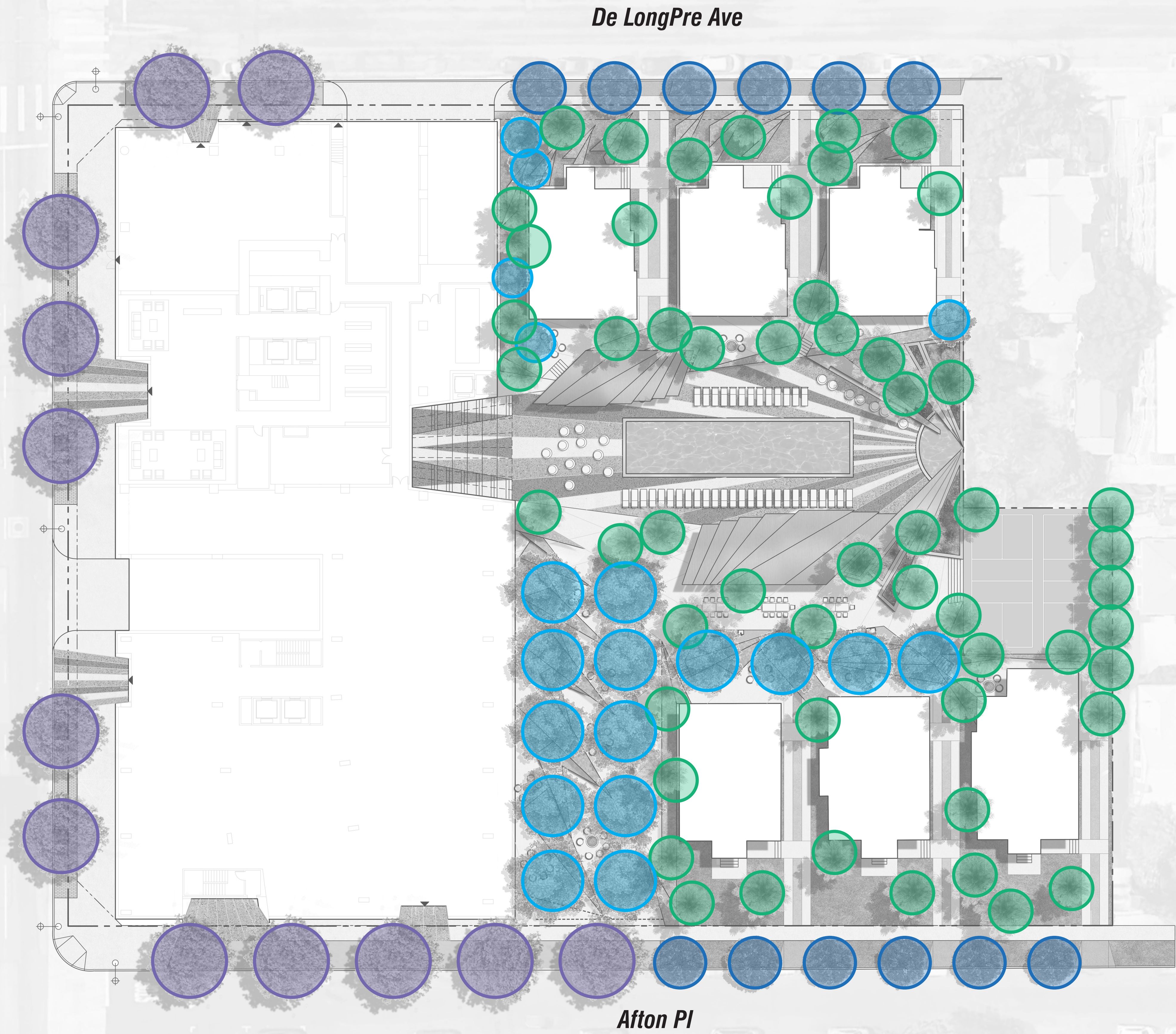
Materials and Site Finishings







Tree Planting

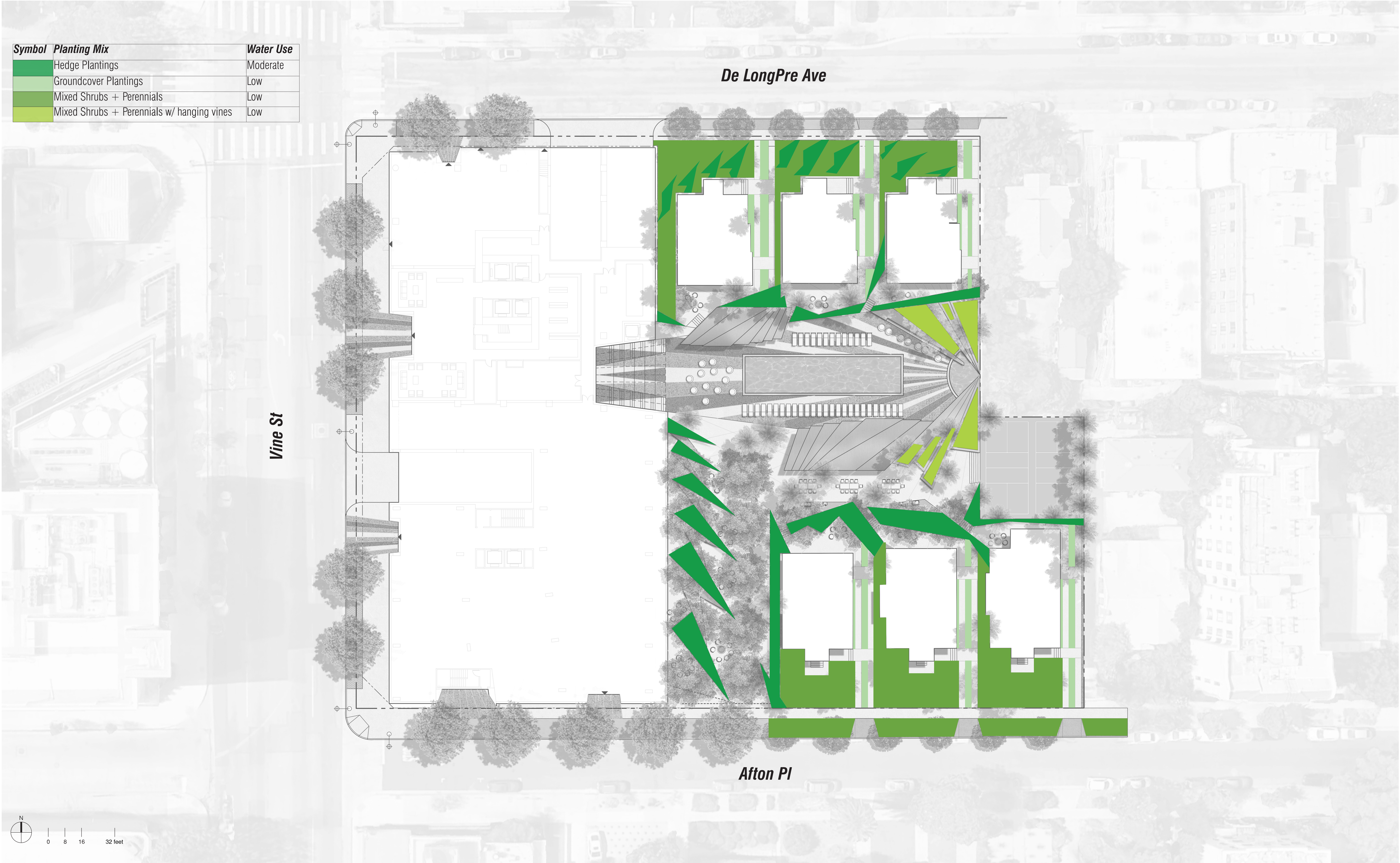
Symbol	Latin Name	Common Name	Water Use
	Jacaranda mimosifolia	Jacaranda Tree	Moderate
	Chitalpa tashkentensis	Chitalpa Tree	Low
	Olea europaea 'Swan Hill'	Fruitless Olive Tree	Low
	Washingtonia robusta	Mexican Fan Palm	Low

Trees Required	
1 per 4 units, 429 Units	108 Trees Required
Mitigation for 7 existing On-Site trees removed	7 Trees Required
Mitigation for 6 street trees removed @ 2:1	12 Trees Required
Trees Provided	
Ground Level On-Site	74 Trees Provided
Ground Level Street Trees	24 Trees Provided
Roof Terrace and Amenities	48 Trees Provided
Total	146 Trees Provided

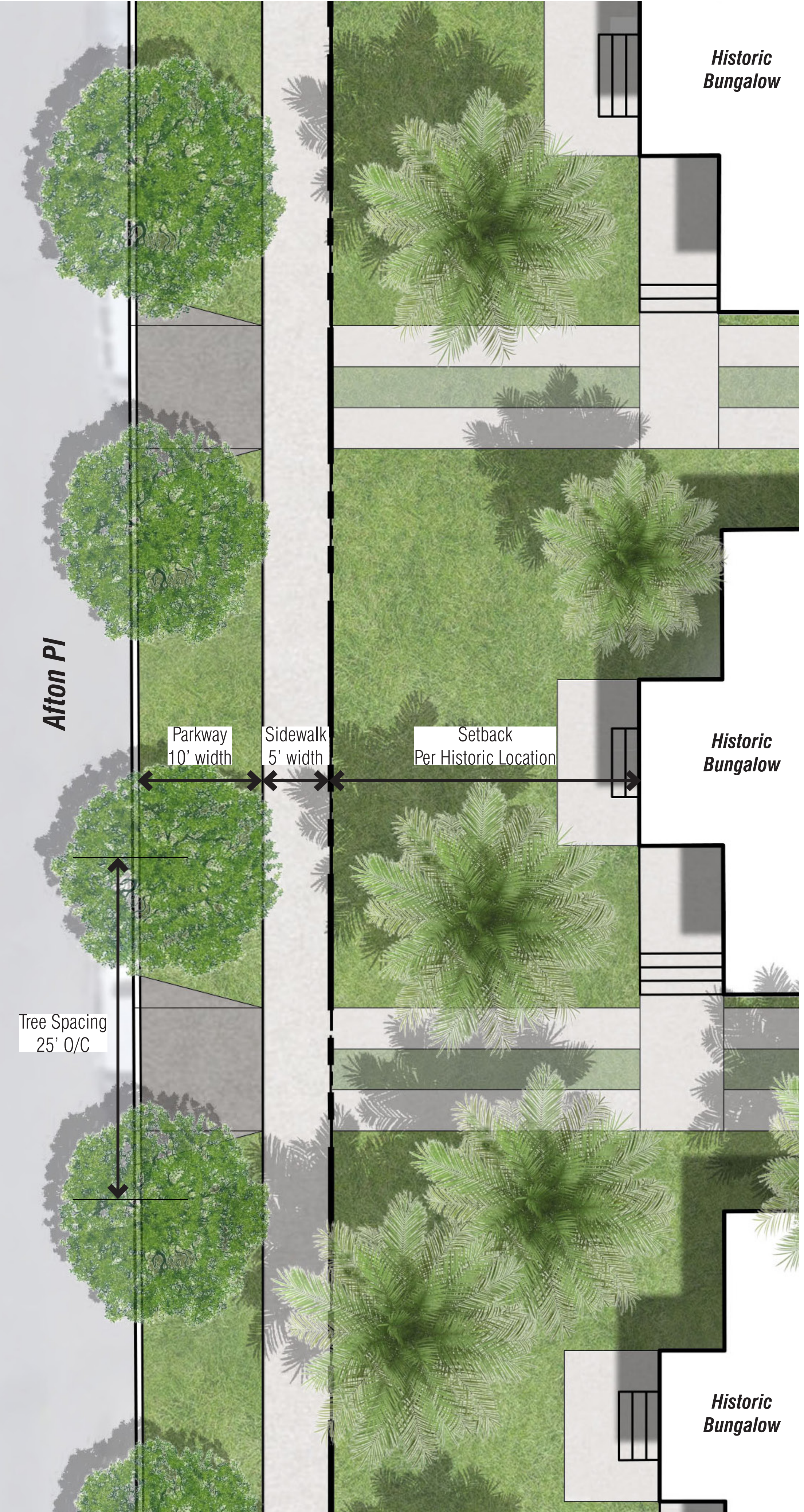
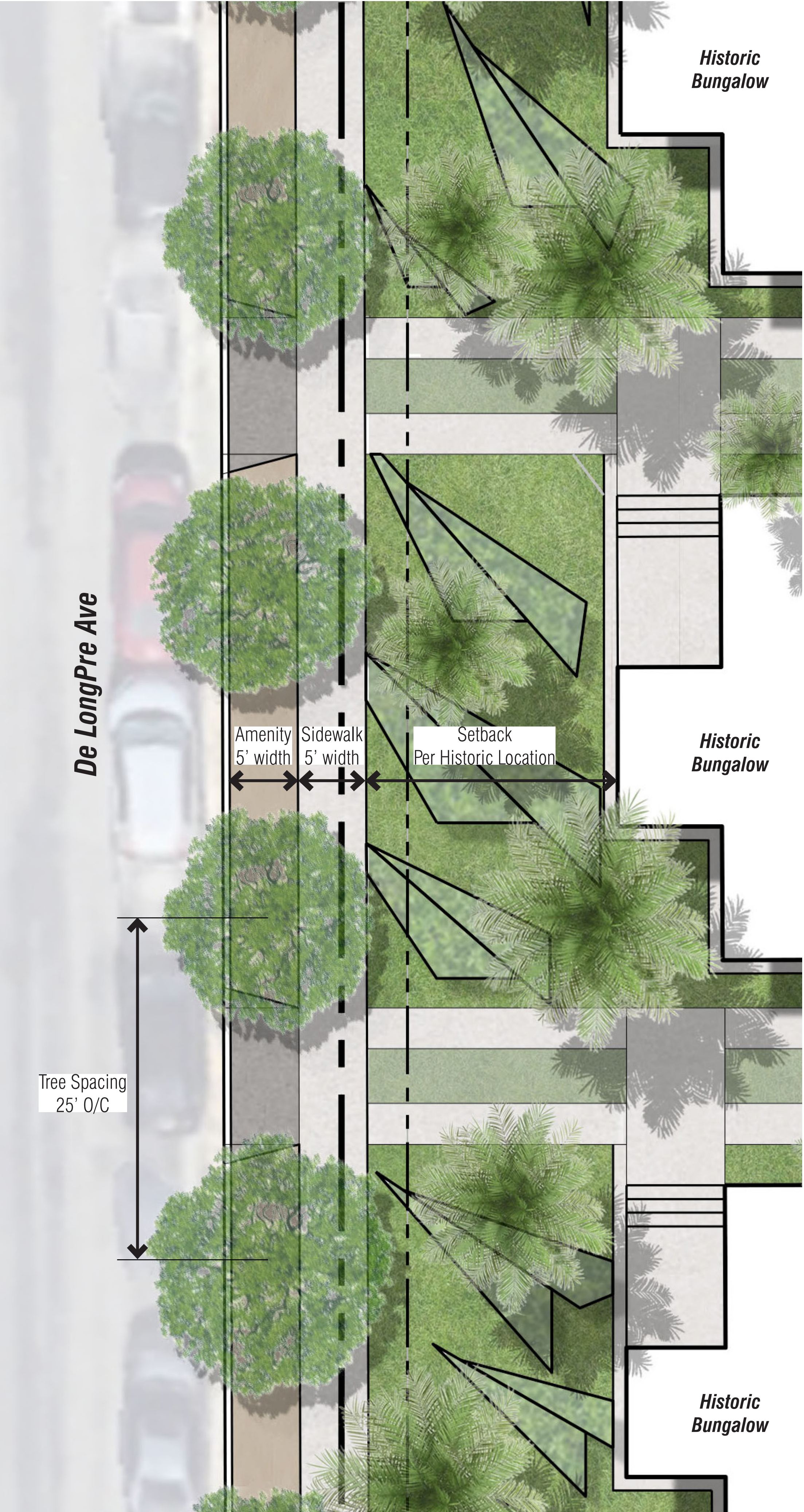


Understory Planting

Symbol	Planting Mix	Water Use
	Hedge Plantings	Moderate
	Groundcover Plantings	Low
	Mixed Shrubs + Perennials	Low
	Mixed Shrubs + Perennials w/ hanging vines	Low

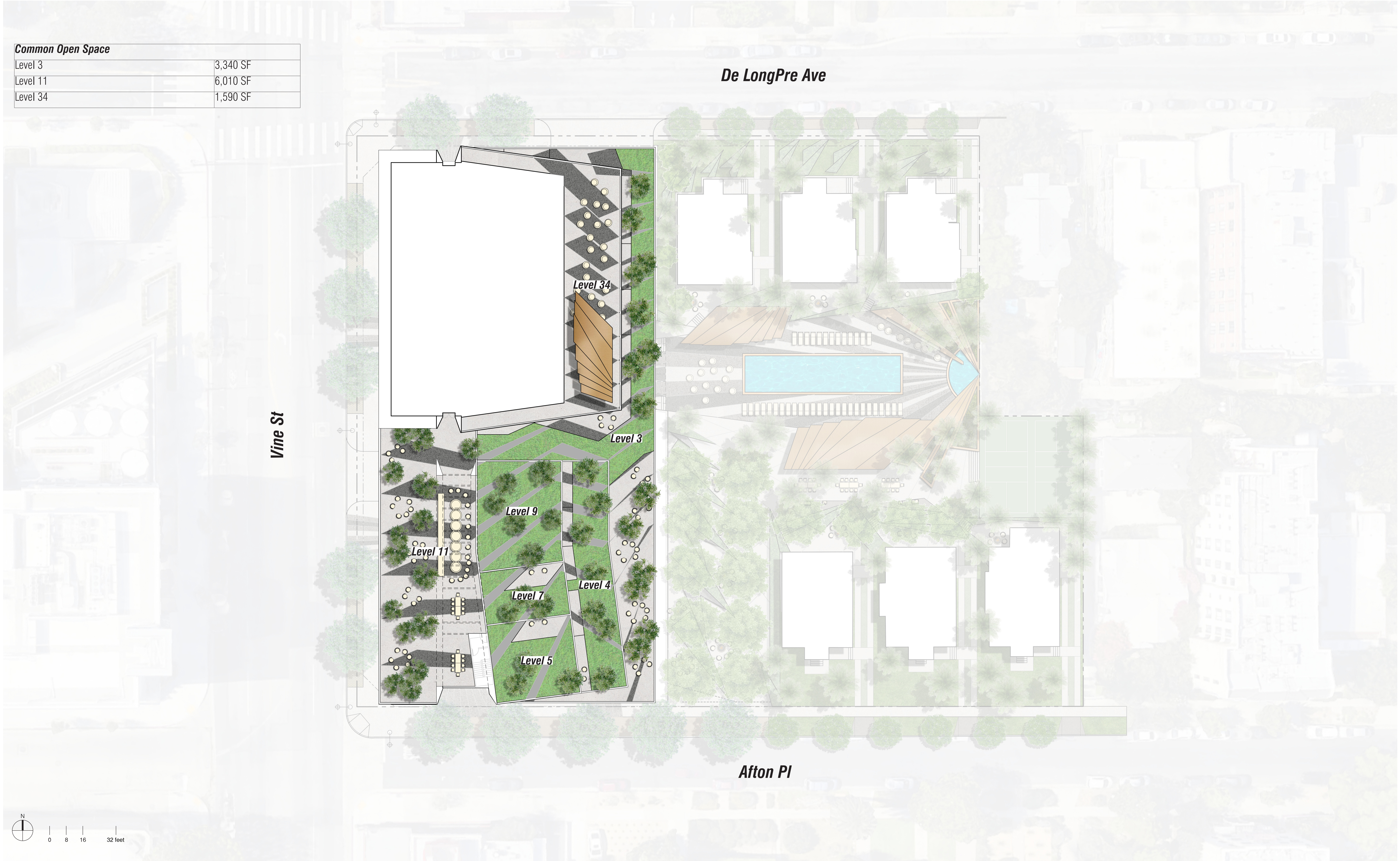


Streetscape Improvements



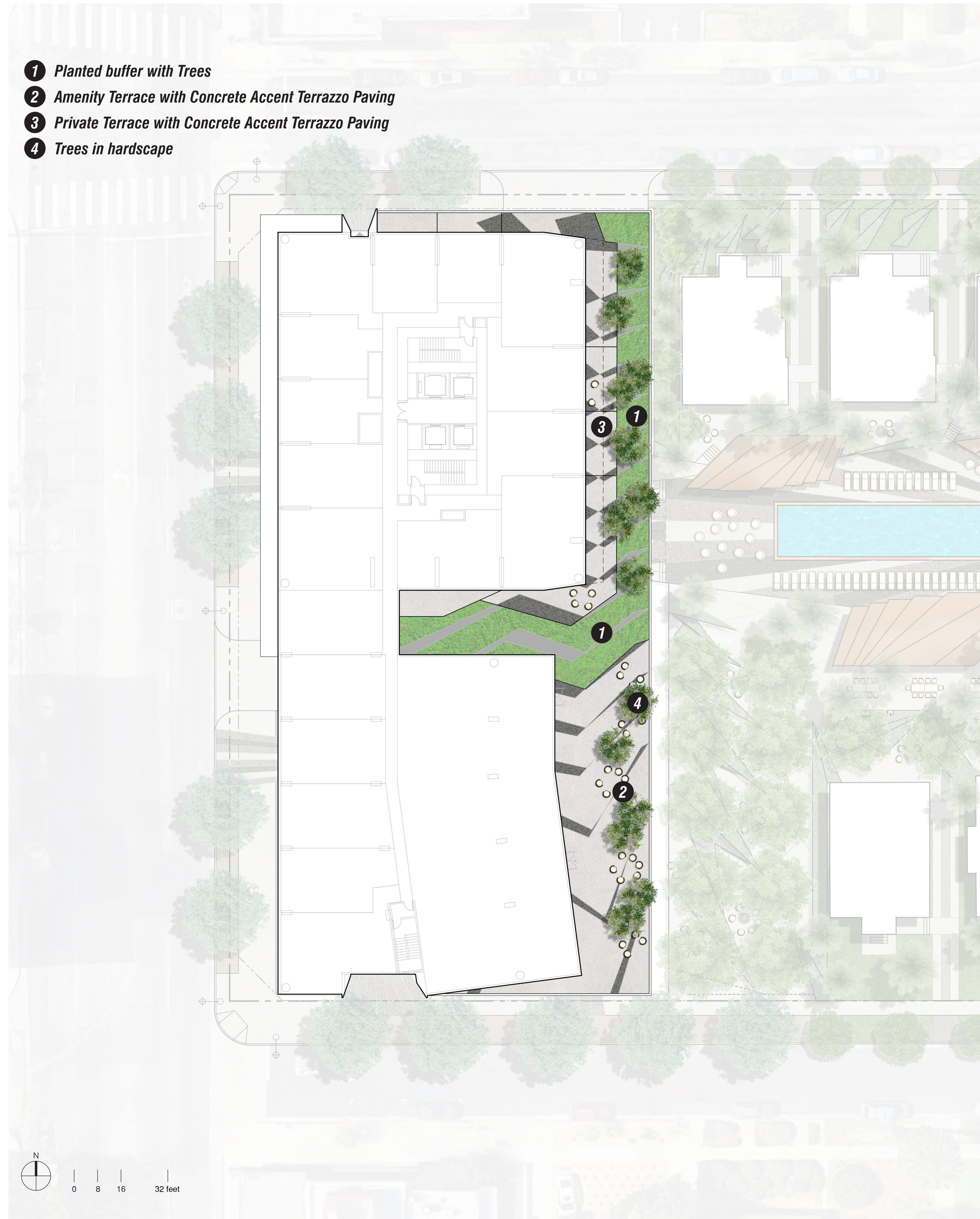
Roof and Amenities Plan

Common Open Space	
Level 3	3,340 SF
Level 11	6,010 SF
Level 34	1,590 SF



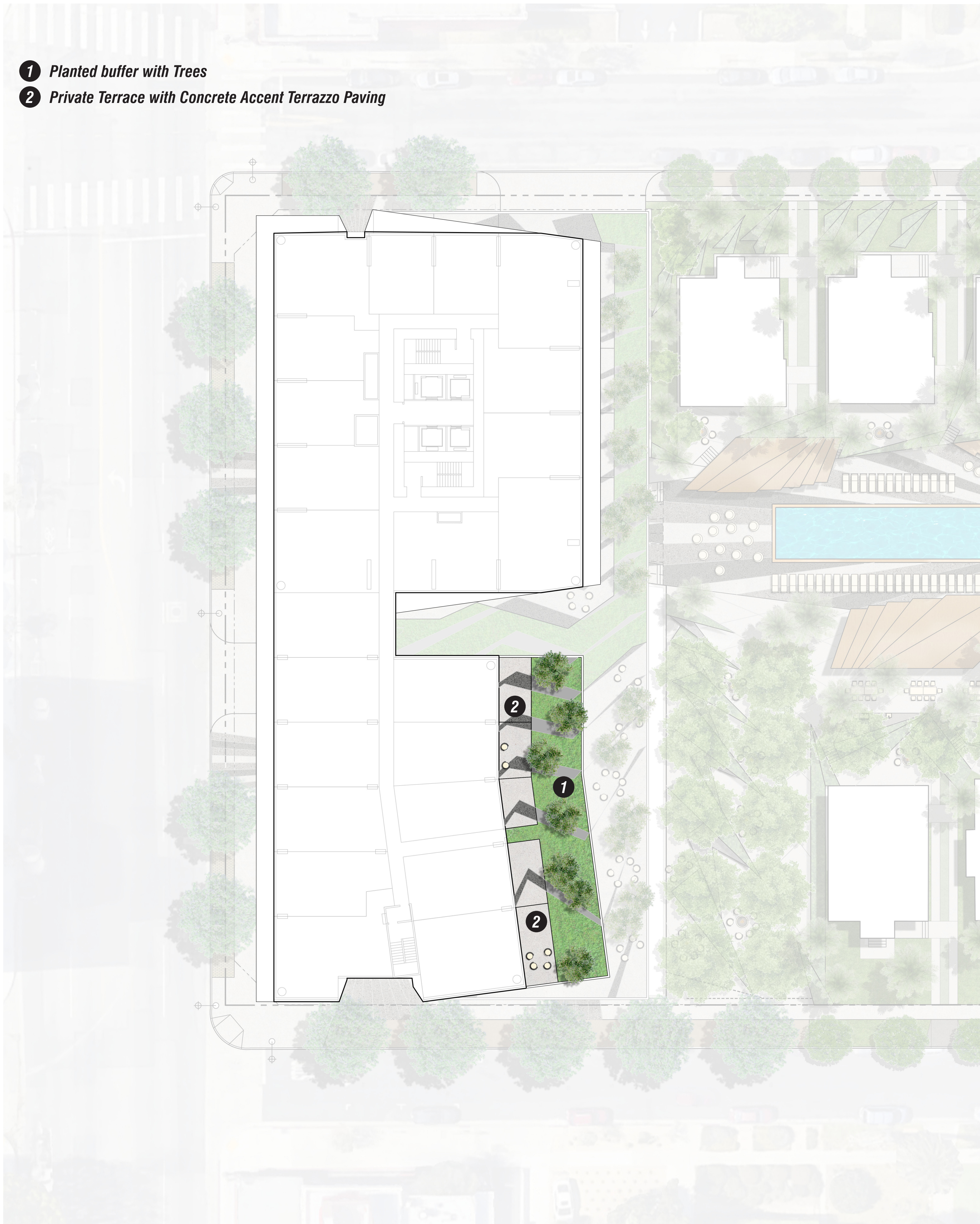
Level 3 Roof Terrace

- 1 Planted buffer with Trees
- 2 Amenity Terrace with Concrete Accent Terrazzo Paving
- 3 Private Terrace with Concrete Accent Terrazzo Paving
- 4 Trees in hardscape



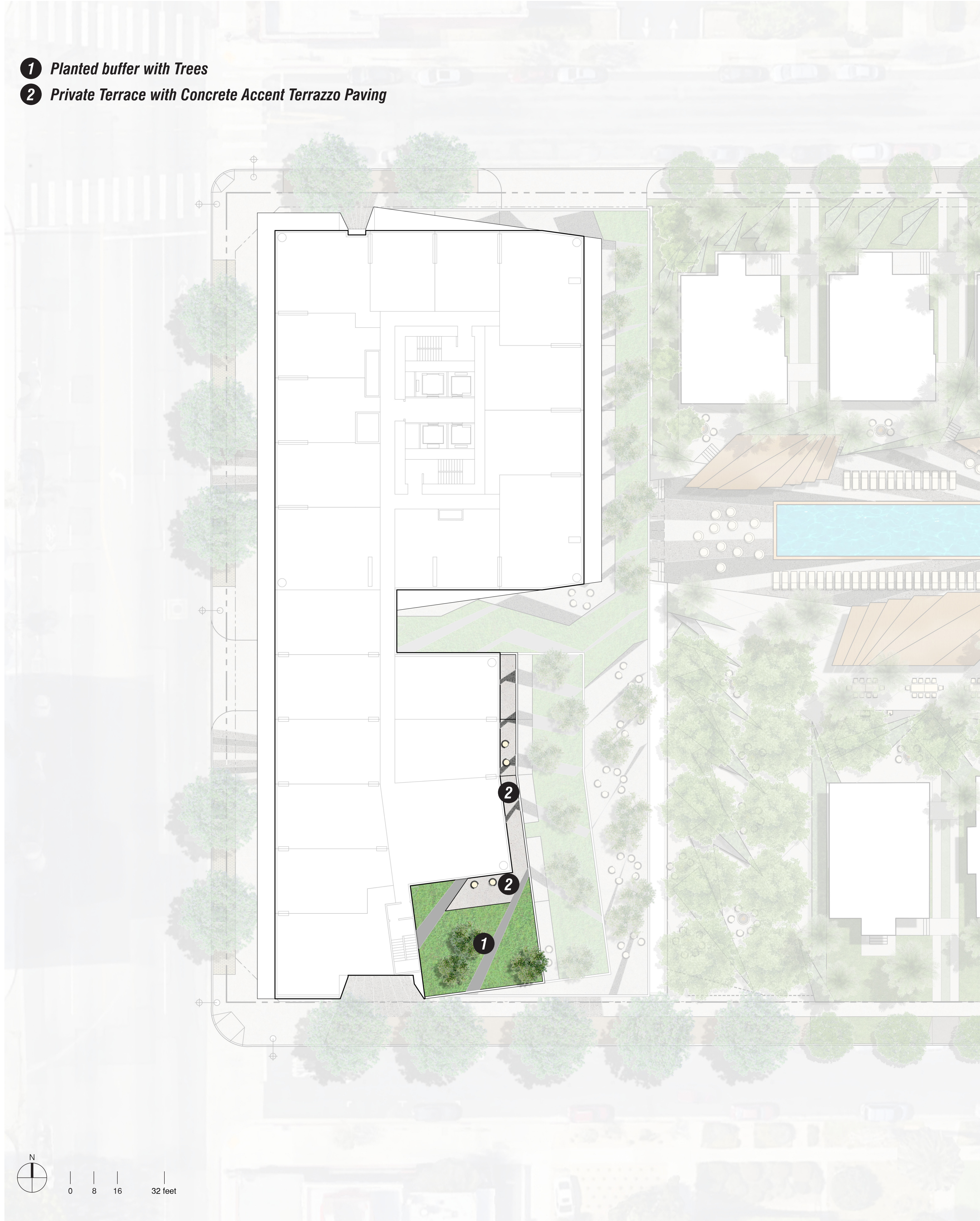
Level 4 Roof Terrace

- 1 Planted buffer with Trees
- 2 Private Terrace with Concrete Accent Terrazzo Paving



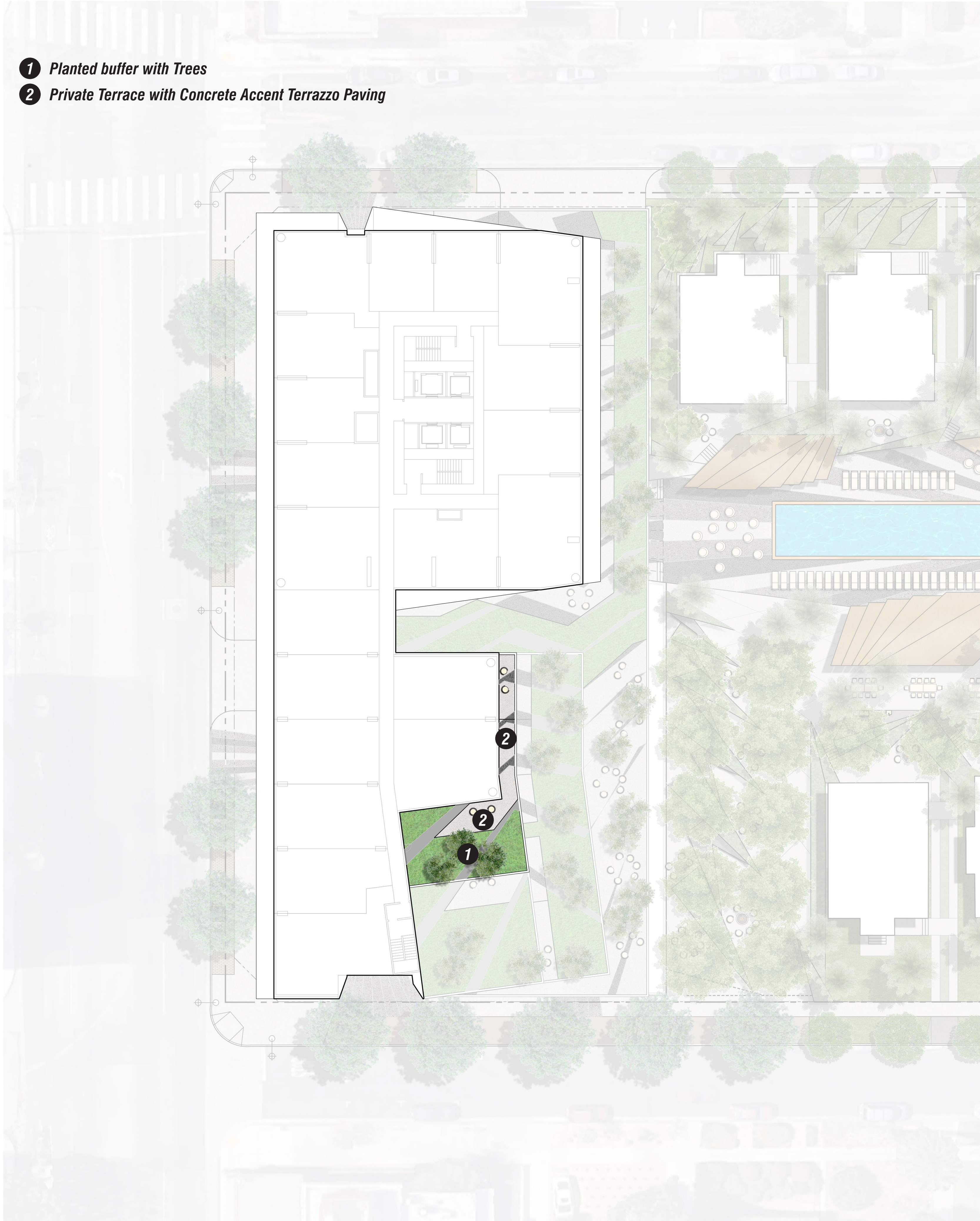
Level 5 Roof Terrace

- 1 Planted buffer with Trees
- 2 Private Terrace with Concrete Accent Terrazzo Paving



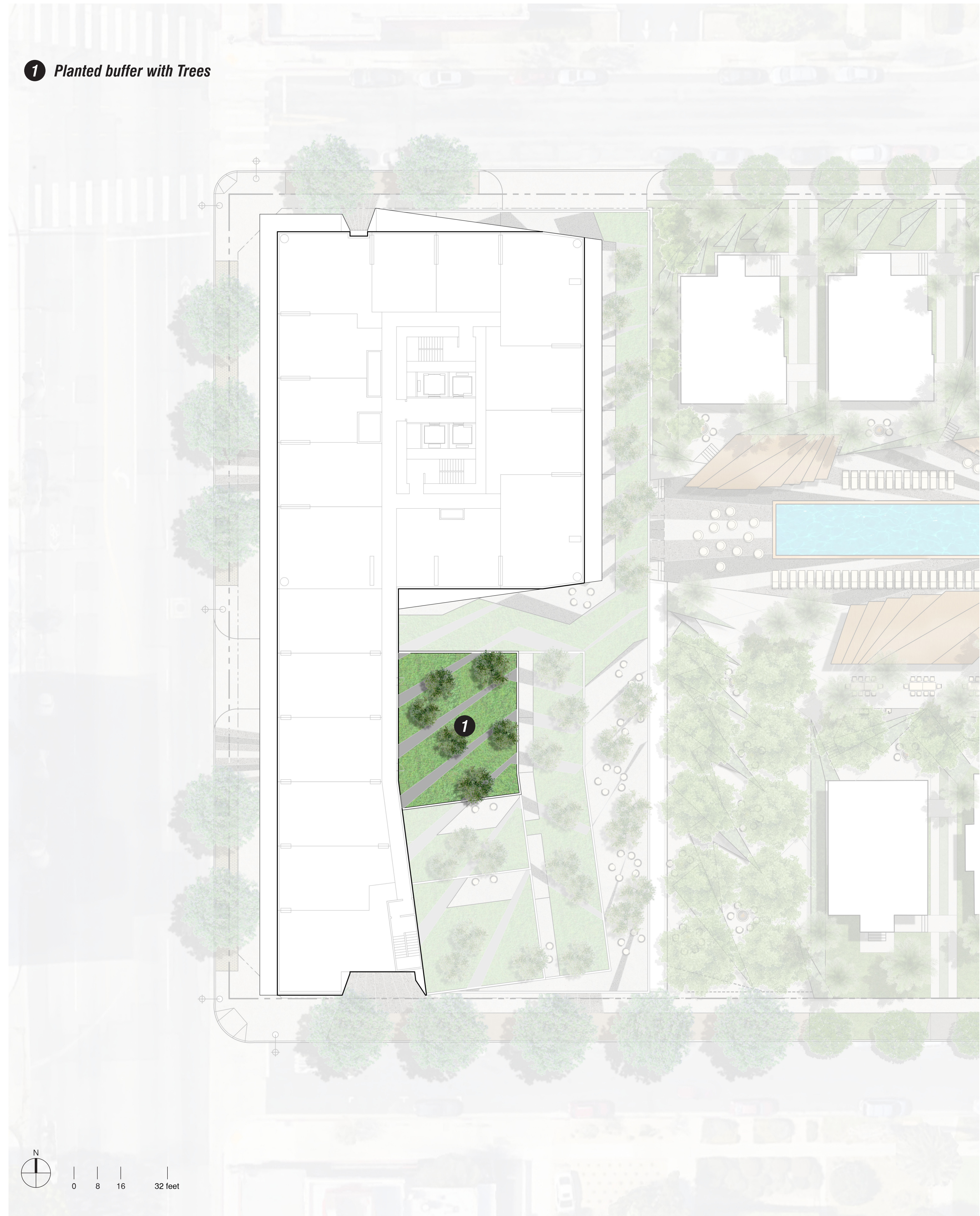
Level 7 Roof Terrace

- 1 Planted buffer with Trees
- 2 Private Terrace with Concrete Accent Terrazzo Paving



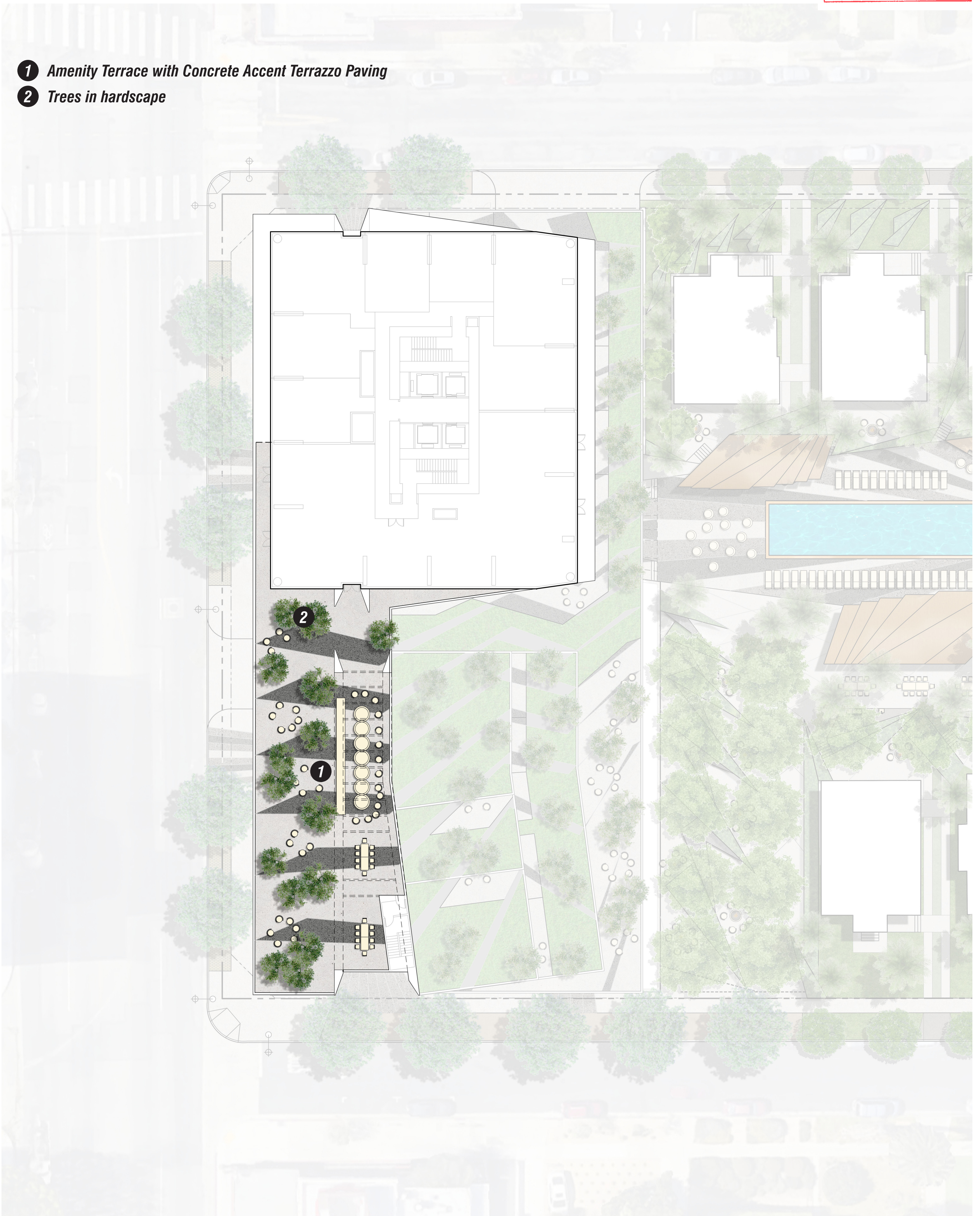
Level 9 Roof Terrace

- 1 Planted buffer with Trees



Level 11 Roof Amenity

- 1 Amenity Terrace with Concrete Accent Terrazzo Paving
- 2 Trees in hardscape



Level 34 Roof Amenity

- 1 Amenity Terrace with Concrete Accent Terrazzo Paving
- 2 Folded Metal Pavilion Roof

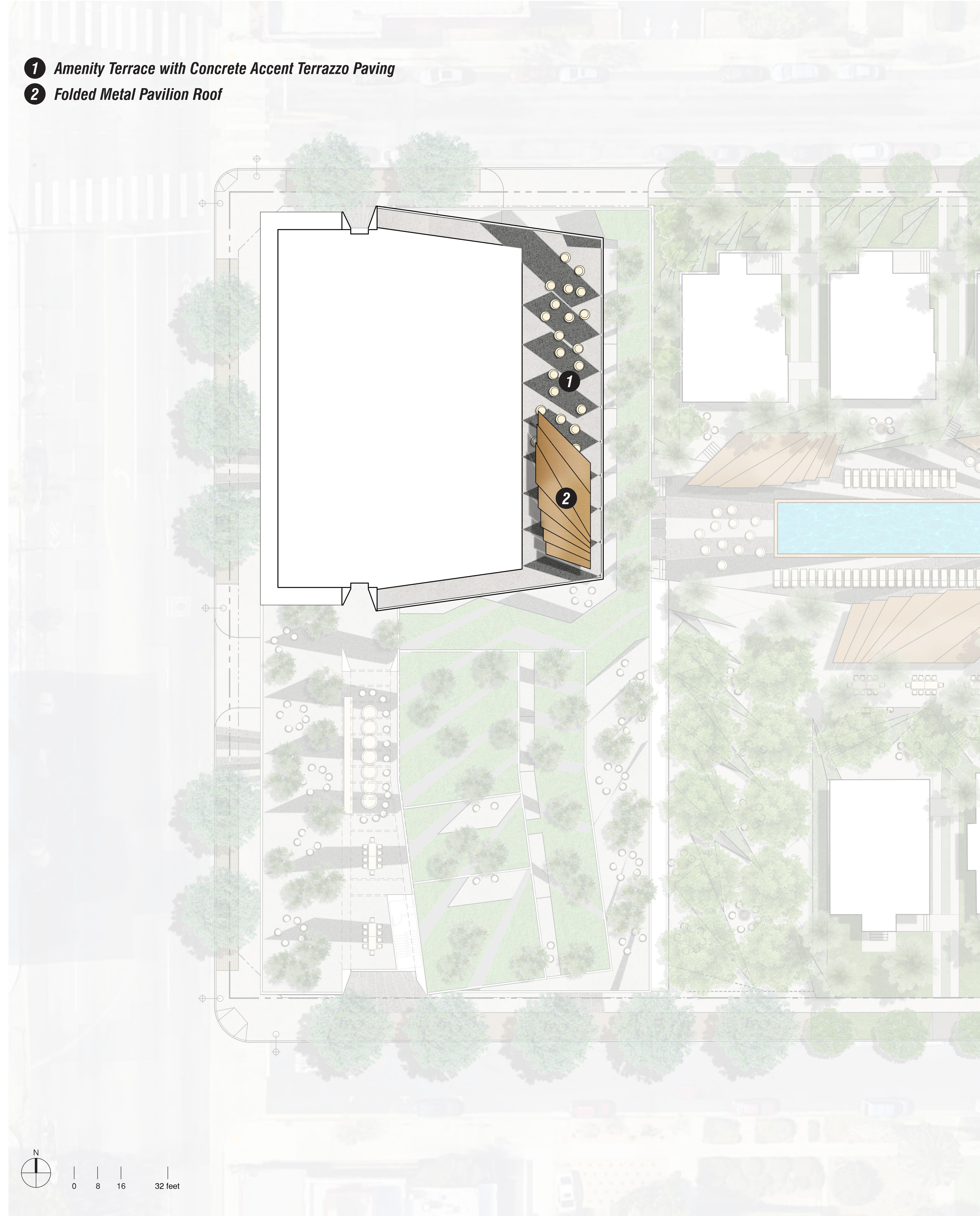


EXHIBIT B
Mitigation Monitoring Program
CPC-2016-3777

IV. Mitigation Monitoring Program

1. Introduction

This Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code (PRC) Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, CEQA Guidelines Section 15097(a) requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, PRC Section 21081.6, and CEQA Guidelines Section 15097.

The City of Los Angeles is the Lead Agency for the Project and, therefore, is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts in the EIR takes into consideration the project design features (PDF) and applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

2. Organization

As shown on the following pages, each identified PDF and MM for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- **Enforcement Agency:** The agency with the power to enforce the PDF or MM.

- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation, and development are made.
- **Monitoring Phase:** The phase of the Project during which the PDF or MM shall be monitored.
- **Monitoring Frequency:** The frequency at which the PDF or MM shall be monitored.
- **Action Indicating Compliance:** The action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

3. Administrative Procedures and Enforcement

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

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

4. Program Modification

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will

determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

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

5. Mitigation Monitoring Program

A. Cultural Resources

(1) Project Design Features

Project Design Feature CUL-PDF-1: A Preservation Plan will be prepared documenting the relocation and rehabilitation of the six bungalows in accordance with the Secretary of Interior's Standards for Rehabilitation. Specifically, the Preservation Plan will document through a combination of photographs and drawings those features such as concrete porches and brick chimneys that will be demolished and reconstructed after the bungalows are returned to the Project Site. The Preservation Plan will include guidelines for disassembling the bungalows (in the event they cannot be moved intact) and protecting them from vandalism while they are being stored off the Project Site. Interim protection measures may also include weatherproofing and treating active insect infestation. The Preservation Plan will address the possibility that the bungalows could be repurposed for restaurant uses or as residential units. In addition, the Preservation Plan will address a construction monitoring program to ensure all of the

aforementioned are carried out in accordance with the Secretary of the Interior's Standards for Rehabilitation. The Applicant will be required to retain a professional meeting the Secretary of the Interior's Professional Qualifications Standards for historic architecture with five years of demonstrated experience in rehabilitation planning, design and construction of the Project as it relates to the bungalows. Construction monitoring will include a meeting with the contractor prior to the relocation of the bungalows to discuss minimizing collateral damage, and at regular intervals during construction, including but not be necessarily limited to 50 percent, 90 percent, and 100 percent construction. Memoranda will be prepared to summarize findings, make recommendations as necessary, and document construction with digital photographs as necessary but not necessarily limited to 50 percent, 90 percent, and 100 percent construction. The memoranda will be submitted to the Office of Historic Resources for concurrence.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety, City of Los Angeles Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety, City of Los Angeles Office of Historic Resources
- **Monitoring Phase:** Pre-Construction; Construction; post-construction
- **Monitoring Frequency:** Prior to issuance of building permit for relocation off-site and prior to issuance of building permit for rehabilitation
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit and issuance of Certificate of Occupancy

Project Design Feature CUL-PDF-2: As one of the storefronts of the 1356 Vine Street building was once the home of Billy Berg's legendary jazz nightclub, an interpretive program will be prepared to increase general public and patron appreciation for the important role the nightclub played in the history of jazz.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety, City of Los Angeles Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety, City of Los Angeles Office of Historic Resources
- **Monitoring Phase:** Pre-Construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection

- **Action Indicating Compliance:** Program approval and issuance of Certificate of Occupancy

B. Greenhouse Gas Emissions

(1) Project Design Features

GHG-PDF-1: The design of the new buildings shall incorporate features of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program to be capable of meeting the standards of LEED Silver® or equivalent green building standards. Specific sustainability features that are integrated into the Project design to enable the Project to achieve LEED Silver® equivalence will include the following:

- a. Use of Energy Star-labeled products and appliances.
 - b. Use of light-emitting diode (LED) lighting or other energy-efficient lighting technologies, such as occupancy sensors or daylight harvesting and dimming controls, where appropriate, to reduce electricity use.
 - c. Water-efficient plantings with drought-tolerant species;
 - d. Fenestration designed for solar orientation; and
 - e. Pedestrian- and bicycle-friendly design with short-term and long-term bicycle parking.
- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Pre-construction; pre-operation
 - **Monitoring Frequency:** Once at Project plan check; once during field inspection
 - **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

GHG-PDF-2: The Project would prohibit the use of natural gas-fueled fireplaces in the proposed residential units.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; pre-operation

- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

C. Noise

(1) Project Design Features

Project Design Feature NOI-PDF-1: Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with state-of-the-art noise shielding and muffling devices (consistent with manufacturers' standards). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once at plan check (provide proof of compliance); Periodically during construction
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; Field inspection sign-off

Project Design Feature NOI-PDF-2: Project construction shall not include the use of driven (impact) pile systems.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); Periodically during construction
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; Field inspection sign-off

Project Design Feature NOI-PDF-3: All outdoor mounted mechanical equipment shall be enclosed or screened from off-site noise-sensitive receptors.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; submittal of compliance report from noise consultant prior issuance of Certificate of Occupancy

Project Design Feature NOI-PDF-4: Outdoor amplified sound systems, if any, shall be designed so as not to exceed the maximum noise level of 65 dBA [Leq (1-hour)] at a distance of 25 feet from the face of the amplified speaker sound systems at the Ground Level and 90 dBA [Leq (1-hour)] at the Level 11 and Level 33 deck (Residential Option) and Level 17 deck (Office Option). No outdoor amplified sound systems would be permitted on Level 3 of the Residential Option. A qualified noise consultant shall provide written documentation that the design of the system complies with these maximum noise levels.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; submittal of compliance report from noise consultant prior to Certificate of Occupancy

Project Design Feature NOI-PDF-5: All loading docks shall be screened from off-site noise-sensitive receptors.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once at field inspection

- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature NOI-PDF-6: An 8-foot high solid (non-porous) property wall shall be constructed along the Project eastern property line.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

Mitigation Measure NOI-MM-1: A temporary and impermeable sound barrier shall be erected at the locations listed below. At plan check, building plans shall include documentation prepared by a noise consultant verifying compliance with this measure.

- Along the southern property line of the Project Site between the construction areas and residential use on Afton Place south of the Project Site (receptor location R1). The temporary sound barrier shall be designed to provide a minimum 15-dBA noise reduction at the ground level of receptor location R1.
- Along the eastern property line of the Project Site between the construction areas and the residential uses on the east side of the Project Site (receptor location R2). The temporary sound barrier shall be designed to provide a minimum 15-dBA noise reduction at the ground level of receptor location R2.
- Along the northern property line of the Project Site between the construction areas and the residential use and the Southern California Hospital on De Longpre Avenue northeast of the Project Site (receptor location R3). The temporary sound barrier shall be designed to provide a minimum 15-dBA noise reduction at the ground level of receptor location R3.
- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety

- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; submittal of compliance report from qualified noise consultant.

Mitigation Measure NOI-MM-2: Prior to start of construction, the Applicant shall retain the services of a structural engineer or qualified professional to visit the two existing historic single-family residential buildings adjacent to the Project Site to the east to inspect and document the apparent physical condition of the buildings' readily-visible features.

The Applicant shall retain the services of a qualified acoustical engineer to review proposed construction equipment and develop and implement a vibration monitoring program capable of documenting the construction-related ground vibration levels at the buildings during demolition and grading/excavation phases. The vibration monitoring system shall continuously measure and store the peak particle velocity (PPV) in inch/second. The system shall also be programmed for two preset velocity levels: a warning level of 0.1 PPV and a regulatory level of 0.12 PPV. The system shall also provide real-time alert when the vibration levels exceed the warning level.

In the event the warning level (0.1 PPV) is triggered, the contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level, including but not limited to halting/staggering concurrent activities and utilizing lower vibratory techniques.

In the event the regulatory level (0.12 PPV) is triggered, the contractor shall halt construction activities in the vicinity of the buildings and visually inspect the buildings for any damage. Results of the inspection must be logged. The contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level. Construction activities may then restart.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection

- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; submittal of compliance report from noise consultant

D. Public Services—Fire Protection

(1) Project Design Features

Project Design Feature FIR-PDF-1: Automatic fire sprinkler systems will be installed in the rehabilitated bungalows.

- **Enforcement Agency:** City of Los Angeles Fire Department; City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and submittal of compliance documentation by Applicant; issuance of Certificate of Occupancy

E. Public Services—Police Protection

(1) Project Design Features

Project Design Feature POL-PDF-1: During construction, the Applicant will implement temporary security measures including security fencing, lighting, and locked entry.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; Field inspection sign-off

Project Design Feature POL-PDF-2: The Project will include a closed circuit camera system and keycard entry for the residential building and the residential parking areas.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and submittal of compliance documentation by Applicant; issuance of Certificate of Occupancy

Project Design Feature POL-PDF-3: The Project will provide proper lighting of buildings and walkways to provide for pedestrian orientation and clearly identify a secure route between parking areas and points of entry into buildings.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature POL-PDF-4: The Project will provide sufficient lighting of parking areas to maximize visibility and reduce areas of concealment.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection

- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature POL-PDF-5: The Project will design entrances to, and exits from buildings, open spaces around buildings, and pedestrian walkways to be open and in view of surrounding sites.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature POL-PDF-6: Prior to the issuance of a building permit, the Applicant will consult with LAPD's Crime Prevention Unit regarding the incorporation of feasible crime prevention features appropriate for the design of the Project.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); prior to the issuance of applicable building permit
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature POL-PDF-7: Upon completion of the Project and prior to the issuance of a certificate of occupancy, the Applicant will submit a diagram of the Project Site to the LAPD Hollywood Division's Commanding Officer that includes access routes and any additional information that might facilitate police response.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety

- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once following completion of the Project, but prior to issuance of certificate of occupancy
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy

F. Transportation

(1) Project Design Features

Project Design Feature TR-PDF-1: At the exit of the subterranean parking garage, the Project will implement blind spot mirrors to improve driver visibility and warning sounds/lights to alert pedestrians of approaching vehicles.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and submittal of compliance documentation by Applicant; issuance of Certificate of Occupancy

Project Design Feature TR-PDF-2: Prior to the start of construction, the Project Applicant will prepare a Construction Traffic Management Plan and submit it to LADOT for review and approval. The Construction Traffic Management Plan will include a Worksite Traffic Control Plan, which will facilitate traffic and pedestrian movement, and minimize the potential conflicts between construction activities, street traffic, bicyclists, and pedestrians. Furthermore, the Construction Traffic Management Plan and Worksite Traffic Control Plan will include, but not be limited to, the following measures:

- Provide off-site truck staging in a permitted area furnished by the construction truck contractor;
- Truck access to the Project Site will be off Vine Street;

- Establish requirements for loading/unloading and storage of materials on the Project Site where parking spaces would be encumbered;
- Schedule deliveries and pick-ups of construction materials during non-peak travel periods to the extent possible and coordinate to reduce the potential of trucks waiting to load or unload for protracted periods;
- Provide all construction contractors with written information on where their workers and their subcontractors are permitted to park, and provide clear consequences to violators for failure to follow these regulations. This information will clearly state that no construction worker parking is permitted on residential streets;
- During construction activities when construction worker parking cannot be accommodated on the Project Site, the pan shall identify alternate parking location(s) for construction workers and the method of transportation to and from the Project Site (if beyond walking distance) for approval by the City 30 days prior to commencement of construction;
- Worksite Traffic Control Plan(s), approved by LADOT, will be implemented to route vehicular traffic, bicyclists, and pedestrians around any such closures;
- Maintain access for the surrounding uses in proximity to the Project Site during construction and post a hotline in several areas around the Site to enable the public to call and report non-compliance with the Construction Traffic Management Plan;
- Coordinate with the City and emergency service providers to ensure adequate access is maintained to the Project Site and neighboring businesses and residences.
- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading or building permit (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of grading permit; field inspection sign-off

Project Design Feature TR-PDF-3: The Applicant will work with the City of Los Angeles, Council District 13, and neighborhood residents living on Afton Place and De Longpre Avenue between Vine Street and

El Centro Avenue to fund the development and implementation of a traffic calming plan to minimize cut-through traffic on these streets. Traffic calming measures could involve physical measures such as changes in street alignment, installation of barriers, speed humps, speed tables, raised crosswalks, chicanes, chokers, and street closures and/or operational measures such as turn restrictions, speed limits, and installation of stop signs, as approved by LADOT. The total cost of such measures shall not exceed \$100,000. The Applicant shall install such measures, as approved by LADOT Hollywood/Wilshire District Office, within 5 years of final Project approval.

- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Written verification of payment of fees to the City of Los Angeles Department of Transportation and subsequent issuance of building permit

(2) Mitigation Measures

Mitigation Measure TR-MM-1: Addition of a protected/permitted left-turn phase with reoptimized signal timing for westbound Sunset Boulevard at Van Ness Avenue.

- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy

G. Utilities and Service Systems—Water Supply and Infrastructure

(1) Project Design Features

Project Design Feature WAT-PDF-1: The Project design shall incorporate the following design features to support water conservation in addition to those required by codes and ordinances for the entire Project:

- High Efficiency Toilets for residential units with a flush volume of 1.0 gallon per flush.
- Showerheads with flow rate of 1.5 gallons per minute, or less.
- Domestic Water Heating System located in close proximity to point(s) of use.
- Individual metering and billing for water use for commercial space will be used.
- Drip/ Subsurface Irrigation (Micro-Irrigation).
- Proper Hydro-zoning/Zoned Irrigation (groups plants with similar water requirements together).
- Drought Tolerant Plants—72 percent of total landscaping.
- Installation of a meter on the pool make-up line so water use can be monitored and leaks can be identified and repaired.
- Leak Detection System for swimming pools and jacuzzi.
- Pool splash troughs around the perimeter that drain back into the pool.
- Pool/spa recirculating filtration equipment.
- Reuse of pool backwash water for irrigation.
- Water-Saving Pool Filter
- **Enforcement Agency:** City of Los Angeles Department of Water and Power; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

H. Utilities and Service Systems—Wastewater

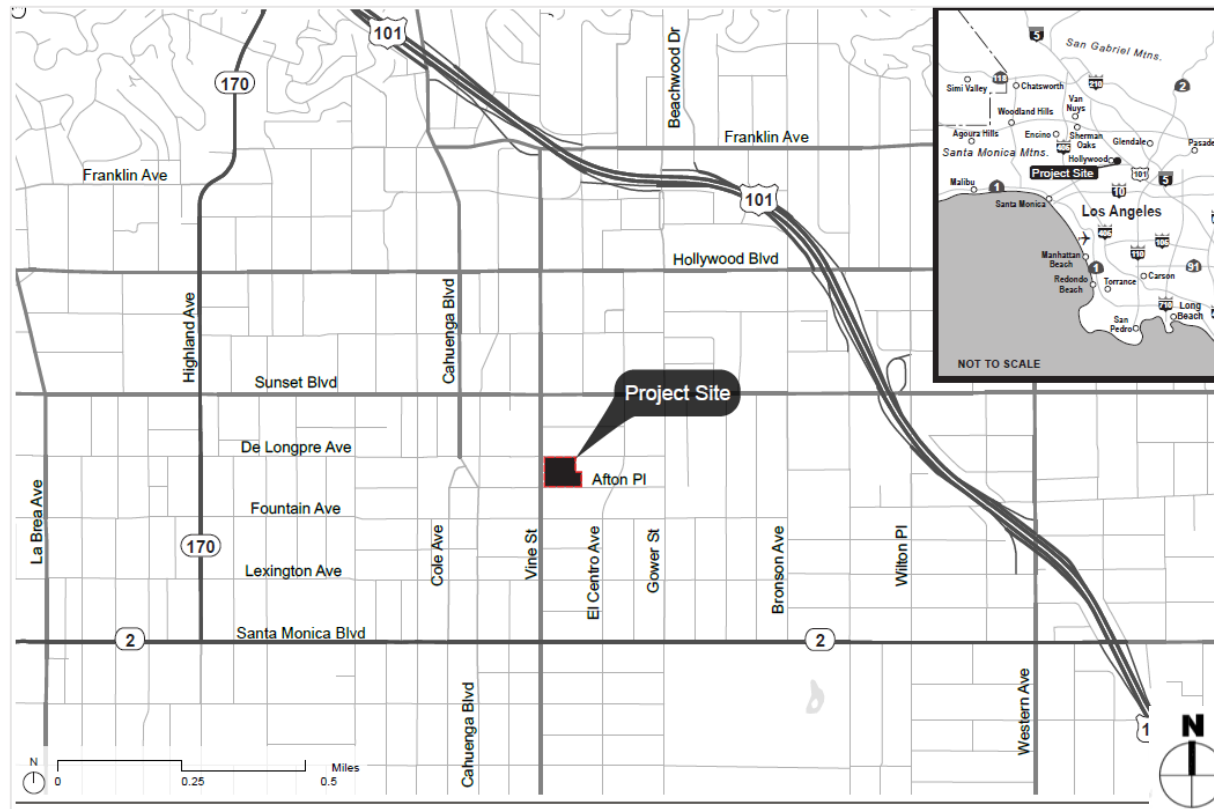
(1) Project Design Features

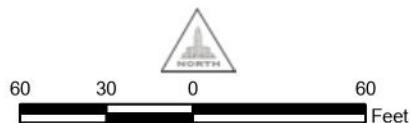
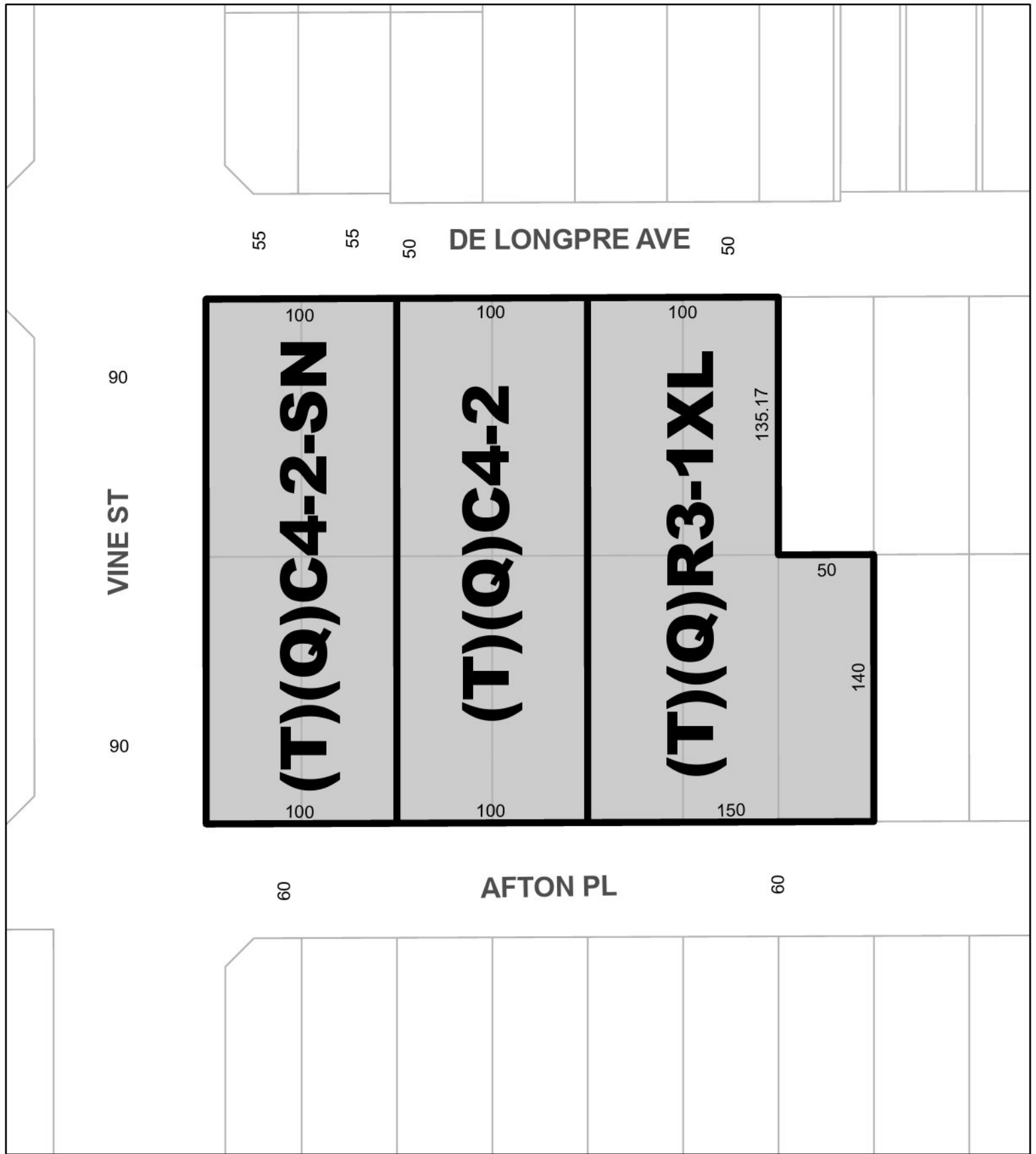
Project Design Feature WAS-PDF-1: During operation of the Project, if the proposed swimming pool is to be drained, the draining will occur over a minimum span of two days.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection

EXHIBIT C
Vicinity, Zone Change, and Building Line
Maps CPC-2016-3777

Project Location



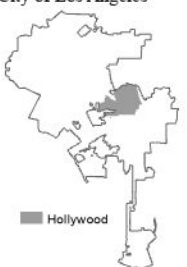


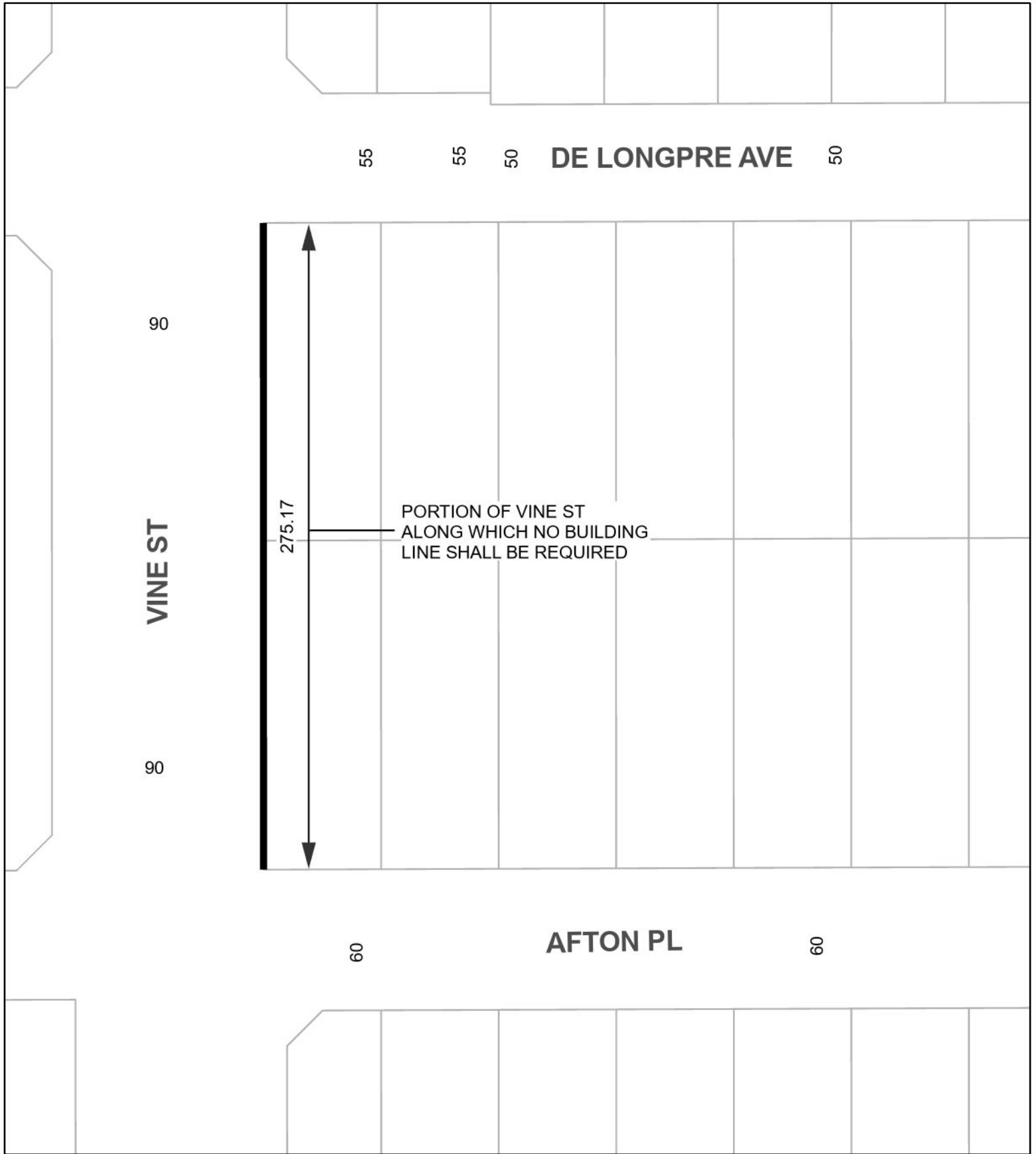
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