



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 – 9/20/2023 City Planning Commission](#) and/or by contacting cpc@lacity.org.

Public Hearing: October 4, 2023
Appeal Status: General Plan Amendment is not appealable. 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. 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 square feet (sf) of commercial and vacant residential uses while rehabilitating six existing bungalows.

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, or a Floor Area Ratio (FAR) of 6:1. The Office Option would export approximately 321,060 cubic yards of material.

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

Case No.: CPC-2016-5003-GPA-VZC-HD-BL-MCUP-RDP-SPR
CEQA No.: ENV-2016-3778-EIR
Related Cases: CPC-2016-3777-VZC-HD-BL-DB-MCUP-ZAD-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
Existing General Plan Land Use: Regional Center Commercial and Medium Residential
Proposed General Plan Land Use: Regional Center Commercial
Existing Zones: C4-2D-SN, R4-2D, R3-1XL
Proposed Zones: (T)(Q)C4-2-SN, (T)(Q)C4-2
Applicant: Onni Capital, LLC
Representative: Armbruster Goldsmith & Delvac LLP

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-2016-5003-GPA-VZC-HD-BL-MCUP-RDP-SPR

4. Pursuant to LAMC Section 11.5.6, a **General Plan Amendment** for the five easterly parcels from the Medium Residential to Regional Center land use designation;
5. Pursuant to LAMC Section 12.32 F and Q, a **Vesting Zone and Height District Change** from C4-2D-SN to C4-2-SN for the four westerly parcels, and from R4-2D and R3-1XL to C4-2 for the remaining nine parcels;
6. Pursuant to LAMC Section 12.32 R, a **Building Line Removal** to remove a 10-foot building line along Vine Street;
7. Pursuant to LAMC Section 12.24 W.1, a **Main Conditional Use Permit** to allow for the on-site sale of a full line of alcoholic beverages for three establishments;
8. Pursuant to LAMC Section 11.5.14, a **Redevelopment Plan Project Compliance** for development activity involving the issuance of a building permit; and
9. Pursuant to LAMC 16.05, a **Site Plan Review**, a development that results in an increase of 50,000 gross square feet or more of non-residential floor area.

**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-2016-5003-GPA-VZC-HD-BL-MCUP-RDP-SPR

2. **Recommend** that the Mayor and City Council Approve a **General Plan Amendment** to the Hollywood Community Plan to change the land use designation from Medium Residential to Regional Center for the eastern portion of the Site;
3. **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;
4. **Recommend** a **Building Line Removal** to remove a 10-foot building line along Vine Street;

5. **Approve a Main Conditional Use Permit** to allow for the on-site sale of a full line of alcoholic beverages for three establishments;
6. **Approve a Redevelopment Plan Project Compliance** for development activity involving the issuance of a building permit; and
7. **Approve a Site Plan Review** for a development that results in an increase of 50,000 gross square feet or more of non-residential floor area;
8. **Adopt** the Conditions of Approval; and
9. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
 Director of Planning



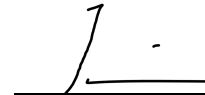
Milena Zasadzien
 Principal City Planner



James Harris
 City Planner



Mindy Nguyen
 Senior City Planner



Rey Fukuda
 City Planning Associate
 Email: rey.fukuda@lacity.org
 Phone: (213) 847-3686

J.Harris for Rey Fukuda

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 agendized 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 Land Use Map
 - B-3 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:

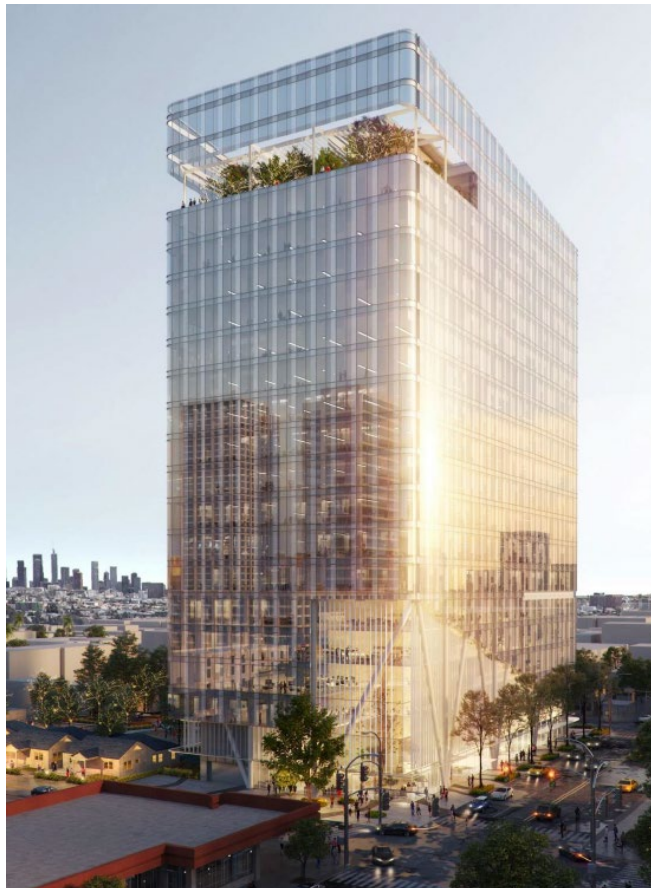
<https://planning.lacity.org/development-services/eir/1360-n-vine-street-project-2>

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 Office Option, while those for the Residential Option are being requested under Case No. CPC CPC-2016-3777-VZC-HD-BL-DB-MCUP-ZAD-RDP-SPR.

The Office Option would develop a 17-story, high-rise building with eight levels of subterranean parking, 463,521 square-feet of office, 11,914 square-feet of restaurant, and 8,988 square-feet of floor area within existing bungalows as either restaurants or nine residential units, for a total of 484,423 sf of floor area, or a Floor Area Ratio of (FAR) 6:1.



Office Option: View from the corner of Vine Street and De Longpre Avenue

BACKGROUND

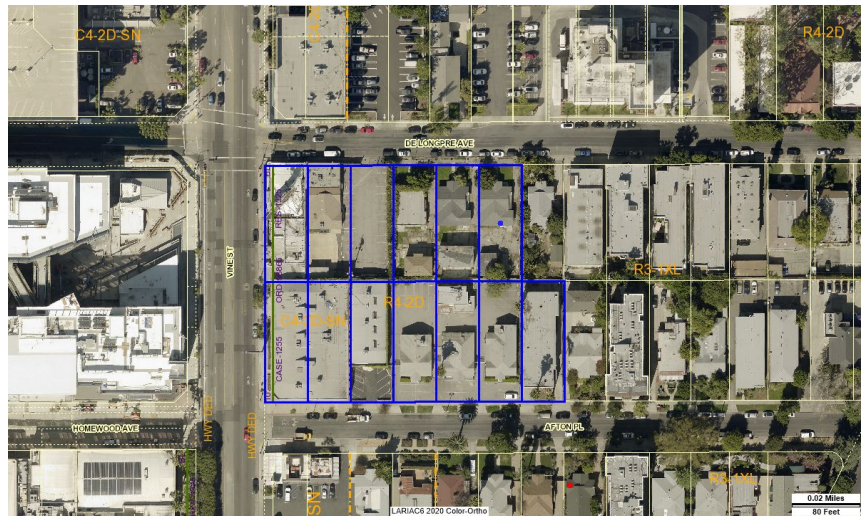
Location and Setting

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 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 vacant bungalows totaling 8,988 square feet of floor area; and a vacant 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.



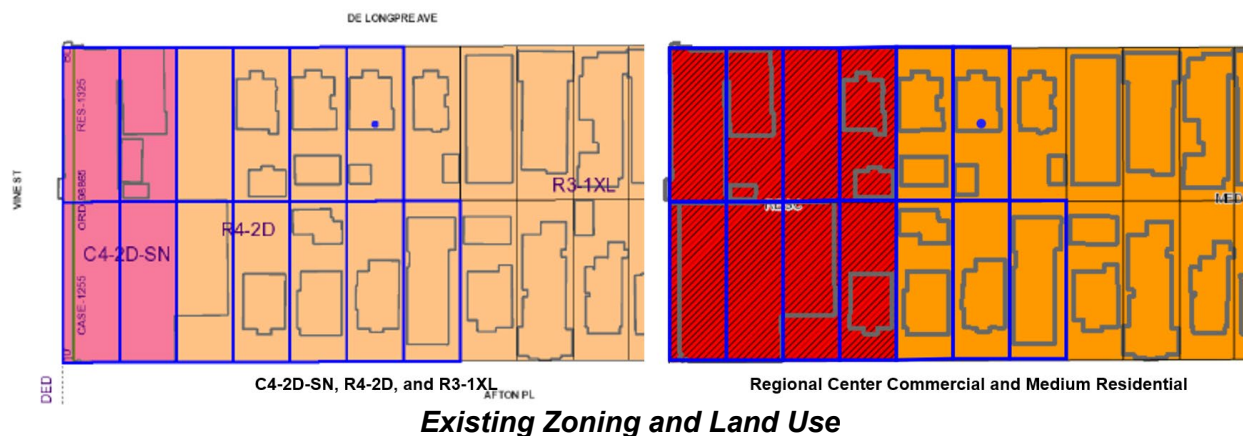
Existing Bungalows on the Project Site (as viewed from De Longpre Avenue – Above, Afton Place - Below)



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 1-XL). 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, meanwhile the CPIO proposes a mixed income and 100% affordable housing incentive system similar to the State Density Bonus program. The Project's preservation of the six historic bungalows and proposed new commercial building on the commercially zoned area demonstrates general consistency with the Hollywood Community Plan Update.

Although the HCPU was adopted this year, the Project's 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 of a General Plan Amendment from Medium Residential to Regional Center Commercial, a Zone and Height District Change to from C4-2D-SN to (T)(Q)C4-2-SN for the four westerly parcels and from R4-2D and R3-1XL to (T)(Q)C4-2 for the remaining nine 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 Community Plan and Hollywood Community Plan Update

The Project Site is located within the Hollywood Community Plan area and is classified with the Regional Center Commercial and Medium Residential land use designation with the corresponding zones of C4-2D-SN, R4-2D, and R3-1XL. The Regional Center land use designation corresponds to the C4 and R4 Zones; and the Medium Residential land use corresponds to the R3 Zone.

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 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 Hollywood Signage Supplemental Use District (Sign District) pursuant to Ordinance Number 181,340. Any proposed signage would comply with all requirements under this District and include mounted project identity signage, building and commercial tenant signage, and general ground-level and wayfinding pedestrian signage. Wayfinding signs would be located at parking garage entrances, elevator lobbies, vestibules, and residential corridors. No billboards, supergraphics or other prohibited signage is proposed.

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-2016-3777-VZC-HD-BL-DB-MCUP-ZAD-SPR: A concurrent entitlement request (Residential Option) for a Vesting Zone and Height District Change from C4-2D-SN to C4-2-SN and from R4-2D to C4-2; a Building Line Removal to remove a 10-foot building line along Vine Street; a Density Bonus Compliance Review for a 35-percent density bonus with 11 percent or 36 units designated for Very Low Income Households; a Main Conditional Use Permit to allow one off-site license and one on-site license for the sale of a full line of alcoholic beverages for a grocery store, and three on-site licenses for the sale of a full line of alcoholic beverages within three restaurants; a Zoning Administrator's Determination to allow commercial uses within six relocated historic bungalows designated on the California Register within the R3-1XL Zone, to allow for the demolition of a post-production facility, commercial building, and an eight-unit multifamily residential building for the development of a 33-story building with 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 four levels of subterranean parking. Six existing on-site historic bungalows would be relocated, rehabilitated, and adapted for reuse as either restaurants or 12 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 1360 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 Office Option would include 463,521 square feet of office uses and 11,914 square feet of restaurant uses in the proposed building, as well as 8,988 square feet of uses in the bungalows that would be rehabilitated and adapted for reuse as either restaurants or nine residential units. The Project would provide vehicular parking spaces within eight below-grade levels and provide short-term and long-term bicycle parking.



Rendering of Bungalows facing Afton Place

High-Rise Building

The ground floor of the high-rise building would include an office lobby that would front Vine Street, and restaurant uses that would front Vine Street, De Longpre Avenue, and Afton Place. The Office option proposes three driveway scenarios that are discussed in more detail in section “Parking and Access”. The ground floor would also include vehicular access driveways, commercial truck loading, and office lobby and mailroom, and service and corridor areas. In addition, outdoor common open space is proposed on the ground floor between the new high-rise building and the rehabilitated bungalows. Levels 2 through 16 would include office uses. Level 17 would feature indoor and outdoor amenities. The new 17-story building would be 303 feet in height.



North Elevation – De Longpre Avenue

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 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.

The C4-2D-SN Zone allows R4 density, or one dwelling unit for every 400 square feet of lot area. The C4 Zone, in conjunction with Height District 2, allows a maximum 6:1 FAR with no height limit. The D Limitation further restrict the FAR to 2:1.

The R4 Zone allows one dwelling unit for every 400 square feet of lot area. The R4 Zone, in conjunction with Height District 2, allows a maximum of 6:1 FAR, with no height limit. The D Limitation further restrict the FAR to 2:1.

The R3-1XL Zone allows R3 density, or one dwelling unit for every 300 square feet of floor area. The R3 Zone in conjunction with the 1XL Height District allows a maximum of 3:1 FAR and a height limited to two stories or 30 feet.

The Project proposes to change the zone from C4-2D-SN and R4-2D to C4-2-SN and C4-2, which will permit 522,522 square feet of density and a 6:1 FAR. The Project proposes 484,423 square feet of floor area, which would be permitted with approval of the Zone Change and General Plan Amendment for a 6:1 FAR.

Historic Bungalows

The existing historic bungalows will be rehabilitated and relocated from a receiver site back to the Project Site. There are two proposed development options, for either commercial or residential uses. The same entitlements are required for both options. Should the rehabilitated bungalows be redeveloped with restaurants, the Office Option would not propose any residential units. Should the bungalows be redeveloped with residential uses, a total of nine dwelling units would be proposed. With approval of the Zone Change and General Plan Amendment, a maximum of 405 dwelling units could be permitted on the Project Site (one unit per 200 square feet of lot area); however, the Q Conditions would limit the total residential density to nine units.

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.

The Project proposes to provide 1,693 vehicular parking spaces (1,651 office, 24 restaurant, and 18 residential vehicle parking spaces) and 160 bicycle parking spaces (57 short-term and 103 long-term) if bungalows are used as restaurants and the Project proposes to provide 1,699 vehicular parking spaces (1,657 office, 24 restaurant, and 18 residential vehicle parking spaces) and 162 bicycle parking spaces (54 short-term and 108 long-term) if bungalows are used as residential units. Consistent with LAMC Section 12.21 A.16, 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 Project would be provided via three driveway scenarios: (1) a right-in/right-out driveway on Vine Street and a two-way all-way access driveway on De Longpre Avenue; (2) all-access driveways on Afton Place and De Longpre Avenue; or (3) all-access driveways on Afton Place and De Longpre Avenue with an added cul-de-sac (i.e., street closure to through traffic) directly east of the driveway on Afton Place. All driveways would provide access to the subterranean parking garage. All scenarios would locate the loading dock adjacent to the De Longpre driveway. All driveways and access would be designed according to City of Los Angeles Department of Transportation (LADOT) standards.

Pedestrian access to the ground floor restaurants would be available from Vine Street, De Longpre Avenue, and Afton Place. Office tenants would access the office lobby from an entrance on Vine Street. Office tenants would also be able to enter the above-grade office levels from stairs/elevators accessible from Afton Place or from a 22- to 57-foot buffer between the new building and rehabilitated bungalows. This buffer would be private, and access would be limited to the office building tenants.



Rendering from Afton Place

Open Space and Landscaping

If the Office Option is developed with restaurants within the rehabilitated bungalows, then open space would not be required by the LAMC. However, a total of 15,541 square feet of outdoor open space on the ground floor, a 4,969-square-foot outdoor deck on Level 17, and 15,821 square feet of indoor amenities on Level 17 would be provided. If the Office Option is developed with nine residential units within the rehabilitated bungalows, a total of 1,125 square feet of usable open space would be required; and 2,100 square feet of open space would be provided for bungalow residents within the 15,541 square feet of outdoor amenities on the ground floor.

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. As conditioned

by the related Vesting Tentative Tract Map No. 74613, one tree per four residential units (if the bungalows are nine residential units), the seven on-site trees would be replaced 1:1, and 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 22 trees. The Project would plant a total of 146 trees along all street frontages, between each bungalow and the ground floor plaza.



Ground Floor and Public Plaza Landscaping

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 historic bungalows would be relocated from a receiver site to along the eastern portion of the Project Site. The high-rise building would feature contemporary architectural styles and minimalist façades. The Project materials include neutral glass, black and white painted aluminum, textured wood, basalt and blackened steel.

The Project would develop a 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 17-story high-rise building has been designed in a modern architectural style and would be clad in full-height glass curtain wall from Levels 2 through 17, the topmost floor of which features a portion of the wall cut away at an outdoor deck. The building's second level and corner at De Longpre Avenue are similarly clad in glass curtain wall but also feature the addition of dense vertical fins at each vertical mullion. This design allows the tower's structure to be expressed on the outside of the building and signals the main lobby and restaurant uses at the ground level. Specifically, the high-rise building would feature a main entrance fronting Vine Street and ground-level restaurant uses facing Vine Street, De Longpre Avenue, and Afton Place. In addition, the Project would include a private buffer to separate the new high-rise building in the western portion of the Project Site and the relocated bungalows within the eastern portion of the Project Site to enhance the

pedestrian environment. The Project is also placing landscaped sidewalks along Vine Street, Afton Place, and De Longpre Avenue, and 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.



View from Vine Street and De Longpre Avenue

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 create a more pedestrian-friendly environment and encourage pedestrian activity by improving sidewalks, adding street trees, and landscaping. Additionally, the Project proposes a private north-south pedestrian walkway between the new high-rise building and the

six historic bungalows. The Project's building entrances and exits, open spaces, and walkways would be open by using transparent materials. The Project Site currently has eight driveways, four on Afton Place and four on De Longpre Avenue. By placing all vehicle parking underground, the Project reduces the number of on-site driveways from eight driveways to two driveways. Specifically, as previously described, the Project would provide three driveway scenarios previously described in the "Parking and Access" section in response to community feedback provided during the Initial Study phase of the Project to address concerns with increased traffic on Afton Place.

360-Degree Design

The Project would activate all frontages of the site with ground floor retail, restaurant, office lobby, preservation of historic bungalows and added landscaping, thereby avoiding long blank walls. The Project design ensures that the ground floor uses maintain a high degree of transparency and maximize a visual connection to the street by recessing the building wall placing window walls and seating for retail/restaurant uses. Additionally, the Project design features a corner cut out on the intersection of Vine Street and De Longpre Avenue signaling the main entrance of the office lobby and retail space while also elevating the eastern side of the building that faces the north-south pedestrian walkway and the historic bungalows.

Climate-Adaptive Design

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. Overall, the Project is adding more landscaping to the Project Site than currently exists by adding 146 street trees and shrubs and would include California native plants and proposes approximately 72 percent of drought tolerant plants. The Project's design would meet the standards of LEED Silver or equivalent green building standards described in more detail in the "Sustainability" section. Some examples of the sustainability features include using Energy Star-labeled products and appliances, fenestration designed for solar orientation, and the provision of Electric Vehicle (EV) charging stations and supporting future electric vehicle supply equipment (EVSE).

Urban Design Studio – Professional Volunteer Program

The Project underwent design review on July 20, 2021, through the Professional Volunteer Program. The main points of feedback included improving the connection between the high-rise tower and the historic bungalows, reconfiguring the mechanical uses to strengthen pedestrian access, ensuring sufficient setbacks for the historic bungalows, and considering further exterior articulation for climate design.

In response to the east-west connections, the Project now proposes pedestrian access from the office lobby located on Vine Street through the building allowing a direct connection to the north-south pedestrian walkway (also referred to as a buffer) as well as through each bungalow which offers various entry points for pedestrians to strengthen the Pedestrian-First Design. Further, the mechanical uses are now intentionally placed immediately adjacent to the dock area or elevator core to allow for system distributions throughout the building and does not block the north-south pedestrian walkway.

In response to the 360-Degree Design and the bungalow setback, the Project will now return the three bungalows along De Longpre Avenue to their original locations, and the three bungalows along Afton Place would be shifted east by one lot to an area created by the demolition of the non-contributing building. The bungalows would maintain the same orientation to the street and front yard setbacks.

Finally, regarding façade articulation to maximize the use of shade/sun, the Project's façade will now incorporate high-performance glass to meet California Title 24 energy requirements and use high thermal performance coatings.

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 EVSE. Ten 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 Office Option, the Applicant has requested the following land use entitlements:

General Plan Amendment

The Project requests a General Plan Amendment from Medium Residential for the five easterly parcels to Regional Center, to create a unified Regional Center land use designation on the entire Project Site.

Zone and Height District Change

The Project requests a Zone and Height District Change C4-2D-SN to [Q]C4-2-SN and from R4-2D and R3-1XL to [Q]C4-2. This would allow a maximum FAR of 6:1, in lieu of the otherwise permitted 2:1 FAR and 3:1 FAR, and unlimited building height.

Building Line Removal

The Project requests a Building Line Removal to remove a 10-foot building line along Vine Street to 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.

Main Conditional Use Permit

The Project requests a Main Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in association within three establishments within 11,914 square feet of restaurant uses.

Redevelopment Plan Project Compliance

The Project requests a Redevelopment Plan Compliance as it 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.

Site Plan Review

The Project requests a Site Plan Review approval as it is a development project which results in an increase in over 50,000 square feet or more of non-residential floor area.

Environmental Impact Report

The City of Los Angeles released the Final Environmental Impact Report (EIR), ENV-2016-3778-EIR (SCH No. 2017061063) on September 8, 2023, and an Erratum dated September 2023, detailing the relevant environmental impacts resulting from the Project. The EIR 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 Office Option: Noise (On-Site Construction Noise, On-Site Construction Vibration – Human Annoyance, Off-Site Construction Vibration – Human Annoyance, Off-Site Operational Noise)

The EIR was certified by the Deputy Advisory Agency (DAA) on October 11, 2023, in conjunction with the approval of Case No. VTT-74613. The decision of the DAA was subsequently appealed and is pending decision by the City Planning Commission immediately prior to the subject case.

ISSUES

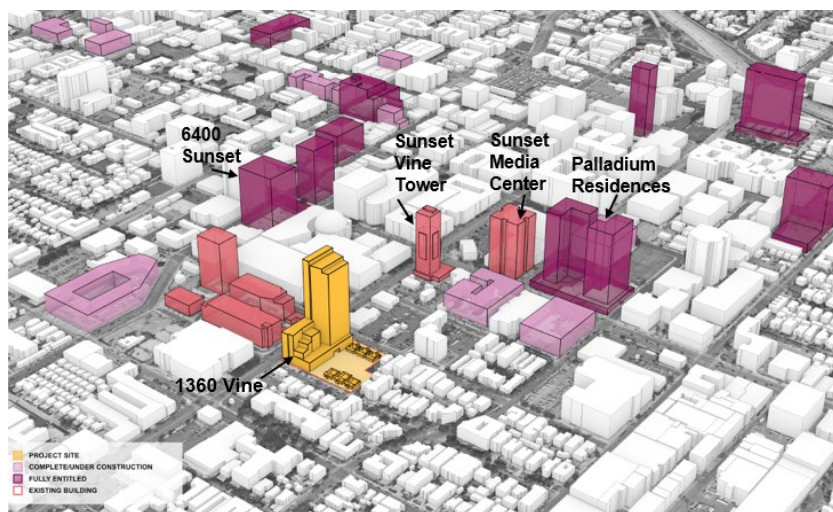
The issue regarding the height of the high-rise building and its proximity to the other historic bungalows within the Afton Square Historic District that pertains to both Options is discussed in more detail below.

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 General Plan Amendment, 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 spaces adjacent to existing entertainment industry facilities. The Project would create a more walkable and vibrant neighborhood by supplying additional restaurant space with an outdoor 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: 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 with six existing on-site historic bungalows to be relocated, rehabilitated and adapted for reuse as either restaurants or nine residential units.

**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 redeveloped as either:
 - i. Nine residential dwelling units; or
 - ii. 8,988 square feet of restaurant uses;
 - b. 463,521 square feet of office uses;
 - c. 11,914 square feet of restaurant uses.
2. **Residential Capacity.** Notwithstanding the above, in accordance with California Government Code Section 66300(b), if the Project is developed with residential dwelling units within the rehabilitated bungalows formerly zoned R4-2D (APNs: 5546022019, 5546022013) and R3-1XL (APNs:5546022020, 5546022021, 5546022023, 5546022012, 5546022011), the development would limit residential density to nine units and to a height of a maximum of 20 feet.

CONDITIONS OF APPROVAL

Pursuant to LAMC Sections 12.24 W.1, 11.5.14, 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.

Main Conditional Use Conditions

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.

8. Authorized herein is the sale of a full line of alcoholic beverages for:
 - a. Three restaurant establishments.
9. **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.
10. **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.
11. 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.
12. 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.
13. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
14. **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.

15. **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.

16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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

24. 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.
25. 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.
26. **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.
27. 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 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.
28. 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.

29. 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.

Hollywood Redevelopment Plan Conditions

30. 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 restaurant use.

Site Plan Review Conditions

31. **Residential Density.** The project shall be limited to a maximum density of nine multi-family residential dwelling units within the bungalows.
32. **Floor Area.** The project total Floor Area shall be limited to 484,423 square feet and a 6:1 FAR.
33. **Height.** The project shall be limited to a maximum height of 303 feet.
34. **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)
35. **Vehicular Parking.**
- a. Entrances, elevators, and stairs for parking structures shall be easily accessible and highlighted architecturally.
 - b. 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.
 - c. 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.
36. **Open Space.** A minimum of 31,362 square feet of usable open space shall be provided for the office uses. Should the bungalows be redeveloped as residential units, a minimum of 2,100 square feet of the above-referenced open space shall be allocated for use by the bungalow residents.
37. **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.

38. **Required Trees.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A".
39. **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.
40. **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.
42. **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.
 43. **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.
 44. **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.
 45. **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.
 46. **Signage.** There shall be no off-site commercial signage on construction fencing during construction.
 47. **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.
48. **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.
 49. **Utilities.** All utilities shall be fully screened from view of any abutting properties and the public right-of-way.
 50. **Mechanical Equipment.** All mechanical equipment shall be fully screened from view of any abutting properties and the public right-of-way.
 51. **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.
 52. All deliveries shall be made in the loading area along De Longpre Avenue.
 53. 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.
 54. The outside disposal of glass bottles and shall only occur between the hours of 7:00 a.m. to 6:00 p.m.
 55. **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.
 56. **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.
 57. **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

58. **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.

59. **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.

60. **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.

61. **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.

62. **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.

63. **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

64. **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.
65. **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.
66. **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.
67. **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.
68. **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.
69. **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.
70. **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.

71. **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.
72. 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.
73. 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

GENERAL PLAN/CHARTER FINDINGS

The Director-initiated General Plan Amendment and requested Zone and Height District Change are in substantial conformance with the purposes, intent, and provisions of the General Plan as explained below:

1. General Plan Land Use Designation

The Project Site is comprised of 13 relatively flat parcels; the four westerly parcels are shown as “Lot 1” on the Vesting Tentative Tract Map (VTTM), the four parcels in the center as “Lot 2”, and the five easterly parcels as “Lot 3”. The approximately two-acre L-shaped Project Site is generally bounded by De Longpre Avenue to the north, Afton Place to the south, and Vine Street to the west. The Project Site is located within the Hollywood Community Plan area, which was adopted by the City Council in 1988. The Community Plan currently designates the Project Site for Regional Center Commercial and Medium Residential land uses, corresponding to the C4, R4 and R3 Zones. The Project Site consists of various zones and height designations including: C4-2D-SN, R4-2D, and R3-1XL. The parcels comprising Lot 1 are zoned C4-2D-SN (Commercial, Height District 2 with “D” Development Limitation, Hollywood Signage Supplemental Use District [HSSUD]). 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 Lot 2 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 parcels comprising Lot 3 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.

As proposed, the General Plan Amendment would re-designate the eastern portion of Lot 3 of the Project Site from Medium Residential to Regional Center Commercial. In addition, a Vesting Zone Change and Height District Change would modify the existing zoning from C4-2D-SN to C4-2-SN and from R4-2D to C4-2. Height District 2 allows for a 6:1 FAR. The proposed Regional Center land use designation has a corresponding zone of C2, C4, P, PB, RAS3 and RAS4. Thus, the recommended C4-2 Zone would be consistent with the adoption of the proposed land use designation and in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Hollywood Community Plan.

General Plan Text

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, but not limited to, Land Use, Transportation, Noise, Safety, Housing and Conservation. 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 is in compliance with the following Elements of the General Plan: Framework Element, Mobility Element, Health and Wellness and Air Quality Elements, the Land Use Element – Wilshire Community Plan, and the 2021-2029 Housing Element.

Framework Element

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, but not limited to, Land Use, Housing, Mobility, Noise, and Safety. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions. The proposed Height District Change changes the Property's Height Districts from No. 2D to No. 2. The Property is not in a specific plan area. The Project is also 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 office, retail, restaurant or potentially, nine units of residential if the bungalows are designated as residential uses, 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, employees, 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 six existing historic bungalows. The 463,521 sf of office, 11,914 sf of restaurant uses (and an additional 8,988 square feet if bungalows are used as restaurants) provides job opportunities for the City's residents, which would maintain the City's fiscal viability.

The Project includes bicycle parking facilities for patrons and tenants. With a pedestrian oriented design, tenants are encouraged to engage in active transportation modes rather than vehicular trips, and 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 office, restaurant, high-rise apartments and bungalows.

The commercial ground floor space is designed to attract and increase pedestrian activity. The commercial component located on the ground floor wraps from De Longpre Avenue, Vine Street, and Afton Place which would activate and attract pedestrian interest. The commercial uses may provide neighborhood-serving uses such as restaurants and retail to benefit nearby residents. Activation 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 high-quality office building that incorporates contemporary design elements of a glass façade structure, creating a distinctive character, while preserving historic bungalows. The Project would include 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, consisting of several establishments, each with its own entrance directly from the street. Additionally, the office lobby and entrance would be located on the northern part of Vine between the retail/restaurant uses.

The design of the ground floor articulation and the sidewalks supports City's intent to increase the area and quality of the public realm. The Project's active the ground floor open space, street trees, and lighting that would contribute to a more comfortable, safe, and pleasant pedestrian atmosphere. Furthermore, residents and patrons on-site 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.*

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

Objective 7.2.6: *Concentrate office development in regional mixed-use centers, around transit stations, and within community centers.*

The Project is an appropriate mix of commercial uses (office, retail, restaurant) and low-scale residential 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 as part 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 high rise building features a recessed and open ground floor, proposes 15,541 square feet of ground floor open space, and the preservation of six historic bungalows to allow a transition between the neighboring Afton Square Historic District.

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.

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 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. Therefore, the placement of office and other commercial uses within a Transit Priority Area supports Objectives 7.2.3 and 7.2.6.

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; and

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

The Project promotes ground floor pedestrian activity and circulation while providing sufficient and safe facilities for bicyclists. The architecture of the ground floor commercial component is well articulated with much of the commercial space located along the property line along its street frontages. The ground floor has been designed to activate and articulate the street level with landscape streetscapes and is inviting for guests and tenants that commute by foot. There are multiple entrances to the various commercial components of the Property along De Longpre Ave, Vine Street and Afton Place (all three frontages of the Project Site) that are safe and accessible to pedestrians. The Project's design, including ground floor treatment, would encourage daytime and nighttime pedestrian activity along the adjacent street frontages pedestrian friendly design, which would also further the policies of the Mobility Plan 2035.

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 who bike are welcomed to the various parts of the Project with safe, well-lit, and convenient bicycle parking options would be located on-site in the Project's parking garage as well as short term bicycle parking located on-site 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 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.

Additionally, the Project's proximity to nearby residential and commercial uses would reduce vehicular trips to and from the Project, vehicle miles traveled, and improve 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 is also conditioned to provide electric vehicle charging stations.

Therefore, the Project is supportive of active transportation modes, such as walking and bicycling. 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 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*

As mentioned, 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 is enhanced through upgrades to sidewalks, bicycle parking, building lighting, the inclusion of ground floor 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 office, restaurant, and retail spaces on the ground floor of the proposed building would be visible through transparent windows and doors to create an inviting entrance from the sidewalk. The commercial spaces along, and the office lobby entrance on, Vine Street would improve the street frontage and character as compared to existing conditions.

The development will 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 (EV) 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 Project Site 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 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 would require a General Plan Amendment and Zone and Height District Change to allow development of the Project. The Project Site requests the Medium Residential land uses be changed to Regional Commercial, a Zone Change from R4 and R3 to C4, and the removal of a D Limitation through a Height District Change across the entire site. 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 reminiscent of the surrounding predominantly production offices, theater venues, and ground floor restaurant and retail uses, as well as landscaped open space areas for an activated pedestrian experience. The Project Site 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 neighborhood serving commercial spaces for tenants, visitors, and local area residents. The Project's new office space of 463,521 square feet and 11,914 square feet of ground floor restaurant uses, proximity to Hollywood resources, transit, increased 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 4(a): Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.

Hollywood, in general, has been experiencing an increase in projects featuring creative spaces, modern offices, restaurants, and bars, all of which revitalized Hollywood as the center for media production. These projects are in various stages of completion. The projects allow for the transformation of Hollywood properties with neighborhood commercial uses that complement and support the area to provide jobs near housing which reduce greenhouse gas emissions and vehicle miles traveled. The construction of new, modern office space in recent years in Hollywood has attracted a variety of commercial uses such as creative offices, incubator spaces, and emerging innovation hubs and the Project aims to continue to provide new, high quality office space for creative and innovative businesses.

The Project's design is cognizant of 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 a landscaped buffer and ground floor open space that serves as a transitional space between the residential zones and the more intensive uses. More specifically, should the Project redevelop the historic bungalows with residential uses, these would abut 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.

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.

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

While the Project does not propose any residential uses in the scenario where the historic bungalows will be redeveloped for restaurant uses, nine units are proposed in the alternative scenario. Either scenario would be 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.

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

SB 166 requires that the reduction on an individual project site in allocated density is consistent with the City's General Plan and that the remaining sites identified in the Housing Element are adequate to meet the City's RHNA's allocation, which are demonstrated below.

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 Lower Income and Above Moderate Units through development of the identified remaining sites located throughout the City. While the Housing Element determined that 0.63 Lower 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 Lower 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, 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.

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 0.63 Lower Income Units and 3.01 Above Moderate Units. As the Project does not include a large residential component (nine units if bungalows are rehabilitated for residential use), the Project would 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 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 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 Government Code 65583.2. Nothing in Government Code 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.

Sewerage Facilities Element

The Sewerage Facilities Element of the General Plan will not be affected by the recommended action. The sewer system will be able to accommodate the total flows for the Project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the Applicant would be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the Project.

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>

2. **City Charter Finding 555.** The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic or physical identity.

Amendment in Whole or in Part. The requested General Plan Amendment is an Amendment in Part of the Hollywood Community Plan, as it is for the subject site and not the entire Community Plan. The Project's requested amendment from Medium Residential to Regional Commercial, and concurrent Vesting Zone Change and Height District Change from C4-2D-SN to (T)(Q)C4-2-SN and from R4-2D and R3-1XL to (T)(Q)C4-2, would support the City's efforts to provide commercial and office uses in appropriate infill locations near existing activity centers.

Hollywood is a neighborhood of Los Angeles that has historically been characterized by entertainment commercial office uses and is an important part of the City's physical identity. The requested General Plan Amendment would allow the Project Site to provide a mix of commercial uses to strengthen the economic identity of the surrounding area, which currently includes these uses. The Project would result in an active street life, would continue to provide retail and restaurant uses, while also introducing office uses on the Project Site, thereby contributing to the conservation of the significant economic identity of the Site while introducing new commercial uses that contribute to the significant social and physical identity of the neighborhood.

The Project Site is comprised of 13 contiguous parcels totaling two-acres and is currently improved with an 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 Afton Square Historic District. There are six historic bungalows, totaling 8,988 square feet, that would be preserved, relocated, and rehabilitated. The Project Site is located in an urbanized area, on the corners of Vine Street, De Longpre Avenue and Afton Place, and generally surrounded by dense residential and commercial development, while lower density mixed-use and residential areas are located along the adjacent collector streets. The proposed uses are compatible with and complement the existing mix of commercial and residential uses within the immediate vicinity.

This Project Site surrounding area has been undergoing steady increase in new mid-to high-rise residential and commercial development. 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; however, the Project has made a concerted effort to establish a transition between the high-rise building with the Afton Square Historic District by preserving the six historic bungalows and by placing a landscaped walkway and additional open space between the new building and the bungalows. In addition, the preservation of the six historic bungalows will be required as a (Q) Condition.

The Project Site's location would help the City achieve land use goals of increasing the number of jobs near transit and existing activity centers. The Project Site is located within a Transit Priority Area and 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.

The Project represents an opportunity to develop a new 17-story office building with eight levels of subterranean parking, 463,521 square feet of office, 11,914 square feet of restaurant, and 8,988 square feet of floor area within existing bungalows as either restaurants or nine residential units, which are uses that are compatible and complementary to the immediate area. The Project would total 484,423 sf of floor area or a Floor Area Ratio of (FAR) 6:1. The Project would appropriately locate office, retail and restaurant uses near transit, jobs, entertainment, and services within Hollywood, creates new commercial uses for the neighborhood, and promotes pedestrian activity in the general vicinity.

Re-designating the land use of the Project Site reinforces an area that has its own economic and physical identity by furthering the General Plan Land Use Element's policies to focus development in areas that are accessible to existing activity centers and transit, providing compatible and complementary economically productive uses, which supports the provisions of the Hollywood Community Plan.

Therefore, the General Plan should be amended in part through the Hollywood Community Plan as the Project would contribute to and strengthen an area which has significant social, economic or physical identity.

3. **City Charter Finding 556.** When approving any matter listed in Section 558, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission's findings and recommendations, the Council shall make its own findings.

The Project Site is located within the Hollywood Community Plan area, which is one of the 35 community plans that comprise the Land Use Element of the General Plan. The 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, consistent with the land use designations. As proposed, the Project would re-designate the Project Site from Medium Residential to Regional Commercial. The amendment, and corresponding Vesting Zone and Height District Change to (T)(Q)C4-2-SN and (T)(Q)C4-2, would allow the redevelopment of the Site with a new 17-story office building with eight levels of subterranean parking, 463,521 square feet of office, 11,914 square feet of restaurant, and 8,988 square feet of floor area within existing bungalows as either restaurants or nine residential units.

The Project would be consistent with the land use patterns and uses in the immediate area, which is developed with a variety commercial and residential uses on properties zoned for commercial and residential uses. Further, the Project's proposed uses, including office, retail and restaurant uses, are generally consistent with the overarching vision of the adopted Community 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. As detailed above in Findings No. 1, the requested General Plan Amendment complies with Los Angeles City Charter Section 556 in that it is in substantial conformance with the purposes, intent and provisions of the General Plan and its elements, including the Framework Element, Noise Element, Mobility Element, Health and Wellness and Air Quality Elements and the Land Use Element – Hollywood Community Plan. The Project would introduce new land uses while providing economically productive uses that are complementary to similar uses in the immediate vicinity; and enhance the pedestrian environment by activating ground floor uses, within proximity to transit and existing employment, amenity, and commercial centers within and around Hollywood.

4. **City Charter Finding 558.** The proposed Amendment to the Hollywood Community Plan will be in conformance with public necessity, convenience, general welfare and represents good zoning practice.

The recommended General Plan Amendment to the Hollywood Community Plan would re-designate the land use from Medium Residential to Regional Commercial. In conjunction with the Amendment, the concurrent Vesting Zone Change and Height District Change from C4-2D-SN to (T)(Q)C4-2-SN and from R4-2D and R3-1XL to (T)(Q)C4-2 would permit development of the Project Site with a new 17-story office building with eight levels of subterranean parking, 463,521 square feet of office, 11,914 square feet of restaurant, and 8,988 square feet of floor area within existing bungalows as either restaurants or nine residential units.

Public Necessity, Convenience, and General Welfare.

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.

If the Project is developed with restaurants within the rehabilitated bungalows, then open space would not be required by the LAMC. However, a total of 15,541 square feet of outdoor open space on the ground floor, a 4,969-square-foot outdoor deck on Level 17, and 15,821 square feet of indoor amenities on Level 17 would be provided. If the Project is developed with nine residential units within the rehabilitated bungalows, a total of 1,125 square feet of usable open space would be required; and 2,100 square feet of open space would be provided for bungalow residents within the 15,541 square feet of outdoor amenities on the ground floor. 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 floor landscaped walkway through the Site that would add pedestrian access for tenants between Afton Place and De Longpre Avenue.

Approval of the requested General Plan Amendment from Medium Residential to Regional Commercial 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 General Plan Amendment would be in conformity with public necessity, convenience, and general welfare.

Good Zoning Practice

The proposed General Plan Amendment 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 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 General Plan Amendment and 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 17-story office building is similar in height to other buildings in the immediate surrounding area, including those 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 17-story high-rise building located along Vine Street would be consistent with existing surrounding development patterns. Additionally, the Project high rise building features a recessed and open ground floor, proposes 15,541 square feet of ground floor open space, and the preservation of six historic bungalows to allow a transition between the neighboring portion of the Afton Square Historic District.

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

Additionally, the Project would provide a new commercial building and would offer amenities that would improve the quality of life for future employees as well as the surrounding community. The General Plan Amendment would result in a Project that would retain six existing historic bungalows, which would 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 amendment would allow for commercial uses that are consistent with the objectives and policies of the Hollywood Community Plan, as discussed in Findings No. 1. Therefore, the requested General Plan Amendment would represent good zoning practices and development patterns in this portion of Hollywood.

ENTITLEMENT FINDINGS

Vesting Zone and Height District Change, and “T” and “Q” Classification Findings

- 5. Pursuant to Section 12.32 C of the Los Angeles Municipal Code (LAMC), and based on these findings, the recommended action is deemed consistent with the General Plan and is in conformity with the 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 No. 1 as the General Plan Amendment Findings.

- 6. “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

- 7. 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 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 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. 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 office, retail and restaurant uses near transit facilities to promote the public peace, health, safety, comfort, convenience, interest and general welfare as discussed above.

Conditional Use (On-Site Alcohol Sales) Findings

In conjunction with the development of the Project, the Applicant is requesting a Main Conditional Use Permit (MCUP) to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption within up to three establishments within the six rehabilitated bungalows if redeveloped as restaurants and within the office building. Following are the required findings to permit the sale and dispensing of alcoholic beverages as required by LAMC 12.24 E and 12.24 W.1.

8. 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 463,521 sf of office, 11,914 sf of restaurant, and 8,988 sf of uses in the bungalows as either restaurants or nine residential units. and 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.

The Project requests a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within three ground floor restaurant establishments of the proposed office tower and the six rehabilitated bungalows, if redeveloped as restaurants. The Project would enhance the surrounding neighborhood by providing additional commercial activity and office use opportunities.

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, the service of alcoholic beverages to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption for up to three restaurant establishments within the office tower and six rehabilitated bungalows if used for restaurants would enhance the built environment in the surrounding neighborhood and provide a service that is beneficial to the community, city or region.

9. 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 mixed-commercial development within a 17-story office building and six rehabilitated bungalows to be used as restaurants or nine residential units. The Project includes 463,521 square feet of office uses, 11,914 square feet of restaurant uses, and 8,988 square feet of six rehabilitated bungalows to be used as restaurants or nine residential units. The Project's size, height and operations 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. Some examples of nearby creative office spaces and high-rise buildings, including the Netflix campus offices, a six-story office building; the Jardine, a 20-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.

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.

10. 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 restaurant uses would reduce trips by adding uses to the office-related uses and residential uses within 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 463,521 square feet of office uses, 11,914 square feet of ground floor restaurant uses, and 8,988 square feet of six rehabilitated bungalows to be used as restaurants or nine 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 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 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 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 Project's proposed 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. Additionally, the rehabilitated bungalows and ground floor open space will attract pedestrian activity and the rooftop deck ensure the public can benefit from the elevated experience that this building will offer and take advantage of commanding views across the city.

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 per LAMC Section 12.24 W.1 (Conditional Use for Alcoholic Beverages)

11. 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 buildings 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 former 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 Office 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 consumption at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

- 12. 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 Project Site, 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 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 restaurant space would provide a desirable service and convenience to the 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 result in a net increase one additional license compared to 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.

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

The Project Site is located in an urbanized area and generally surrounded by low- and medium-rise industrial and commercial buildings as well as a few residential buildings. The following are located within a 600-foot radius of the Project 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. As conditioned, the Project would provide adequate security measures to discourage loitering, theft, vandalism and other nuisances as imposed; all sales employees would receive training in responsible alcohol sales; age verification devices and prompts would be part of the Point-of-Sale system to assist cashiers in prevention of sales to minors; and potential effects of excessive noise or disruptive behavior. Furthermore, the surrounding area is an urban environment that contains similar buildings with residents in close proximity to restaurants and other establishments that serve alcohol. While the sale of alcoholic beverages is important to the restaurants that would be located on the Project Site, it would be incidental to primary operations and, as such, no detrimental effects should be expected from the Project.

Furthermore, the ground floor restaurant spaces in the office tower are located further away from residential uses to the east of the Project Site and face existing commercial uses north and south of De Longpre Avenue and Afton Place, thereby buffering the Site from the sensitive uses. The rehabilitated bungalows that have the option of being redeveloped as restaurant uses will have setbacks and landscaping to buffer residential uses north and south from the Project Site. Moreover, included in this grant are several 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 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 establishment, which would minimize any impact that may be generated. Therefore, as conditioned, the Project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

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:

14. 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 commercial and vacant residential uses to allow for the construction of a new 17-story square-foot mixed-use building with office, restaurant and retail, and eight subterranean levels for a total height of 303 feet, and the rehabilitation and adaptive reuse of 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 show general conformance with Section 300 Redevelopment Plan Goals and to comply with 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.*
- 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 a mixed-use development meeting the needs of residential and commercial sectors by providing office space, retail uses, and preserving six historic bungalows to be used as either restaurants or nine residential units. The Project improves the current land uses by constructing a high-quality, mixed-use building with subterranean parking and active ground floor uses where the Site is currently developed with a mix of uses that consist of a 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.

The Project serves as a sensitive infill development by concentrating most of the commercial uses (office and retail) furthest away from existing residential uses to the east and south and using a landscaped walkway, rehabilitated bungalows and ground floor open space as a buffer. Thus, the Project would be consistent with the applicable goals of the Redevelopment Plan.

Hollywood Redevelopment Plan Conformance Findings

In addition to achieving the consistency with the Hollywood Redevelopment Plan, 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 shall be developed, rehabilitated or otherwise changed after the date of the adoption of the Redevelopment Plan, except in conformance with the provisions of this Plan or applicable Designs for Development adopted pursuant to this Plan. However, to date, no Designs for Development nor Hollywood Urban Design Plan have been formally adopted. but, as described above, 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 for 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-right-of-way dedication on Vine Street and a five-foot dedication to complete a 30-foot wide half-right-of-way dedication on 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 is required to provide a minimum of 22 trees and will provide 146 total trees on-site. If the Project is developed with restaurants within the rehabilitated bungalows, then open space would not be required by the LAMC. This scenario would provide 15,541 square feet of outdoor open space on the ground floor, a 4,969-square-foot outdoor deck on Level 17, and 15,821 square feet of indoor amenities on Level 17. If the Project is developed with nine residential units in the bungalows, the 15,541 square feet of outdoor amenities on the ground floor would include 2,100 square feet of open space for bungalow residents. 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 all construction and development to conform to 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 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 17-story commercial tower. Contingent upon the approval of the requested General Plan Amendment, a 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 Office Option with bungalows as restaurants would result in a 5.2 work VMT per capita and with bungalows as residential units would result in a 3.0 house VMT per capita and a 4.9 work VMT per capita. As these VMT per capita values would be below the respective thresholds, 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 proposed C4 Zone of the Project Site does not require any setbacks. The front yards of the six historic bungalows will be landscaped, as shown on Exhibit "A" of the plans. The proposed Project does not propose parking within the required front yard setbacks. As such, the proposed project complies with Section 519 of the Hollywood Redevelopment Plan.

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

As conditioned, the Project will be required to comply with the Redevelopment Regulations, as discussed above in Finding No. 14.

16. 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.

17. 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 FAR 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 developments in excess of 4.5:1 FAR up to, but not to exceed, 6:1 FAR 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 Redevelopment 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 located within a Transit Priority Area that is well served by transit and is located less than 0.5 miles

south from the Metro B Line Hollywood/Vine station. The Site is 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 compl[e]ments 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 office building would have varying materials, colors, and planar facades to complement the contemporary architectural styles of the surrounding area. The height of the tower is also compatible with buildings in the surrounding area, such as the Sunset Vine Tower (22 stories) and the Sunset Media Center (28 stories) and follows the same pattern of north-south orientation as the aforementioned towers in the Hollywood Community Plan area. The 17-story, high-rise building has been designed in a modern architectural style and would be clad in full-height glass curtain wall from Levels 2 through 17, the topmost floor of which features a portion of the wall cut away for an outdoor deck. The building's second level and corner at De Longpre Avenue are similarly clad in a glass curtain wall but also feature the addition of dense vertical fins at each vertical mullion. This design clearly indicates the main lobby and restaurant uses at the ground level. Specifically, the high-rise building would feature a main entrance fronting Vine Street and ground-level restaurant uses facing Vine Street, De Longpre Avenue, and Afton Place. In addition, the Project would include a landscaped buffer to enhance the pedestrian environment and separate the new high-rise building located in the western portion of the Project Site and the bungalows to be relocated within the eastern portion of the Project Site. The Project is also placing landscaped sidewalks along Vine Street, Afton Place, and De Longpre Avenue. 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 complements 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 FAR up to, but not to exceed, 6:1 FAR or such other density as may be permitted by future amendments to the Community Plan, only if the Agency makes the following findings and determinations:

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

As demonstrated in the above Finding Number 8, 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.

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

The Project is partially within the Afton Square Historic District and contains six historic contributing bungalows. The Project is proposing the rehabilitation and adaptive reuse of the six vacant bungalows as either nine residential units or as restaurants as part of the Preservation Plan (Mitigation Measure). As such, the proposed Project meets this condition.

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

A traffic study was conducted as part of the EIR. The proposed Project average household Vehicle Miles Travelled (VMT) per capita is 5.6, while the threshold is 6.0. Based on the Vehicle Miles Travelled (VMT) Calculator, the Office Option with bungalows as restaurants would result in a 5.2 work VMT per capita and with bungalows as residential units would result in a 3.0 house VMT per capita and a 4.9 work VMT per capita. As these VMT per capita values would be below the respective thresholds, the Project would not have a significant impact on VMT. Therefore, 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.

- 18. 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 No. 1 as the General Plan Amendment Findings.

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.

- 19. 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 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. Specifically, 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 (if proposed) are purposely located along De Longpre Avenue and Afton Place to provide a transition to the lower intensity residential uses to the east, with the more intense commercial uses along Vine Street. Architectural details at the street level contribute to the public realm by maintaining visibility through the office lobby entrance from Vine Street; wrapping ground floor retail and restaurant spaces along De Longpre Avenue and Afton Place; and making sure all uses are open, active and easily accessible from all frontages of the Project.

The Project Site is located in the highly urbanized Hollywood Community of the City of Los Angeles, within walking distance to regionally serving transit. 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.

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 Project, at its tallest point, would be 303 feet

and consist of various volumes of building mass that are reflective of the transitioning area that include the landscaped buffer and adaptive reuse of the six historic 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.

Therefore, the Project would be compatible in height, bulk, and scale to existing and future proposed development in the area.

Setbacks

The Project does not require setbacks per the LAMC. The bungalows would observe a 5-foot side yard setback along Afton Place and De Longpre Avenue, and a 15-foot rear yard along the eastern property line. Therefore, the Project would be compatible with the required setbacks.

Off-Street Parking and Loading Area

The Project is subject to AB 2097 and, therefore, is not required to provide parking due to its proximity to a major transit stop. However, the Project would provide a total of 1,705 (if bungalows used as residential units) and 1,693 (if bungalows used as restaurants) vehicle parking spaces within an eight-level subterranean parking lot.

Vehicle access for the commercial parking uses of the Project would be provided via a mid-block, two-way driveway on Vine Street and residential parking (if proposed) would be accessed via a two-way driveway on De Longpre Avenue. The commercial and/or residential truck loading areas, which is screened with a gate, is located on the ground floor level, with trucks entering and exiting via the driveway along De Longpre Avenue. No vehicular access is proposed off of Afton Place. 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 and along the building's perimeter, and exterior low-level lighting along pathways to define architectural features, and enhance pedestrian safety and experience, while being energy efficient and shielded to minimize light spillage. 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. As conditioned, 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

The Project would include 20,510 square feet of outdoor open space of which 19,725 square feet would be landscaped. A landscaped buffer would separate the new high-rise

building located in the western portion of the Project Site and the relocated historic bungalows within the eastern portion of the Project Site and enhance the pedestrian environment. The Project is also placing landscaped sidewalks along Vine Street, Afton Place, and De Longpre Avenue. 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.

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. All 13 non-protected trees would be removed as part of the Project. The Project is required to provide a minimum of 22 trees but will provide 146 total trees on-site. 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.

Additionally, if the Project is developed with restaurants within the rehabilitated bungalows, then open space would not be required by the LAMC. This scenario would provide 15,541 square feet of outdoor open space on the ground floor, a 4,969-square-foot outdoor deck on Level 17, and 15,821 square feet of indoor amenities on Level 17. If the Project is developed with nine residential units in the bungalows, the 15,541 square feet of outdoor amenities on the ground floor would include 2,100 square feet of open space for bungalow residents. LAMC Section 12.21 G requires a minimum of 25-percent of all common open space to be landscaped. The Project proposes a total of 22,178 square feet of landscaped area.

Therefore, of the Project is compatible with existing and future development on neighboring properties.

Trash

The on-site trash collection and storage area is located within the high rise building behind the loading area located along De Longpre Avenue 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.

20. 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 primarily a commercial development but does propose the rehabilitation of six historic bungalows as either restaurants or as nine residential units. If the Project is developed with restaurants within the rehabilitated bungalows, open space would not be required by the LAMC; however, 15,541 square feet of outdoor open space on the ground floor, a 4,969-square-foot outdoor deck on Level 17, and 15,821 square feet of indoor amenities on Level 17 would be provided. If the bungalows are developed with nine residential units, the 15,541 square feet of outdoor amenities on the ground floor would include 2,100 square feet of open space for bungalow residents that would include shade

trees and a front and back yard for each bungalow. As such, the building 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 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 of 6:1. The Office Option would export approximately 321,060 cubic yards of material.

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 of 6:1. The Residential Option would export approximately 142,000 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 assigned planner. Additionally, due to the circumstances created by the COVID-19 pandemic, copies of the Draft EIR were made available to the public on CD-ROM 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. On September 30, 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 No. 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 subsequently

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 Case No. CPC-2016-3777-VZC-HD-BL-DB-MCUP-ZAD-RDP-SPR and CPC-2016-5003-GPA-VZC-HD-BL-MCUP-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-2016-5003

1360 VINE STREET

1360 VINE STREET
LOS ANGELES, CA 90028

Owner

Onni

Architect

Solomon Cordwell Buenz

Structural Engineer

Glotman - Simpson

Landscape Architect

Loci



DRAWING INDEX - ARCHITECTURE

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A0.03	SITE
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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	PROJECT RENDERINGS
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A0.22	PROJECT RENDERINGS
A0.23	PROJECT RENDERINGS
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A2.03	PARKING
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A2.05	LEVELS 10-16, 17 AND ROOF
A3.01	BUILDING ELEVATIONS
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A3.03	BUILDING SECTIONS
L0.3A	OVERALL LANDSCAPE PLAN - OPTION A

DRAWING INDEX LANDSCAPE

SHEET NUMBER	SHEET DESCRIPTION
L0.0	COVER SHEET
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L0.2	PROGRAM DIAGRAM
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L0.3B	OVERALL LANDSCAPE PLAN - OPTION B
L1.0	GROUND LEVEL MATERIALS + LAYOUT PLAN
L1.1	GROUND LEVEL TREE PLANTING PLAN
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L1.3	GROUND LEVEL HYDROZONES PLAN
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L2.1	LEVEL 17 PLANTING PLAN
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L2.3	LEVEL 17 LIGHTING PLAN
L2.4	LEVEL 17 PRECEDENT IMAGES
L3.0	PLANT LIST + IMAGES

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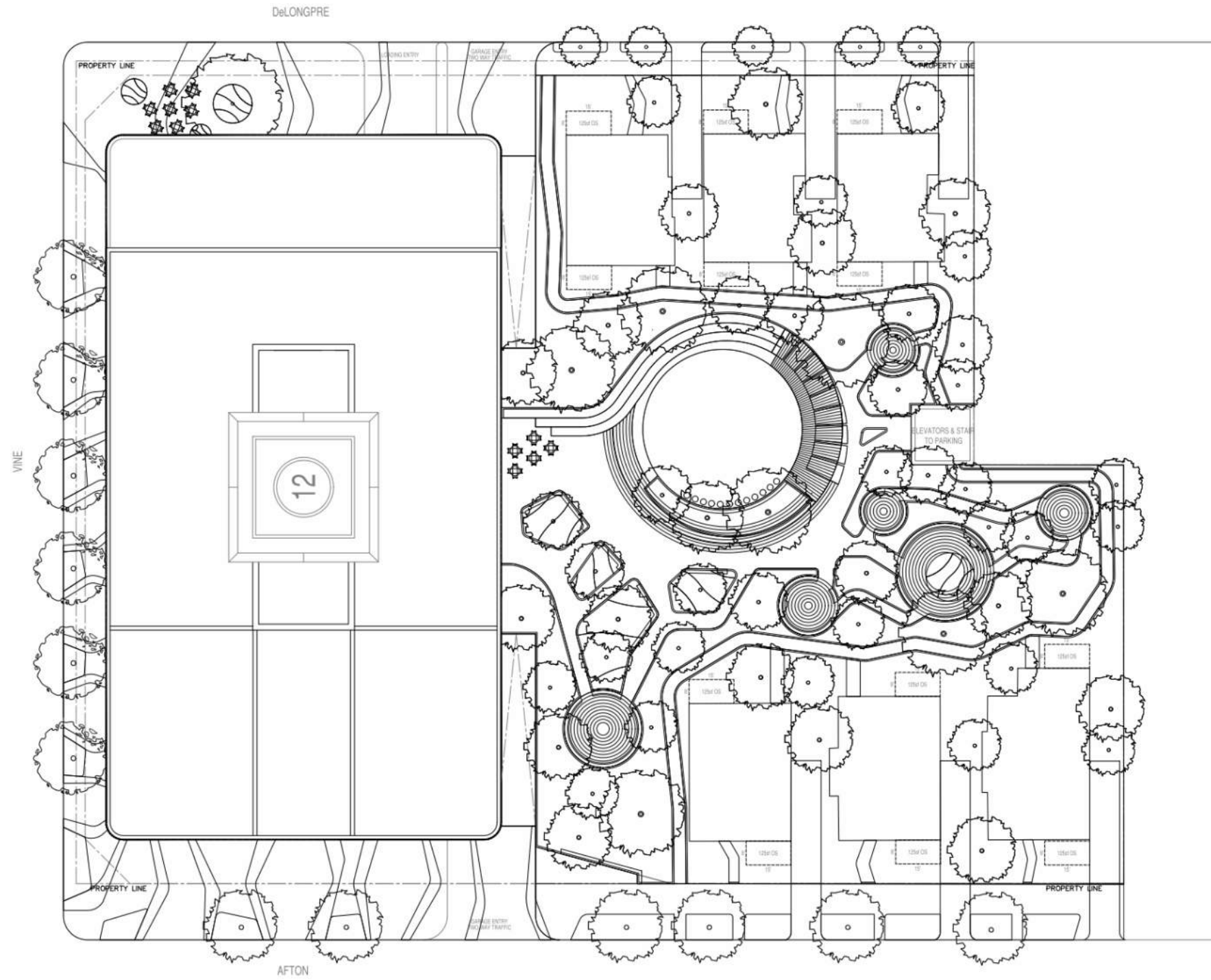
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DRAWING INDEX

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 YOUR INITIALS
 Project Number: **202X000**

Checked By: _____
 PM / PD (edit this)
 Sheet Number: **A0.01**



1 SITE PLAN
 SCALE: 1" = 20'0"

DEVELOPMENT PLAN C
 1360 Vine Street

FLR. ELEV.	F/F	FLR.	TOTAL FLOOR PLATE GSF	MAJOR VERTICAL PENETS	RETAIL	USABLE	FAR
+273.00		RF					
+255.00	18.00	17	26,089	1,356		22,926	MPH + AMENITY 22,926
+240.00	15.00	16	31,057	1,356		29,701	OFFICE 28,374
+225.00	15.00	15	31,057	1,356		29,701	OFFICE 28,374
+210.00	15.00	14	31,057	1,356		29,701	OFFICE 28,374
+195.00	15.00	13	31,057	1,356		29,701	OFFICE 28,374
+180.00	15.00	12	31,057	1,356		29,701	OFFICE 28,374
+165.00	15.00	11	31,057	1,356		29,701	OFFICE 28,374
+150.00	15.00	10	31,057	1,356		29,701	OFFICE 28,374
+135.00	15.00	9	31,057	1,626		29,431	OFFICE 28,374
+120.00	15.00	8	31,057	1,626		29,431	OFFICE 28,374
+105.00	15.00	7	31,057	1,626		29,431	OFFICE 28,374
+90.00	15.00	6	31,057	1,626		29,431	OFFICE 28,374
+75.00	15.00	5	30,455	1,626		28,829	OFFICE 28,374
+60.00	15.00	4	30,455	1,626		28,829	OFFICE 28,374
+45.00	15.00	3	28,304	1,626		26,678	OFFICE 28,374
+30.00	15.00	2	28,304	1,626		26,678	OFFICE 28,374
+0.00	30.0	1	25,092		11,914	13,178	LOBBY + RETAIL + Boh 25,092
-12.00	12.0	B1	83,451				0 SERVICE / PARKING 214 0
-22.00	10.0	B2	83,451				0 SERVICE / PARKING 213 0
-32.00	10.0	B3	83,451				0 SERVICE / PARKING 213 0
-42.00	10.0	B4	83,451				0 SERVICE / PARKING 213 0
-52.00	10.0	B5	83,451				0 SERVICE / PARKING 213 0
-62.00	10.0	B6	83,451				0 SERVICE / PARKING 213 0
-72.00	10.0	B7	83,451				0 SERVICE / PARKING 213 0
-82.00	10.0	B8	83,451				0 SERVICE / PARKING 213 0
			510,326 above grade GSF		472,749 above grade	1705* OR 1693** PARKING SPACES	473,628 above grade SF
NET OFFICE PROGRAM AREA TOTAL							463,521
NET RESTAURANT PROGRAM AREA TOTAL							11,914
NET BUNGALOW PROGRAM AREA TOTAL							8,988

2 AREA & PARKING MATRIX, AND FAR
 SCALE: 12" = 1'-0"

EXISTING CONDITIONS	
LOT AREA BEFORE DEDICATION (CA ZONE):	89,559 SQFT
LOT AREA AFTER DEDICATION (CA ZONE):	87,087 SQFT
FAR:	62
BUILDABLE AREA:	87,087 SQFT
ALLOWABLE FLOOR AREA (BASED ON BUILDABLE AREA):	522,522 SQFT
OPEN SPACE REQUIRED OFFICE (CA 2D SN): NONE	
OPEN SPACE REQUIRED RESIDENTIAL (R4.2D):	2,100 SQFT (LOSO SQFT MUST BE COMMON USABLE) *LAMC 12.21.6.125 SQ/FAMT)
OPEN SPACE PROVIDED:	3,000 SQFT
EXISTING USE:	RETAIL + RESIDENTIAL
PROPOSED ADDITIONS	
PROPOSED USE:	COMMERCIAL (OFFICE + RESTAURANT) + RESTAURANT OR 12 RESIDENTIAL UNITS (BUNGALOWS)
PROPOSED FLOOR AREA TO BE DEMOLISHED:	35,044 SQFT
PROPOSED FLOOR AREA TO REMAIN:	8,988 SQFT (HERITAGE BUNGALOWS)
PROPOSED FLOOR AREA:	
OFFICE OPTION (BUNGALOWS AS RESTAURANT)	
OFFICE AREA	463,521 SQFT
RESTAURANT	11,914 SQFT
BUNGALOWS AS RESTAURANT	8,988 SQFT
TOTAL PROPOSED FAR	484,423 SQFT (5.56:1 FAR)
OFFICE OPTION (BUNGALOWS AS RESIDENTIAL)	
OFFICE AREA	463,521 SQFT
RESTAURANT	11,914 SQFT
BUNGALOWS AS RESIDENTIAL	8,988 SQFT
TOTAL PROPOSED FAR	484,423 SQFT (5.56:1 FAR)
PROPOSED OPEN SPACE AND RECREATIONAL AMENITIES:	
LEVEL 1:	
OUTDOOR	15,541 SQFT (OF WHICH A MIN OF 2,100 SF IS ALLOCATED TO USE BY BUNGALOW RESIDENTS)
INDOOR	
LEVEL 17:	
OUTDOOR	4,969 SQFT ROOF GARDEN
INDOOR	15,821 SQFT
PROPOSED BUILDING HEIGHT:	273 TO ROOF ; 303 FT TO MECH SCREEN
PROPOSED NUMBER OF STORIES:	17 STORIES + MPH
AUTOMOBILE PARKING (LAMC Section 12.21-A.4)	
TOTAL RESTAURANT PARKING REQUIRED:	24
TOTAL OFFICE PARKING REQUIRED:	927
TOTAL RESIDENTIAL (BUNGALOWS) PARKING REQUIRED:	24
TOTAL RESTAURANT (BUNGALOWS) PARKING REQUIRED:	18
TOTAL NEW PARKING SPACES PROPOSED:	
OFFICE SPACES:	1657 (0.00358)
RESTAURANT SPACES:	24
RESIDENTIAL BUNGALOW SPACES:	24
RESTAURANT BUNGALOW SPACES:	18
TOTAL ACCESSIBLE PARKING SPACES REQUIRED:	28 (20, plus 1 for each 100 over 1000) *LAMC TABLE 11B-208.2)
TOTAL ACCESSIBLE PARKING SPACES PROPOSED:	28
REQUIRED - PROPOSED WITH RESIDENTIAL BUNGALOWS:	975 : 1705 (1 : 1.75)
REQUIRED - PROPOSED WITH RESTAURANT BUNGALOWS:	969 : 1693 (1 : 1.75)
BICYCLE PARKING (LAMC Section 12.21-A.16)	
RESTAURANT LONG TERM REQUIRED:	6 (1 PER 2000 SQFT REQUIRED)
RESTAURANT SHORT TERM REQUIRED:	6 (1 PER 2000 SQFT REQUIRED)
OFFICE LONG TERM REQUIRED:	93 (1 PER 5000 SQFT REQUIRED)
OFFICE SHORT TERM REQUIRED:	47 (1 PER 10,000 SQFT REQUIRED)
BUNGALOWS:	
RESIDENTIAL LONG TERM REQUIRED:	12 (1 PER UNIT)
RESIDENTIAL SHORT TERM REQUIRED:	2 (1 PER 10 UNIT)
RESTAURANT LONG TERM REQUIRED:	4 (1 PER 2000 SQFT REQUIRED)
RESTAURANT SHORT TERM REQUIRED:	4 (1 PER 2000 SQFT REQUIRED)
TOTAL LONG TERM PROVIDED:	111 OR 103
TOTAL SHORT TERM PROVIDED:	55 OR 57
SETBACKS	
100% COMMERCIAL:	NONE REQUIRED
W/ RESIDENTIAL BUNGALOWS:	
FRONT (VINE):	NO SETBACK
SIDE (AFTON AND DELONGPRE):	5 FEET
REAR (EAST):	15 FEET

3 DETAILS
 SCALE: 12" = 1'-0"

NO.	DATE	DESCRIPTION

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PLOT PLAN

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 Checked By: Checker
 Project Number: 202X000
 Sheet Number: **A0.02**



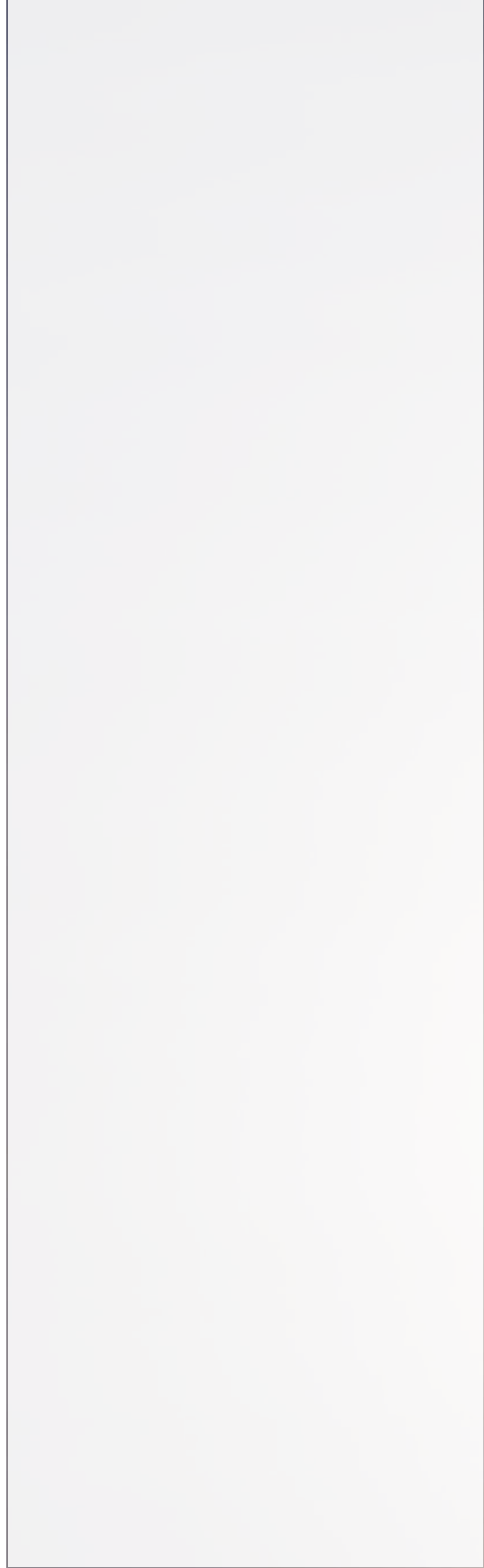
Blackened Steel



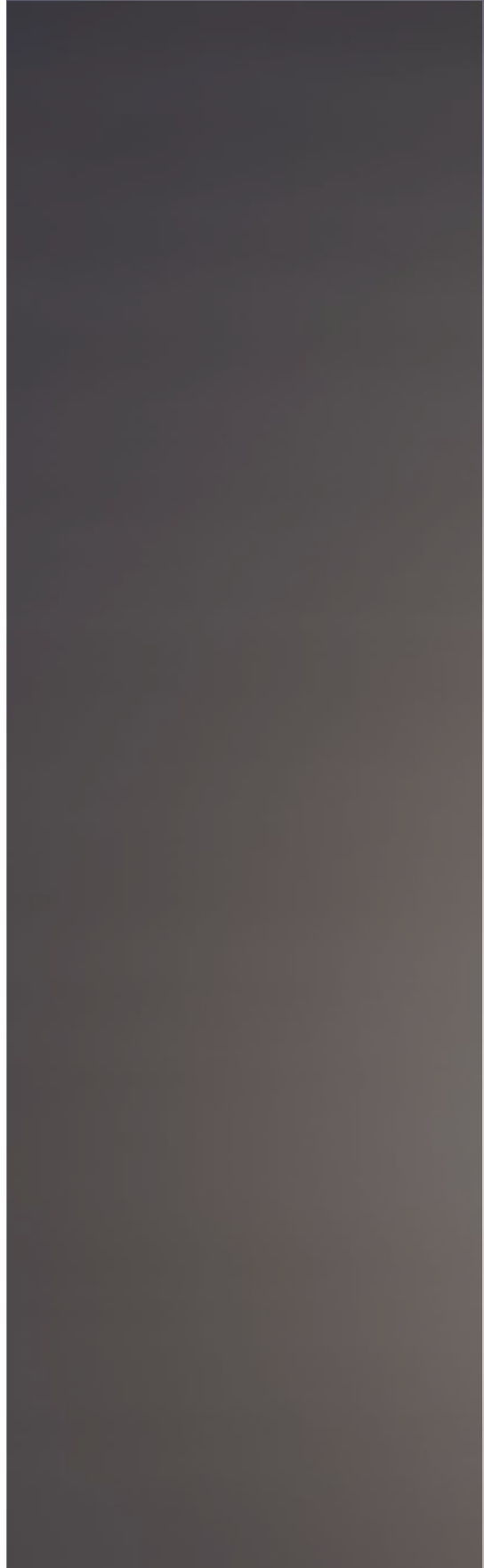
Basalt



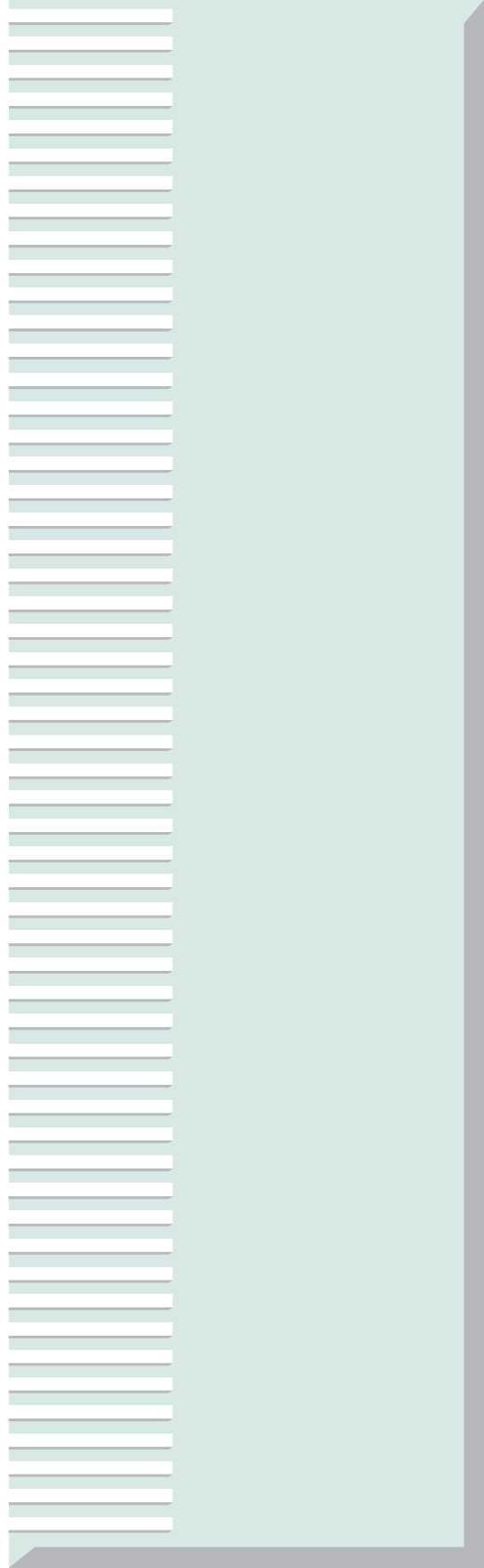
Textured Wood



Painted Aluminum



Painted Aluminum



Neutral Glass

MATERIAL PALETTE
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MATERIALS PALETTE

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1 SITE PLAN
SCALE: 1" = 100'-0"

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SITE PLAN

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1 SITE PLAN ZOOM
SCALE: 1" = 20'-0"

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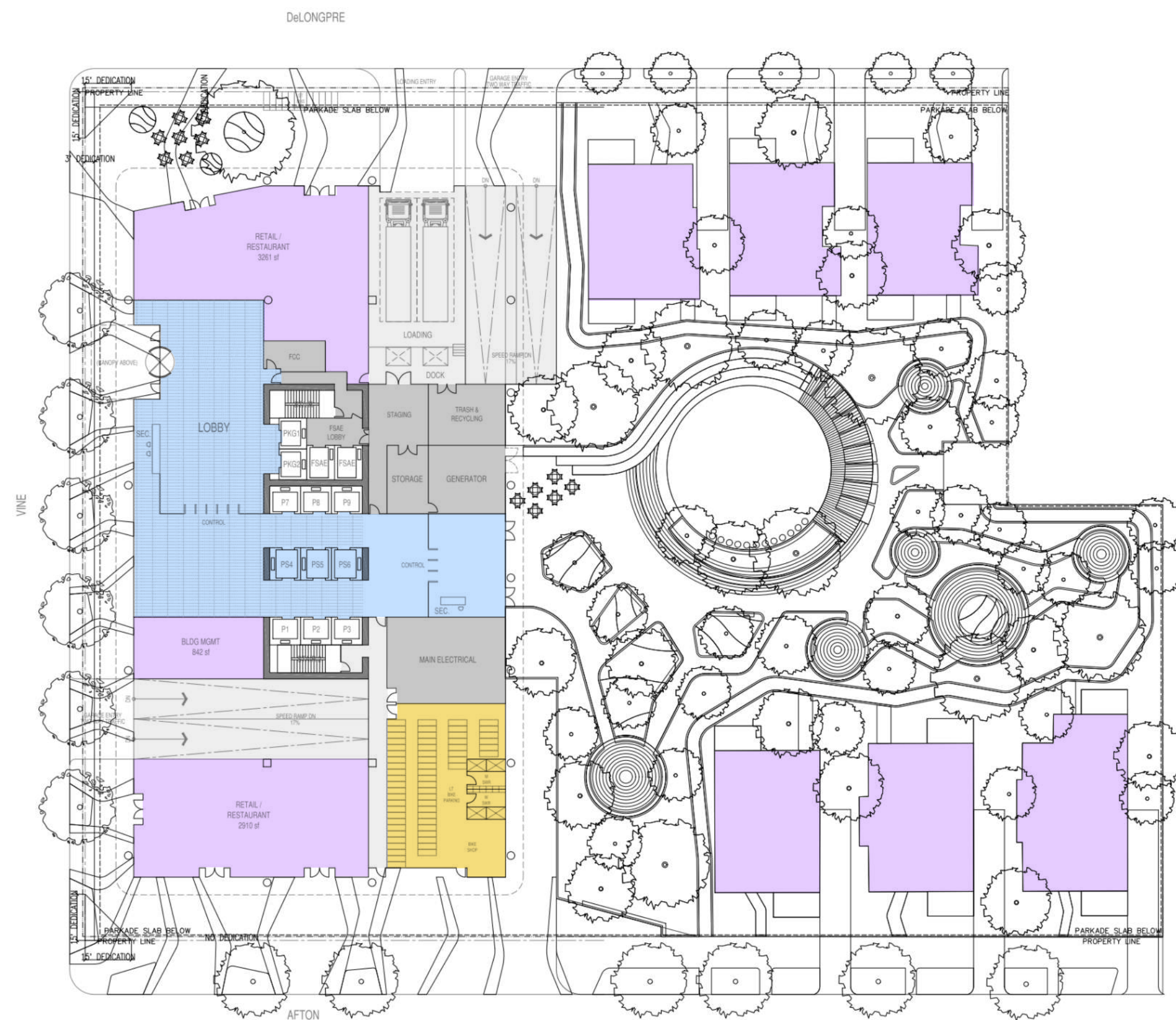
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SITE PLAN ZOOM

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Sheet Number: A1.02





PROGRAMS LEGEND

- RETAIL (RESTAURANT)
- COMMERCIAL (OFFICE)
- COMMERCIAL (AMENITY)
- BICYCLE PARKING
- PARKING & LOADING
- MECHANICAL / ELECTRICAL

① **GROUND FLOOR ALTERNATE 2**

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

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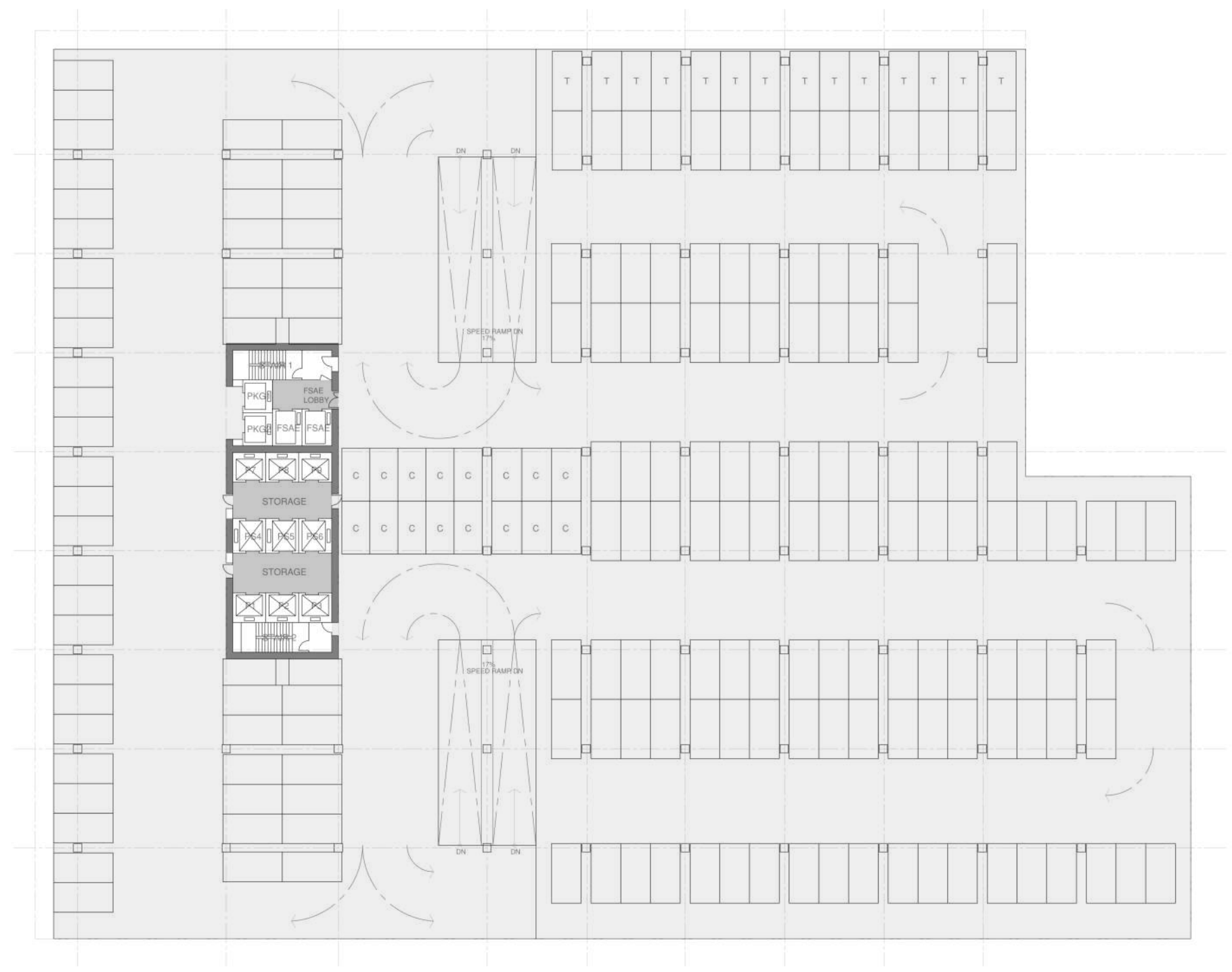
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GROUND FLOOR
PLAN ALTERNATE 2

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Project Number: 202X000



Sheet Number: **A2.02**



1 PARKING
SCALE: 1/4" = 1'-0"

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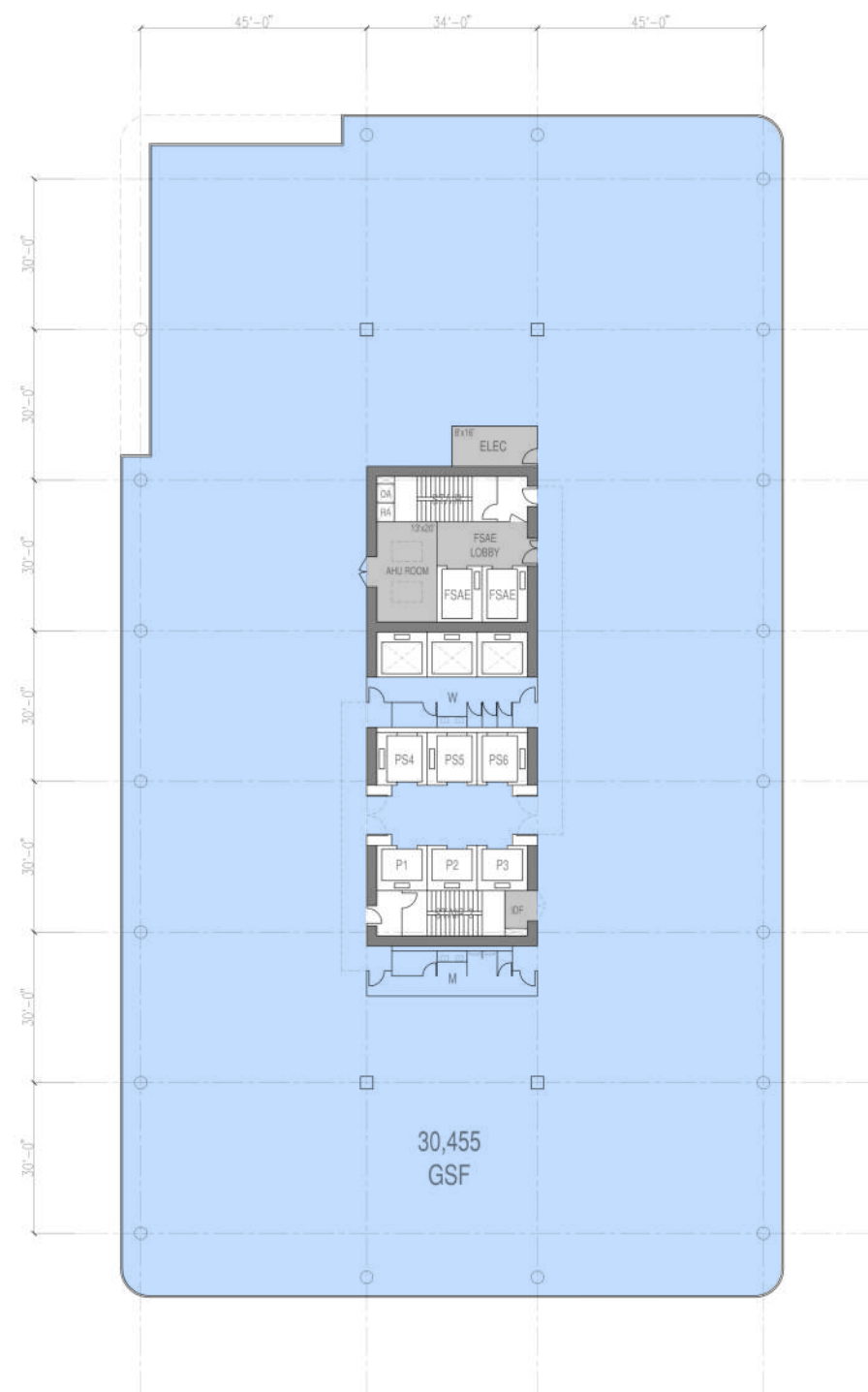
PARKING

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 Author: _____
 Checked By: _____
 Checker: _____
 Project Number: **202X000**
 Sheet Number: **A2.03**

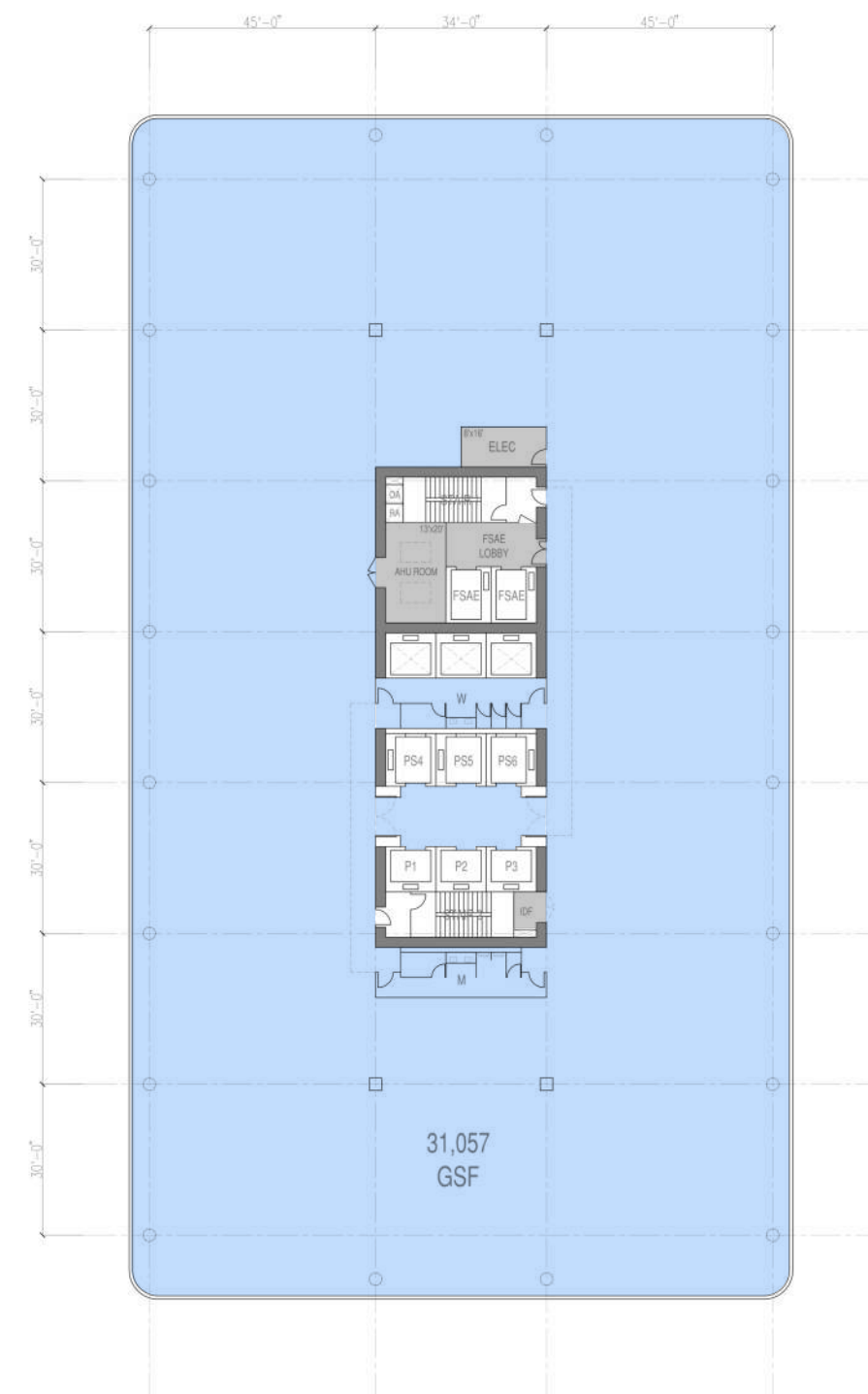




1 Ground Floor
 SCALE: 1/8" = 1'-0"



2 LEVELS 2-3
 SCALE: 1/8" = 1'-0"



3 LEVELS 4-9
 SCALE: 1/8" = 1'-0"

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**GROUND, LEVELS 2-3
 AND 6-9**

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Sheet Number:	A2.04

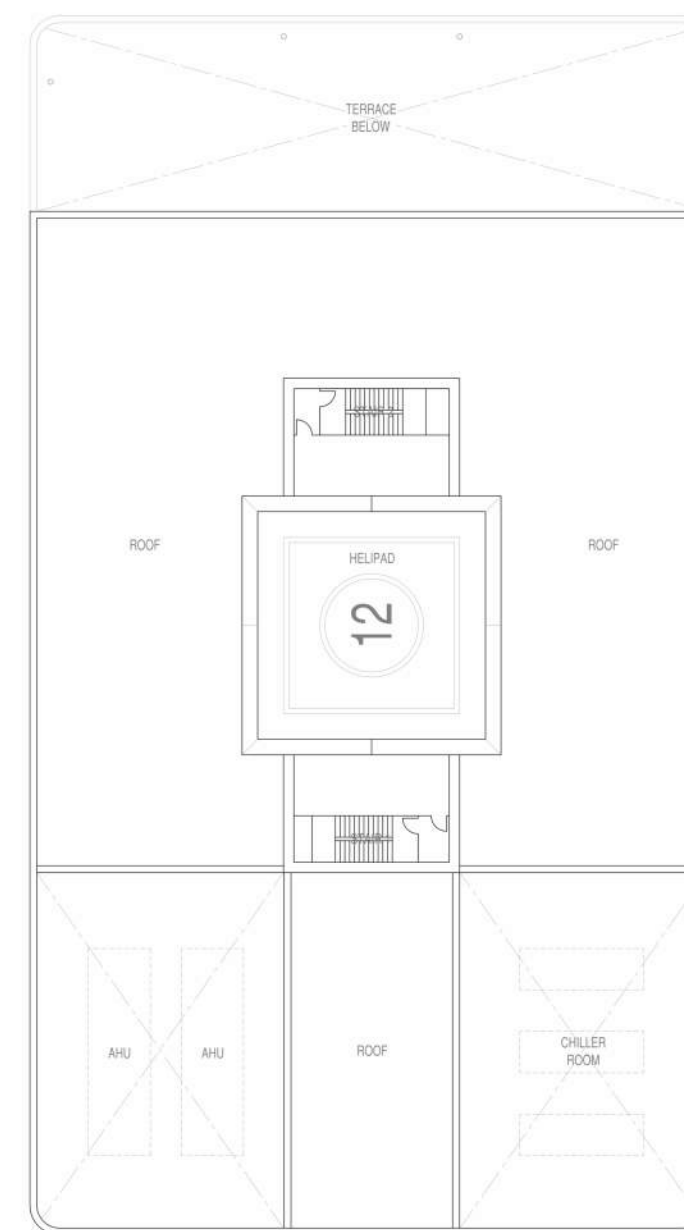




① LEVELS 10-16
SCALE: 1/8" = 1'-0"



② LEVEL 17
SCALE: 1/8" = 1'-0"



③ ROOF PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION

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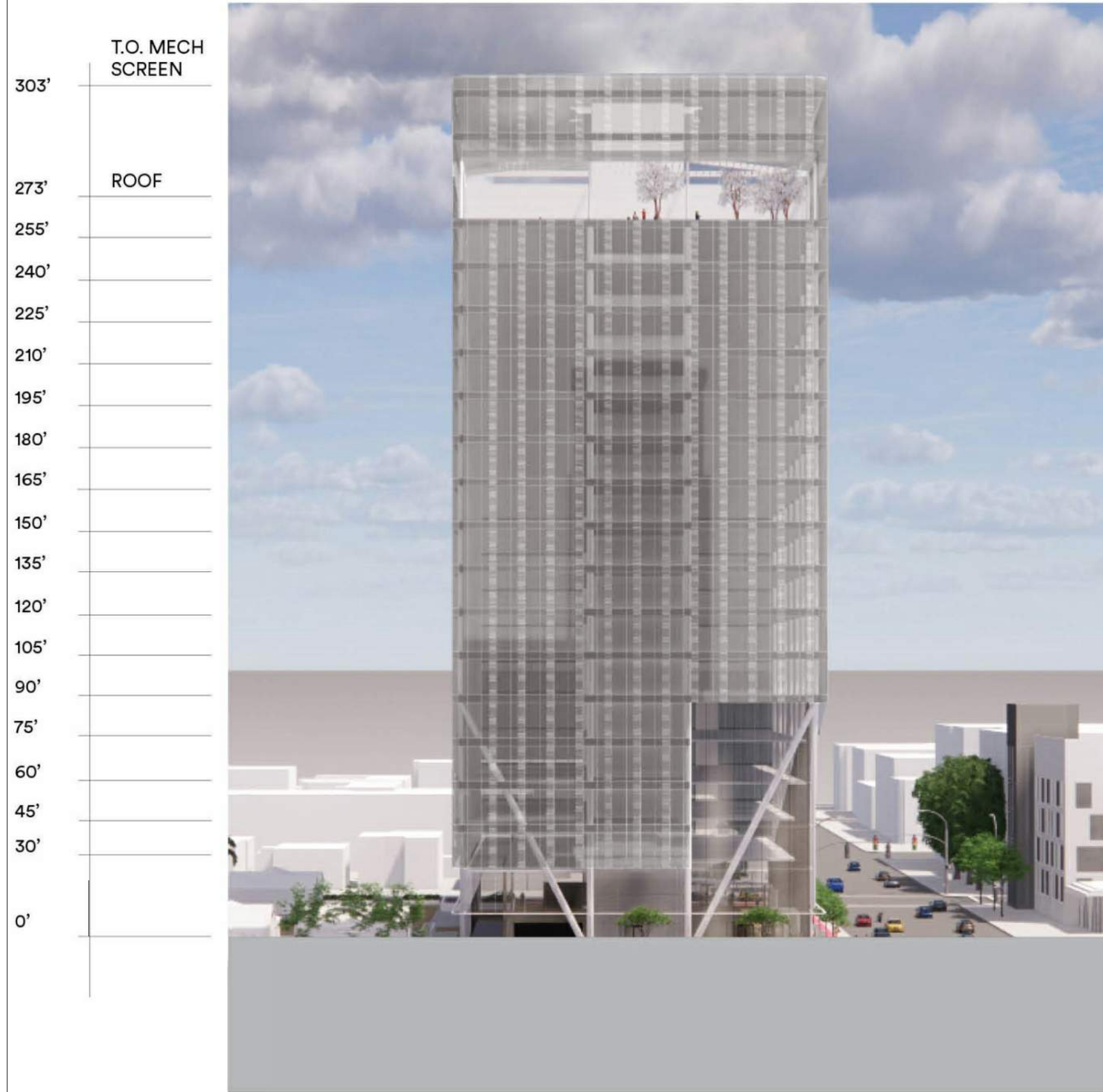
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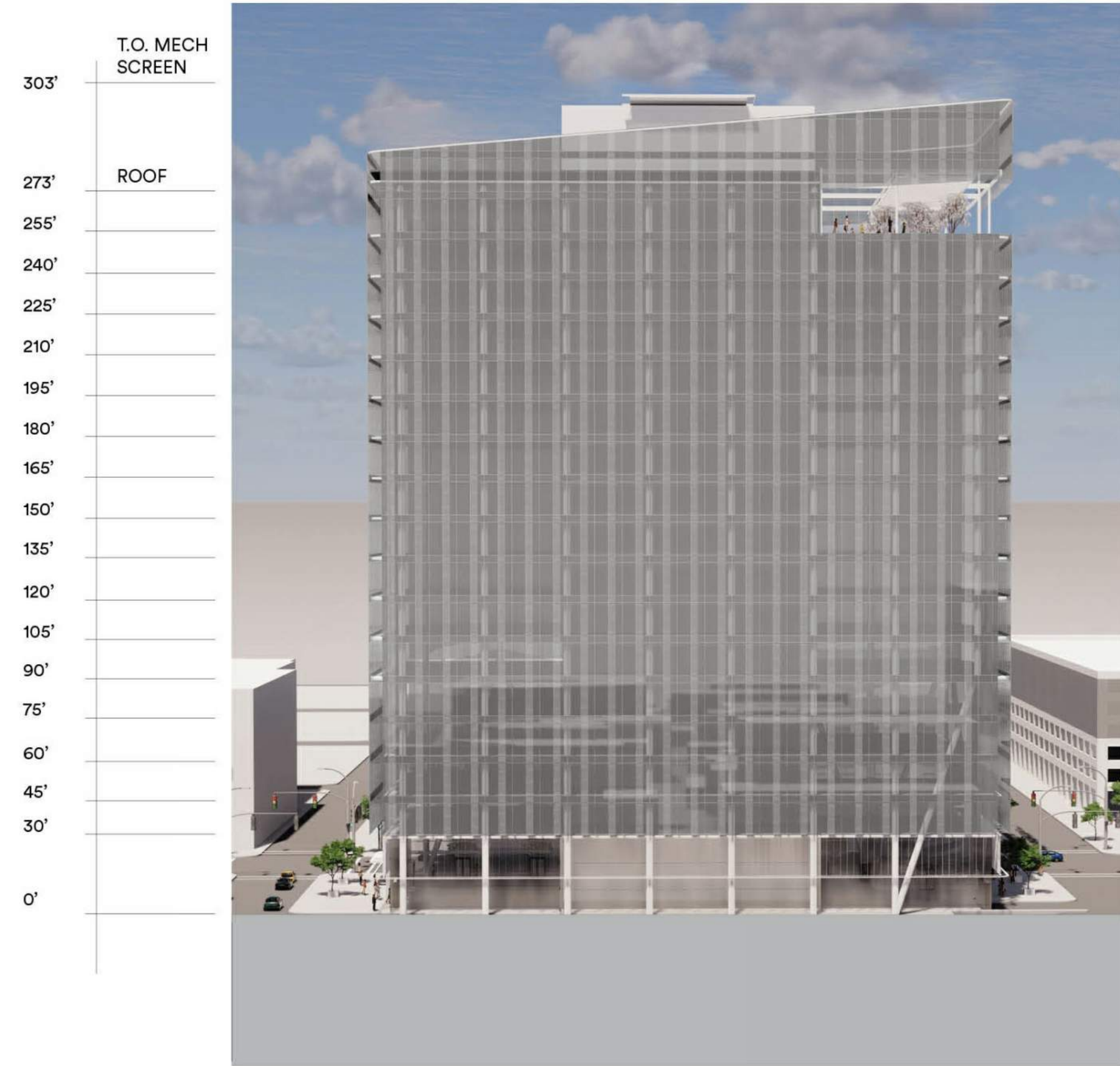
LEVELS 10-16, 17 AND ROOF

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Checked By: Checker

Project Number: 202X000
Sheet Number: **A2.05**



1 NORTH BUILDING ELEVATION
 SCALE: 1" = 20'-0"



2 EAST BUILDING ELEVATION
 SCALE: 1" = 20'-0"

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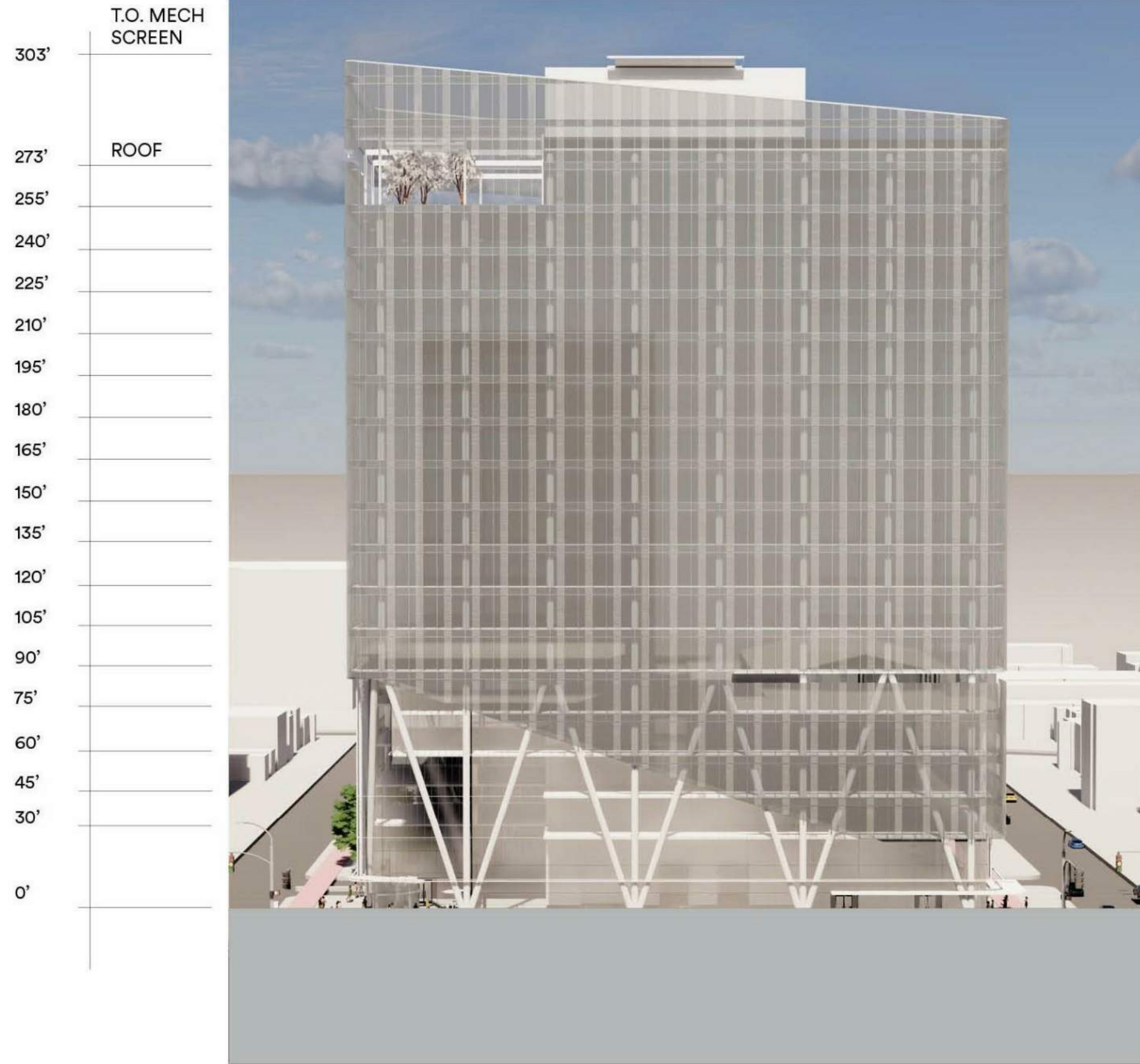
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BUILDING ELEVATIONS

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 Checked By: PM/PD (edit this)
 Project Number: 202X000
 Sheet Number: **A3.01**



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



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

NO.	DATE	DESCRIPTION



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**BUILDING
ELEVATIONS**

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INITIALS	
Project	
Number:	202X000

Sheet Number: **A3.02**

1360 VINE STREET

ISSUED FOR ENTITLEMENT

ONNI GROUP // CLIENT

MARK SPECTOR
mspector@onni.com
323.334.3374

SOLOMON CORDWELL BUENZ // ARCHITECT

SCOTT MAURICE BERRY
scott.berry@scb.com
415.216.2465

LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN // LANDSCAPE ARCHITECT

MIKE ENNS // Principal, BCSLA, CSLA
mike@locidesign.ca
604.763.2886

JJM DEMA-ALA // Project Coordinator
jim@locidesign.ca
604.694.0053

ANGAT DESAI // Landscape Designer
angat@locidesign.ca
604.694.0053

LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	DESIGN INSPIRATION
L0.2	PROGRAM DIAGRAM
L0.3A	OVERALL LANDSCAPE PLAN - OPTION A
L0.3B	OVERALL LANDSCAPE PLAN - OPTION B
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L1.1	GROUND LEVEL TREE PLANTING PLAN
L1.2	GROUND LEVEL SHRUB PLANTING PLAN
L1.3	GROUND LEVEL HYDROZONES PLAN
L1.4	GROUND LEVEL LIGHTING PLAN
L1.5	GROUND LEVEL PRECEDENT IMAGES
L1.6	GROUND LEVEL PRECEDENT IMAGES
L1.7	GROUND LEVEL PRECEDENT IMAGES
L2.0	LEVEL 17 MATERIALS + LAYOUT PLAN
L2.1	LEVEL 17 PLANTING PLAN
L2.2	LEVEL 17 HYDROZONES PLAN
L2.3	LEVEL 17 LIGHTING PLAN
L2.4	LEVEL 17 PRECEDENT IMAGES
L3.0	PLANT LIST + IMAGES

OPEN SPACE ANALYSIS

OPEN SPACE REQUIRED		
Restaurant/Retail @ 11,914 S.F.		N/A
Office Space @ 463,521 S.F. - Office (as per C4.2D.SN)		N/A
Bungalow, 12 Units @ 8,988 S.F. - Residential (as per R4.2D)		2,100 S.F.
TOTAL OPEN SPACE REQUIRED		2,100 S.F.
OPEN SPACE / COMMON USE, 50% MINIMUM		1,050 S.F.

OPEN SPACE PROVIDED		
OUTDOOR COMMON		
Ground Level 15' Minimum Dimension, Open to Sky		15,541 S.F.
Level 17 Amenity Deck, 15' Minimum, Open to Sky		4,969 S.F.
TOTAL OUTDOOR COMMON SPACE PROVIDED		20,050 S.F.

INDOOR COMMON		
Ground Level		0 S.F.
Level 17 Amenity Area (See Architecture)		15,821 S.F.
TOTAL INDOOR COMMON SPACE PROVIDED		15,821 S.F.

TREES REQUIRED AND PROVIDED		
1 per 4 Residential Units (12 Units):		3 Trees Required
Mitigation for 7 existing on-site trees removed		7 Trees Required
Mitigation for 6 street trees removed @ 2:1		12 Trees Required
		22 Trees Required

NEW TREES PROVIDED , MINIMUM 36" BOX SIZE		
GROUND LEVEL ON-SITE		
Quercus shumardii		1 Tree
Cercidium x 'Desert Museum'		48 Trees
Citrus ssp.		6 Trees

GROUND LEVEL OFF-SITE STREET TREES		
Jacaranda mimosifolia		6 Trees
Agonis flexuosa		11 Trees

LEVEL 17 AMENITY DECK		
Prunus sargentii		6 Trees
		78 Trees

HYDROZONE WATER BUDGET WORKSHEET						
Project address: 1360 Vine Street, Los Angeles, CA						
Project Location: Los Angeles, CA						
ET(o) =	44.2 in/yr					
Eppt.=	3.73 in/yr					
MAXIMUM APPLIED WATER ALLOWANCE						
MAWA=	[(ETo - Eppt) x (0.62) x [(0.55 x LA)+(1-0.55) x SLA]]					
Total Irrigated Landscape Area						
	Planting area + SPA (SQ FT)					22,178
	SLA					0
	TOTAL (SQ FT)					22,178
MAWA (Gal/yr) 326,141.78						
ESTIMATED TOTAL WATER USE						
ETWU =	[(ETo - Eppt) x (0.62) x [(PF / IE) x HA]+ SLA]					
Irrigation Efficiency Default Value for Drip = 0.85						
Plant Water Use Type		Plant Factor				
Very Low		0 – 0.1				
Low		0.2 – 0.3				
Medium		0.4 – 0.6				
High		0.7 – 1.0				
Water Feature		1				
Hydrozone	Area (SQ FT)	Irrigation Type	Irrigation Efficiency	Plant Factor	ETWU (GAL/YR)	
1	2,453	drip	0.85	0.4	28,964	
2	1,976	drip	0.85	0.4	23,332	
3	7,108	drip	0.85	0.4	83,929	
4	3,321	drip	0.85	0.4	39,213	
5	4,030	drip	0.85	0.4	47,585	
6	2,230	spray	0.71	0.1	7,881	
7	1,060	drip	0.85	0.4	12,516	
TOTAL	22,178				243,421	
ETWU IS LESS THAN MAWA						

Issue No.	Description	Date
E	Issued for Entitlement (Draft)	21-06-15
F	Issued for Client Review	21-07-02
G	Issued for Entitlement	21-07-07

Project Stamp

Project Info
18112
LA Vine St.
Landscape Design
1360 Vine St.
Los Angeles, CA

Drawn By JD
Checked By ME
Rev.

DESIGN RATIONALE

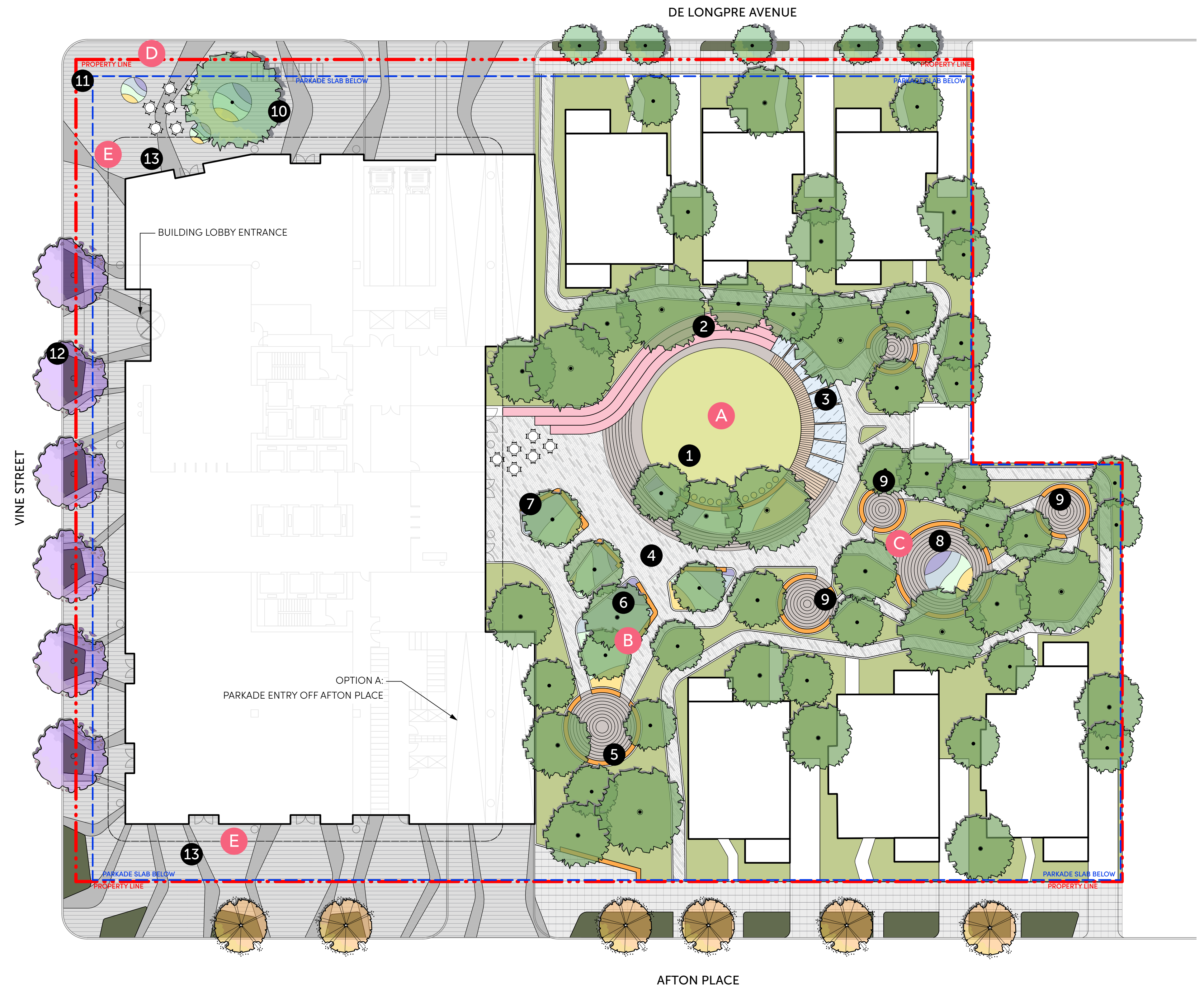
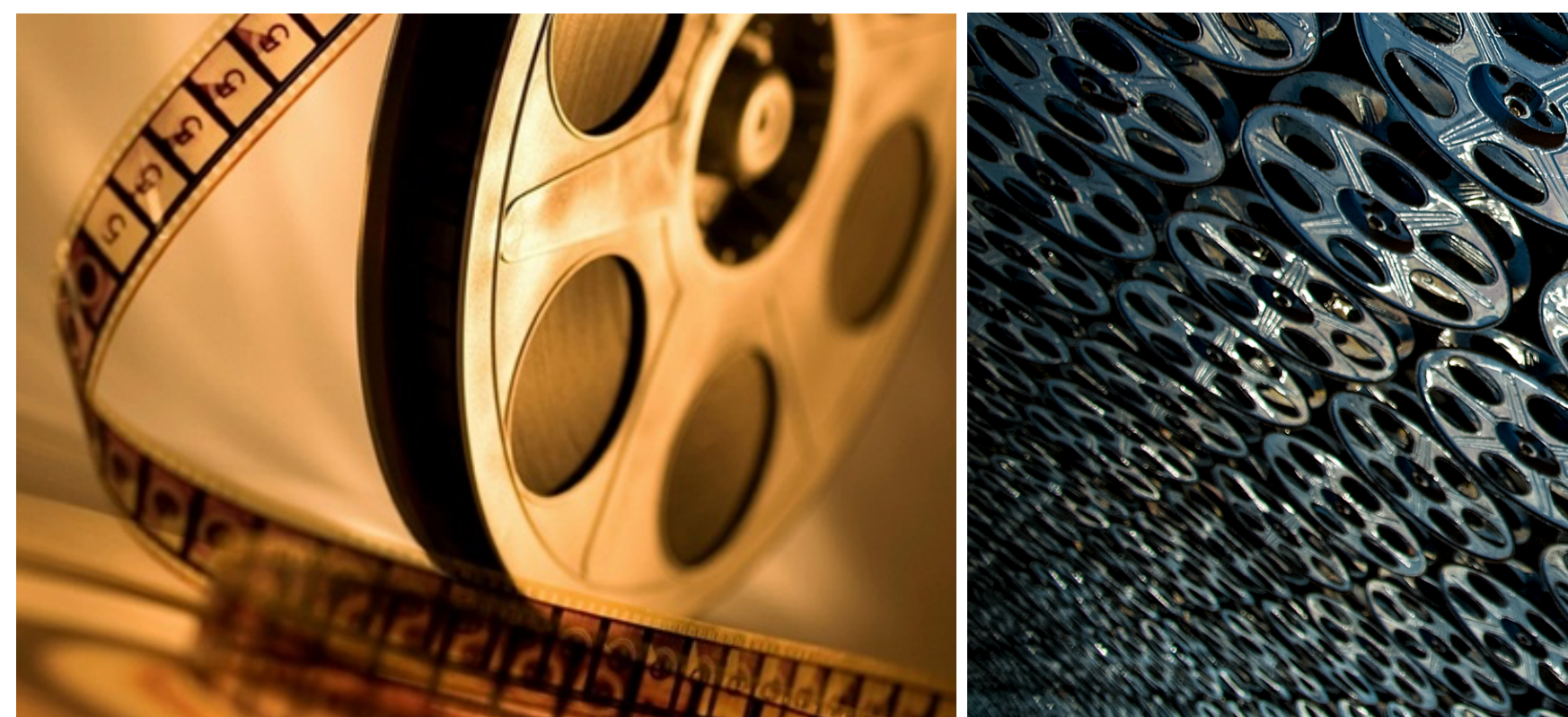
THE LANDSCAPE DESIGN RATIONALE FOR 1360 VINE STREET DRAWS UPON THE SURROUNDING NEIGHBOURHOOD'S RICH HISTORY OF FILM AND THEATRE, ALONG WITH THE CURRENT REVITALIZATION OF MIXED-USE DEVELOPMENTS FOCUSED ON ENTERTAINMENT AND THE ARTS. TO THAT END, WE ARE USING IDENTIFIABLE ICONS OF FILM AS OUR INSPIRATION FOR THE PROGRAMMING AND MATERIALITY OF THE OUTDOOR AMENITY SPACES: THE FILM REEL, THE FILM STRIP, AND ART FORM. THESE THREE COMPONENTS COMPRISE THE MAIN PROGRAMMATIC ELEMENTS OF THE OUTDOOR OFFICE AMENITY SPACE, AND WILL FUNCTION TO SUPPORT THE OVERRIDING NARRATIVE OF THE SITE'S HISTORIC TIES TO MOVIE MAKING WHILE PROVIDING A RANGE OF ACTIVITIES AND SPACES THAT CATER TO THE OFFICE WORKERS.

SIMILARLY, THE RETAIL FRONTAGES AND NORTH PLAZA ADJACENT TO THE PROPOSED BUILDING INTEGRATE THE FILM + REEL GEOMETRY, SLIGHTLY ADJUSTED TO MIRROR THE ANGULAR EXPOSED SUPPORT BEAMS OF THE BUILDING'S FACADE.

THE HISTORIC BUNGALOWS ARE SURROUNDED BY LUSH GARDENS AND SHADE TREES TO CREATE VISUAL AND SOUND BUFFERS FROM THE OFFICE AMENITY SPACES WHILE ALLOWING FOR INDIVIDUAL PATIOS AND GARDENS FOR INTIMATE GATHERINGS FOR THE RESIDENTS.

KEY ITEMS

- | | |
|--|---|
| A THE "REEL" | D THE "PLAZA" |
| 1 GREAT LAWN | 10 SPECIMEN SHADE TREE IN CIRCULAR FEATURE PLANTING BEDS |
| 2 AMPHITHEATRE SEATING | 11 POSSIBLE INTERPRETIVE SIGNAGE, STORY BOARDS |
| 3 COVERED RAISED DECK/STAGE FOR CORPORATE EVENTS | E RETAIL FRONTAGE |
| B THE "STRIP" | 12 LARGE STREET TREES IN ANGULAR PLANTING BEDS |
| 4 FEATURE PAVING PATTERNS WITH FILM STRIP THEMATIC | 13 BUILDING-INSPIRED PAVING GEOMETRY |
| 5 LONG ARCING BENCHES | |
| 6 PERENNIAL PLANTING BEDS | |
| 7 RETAIL FRONTAGE | |
| C THE "ART FORM" | |
| 8 IMMERSIVE / INTERACTIVE ART AND LIGHT | |
| 9 BREAKOUT AREAS FOR MEETING AND / OR INTIMATE GATHERINGS | |



1 OVERALL LANDSCAPE PLAN - OPTION A
 Scale: 1" = 20'-0"

Issue No.	Description	Date
E	Issued for Entitlement (Draft)	21-06-15
F	Issued for Client Review	21-07-02
G	Issued for Entitlement	21-07-07

Project Stamp

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Rev.

DESIGN RATIONALE

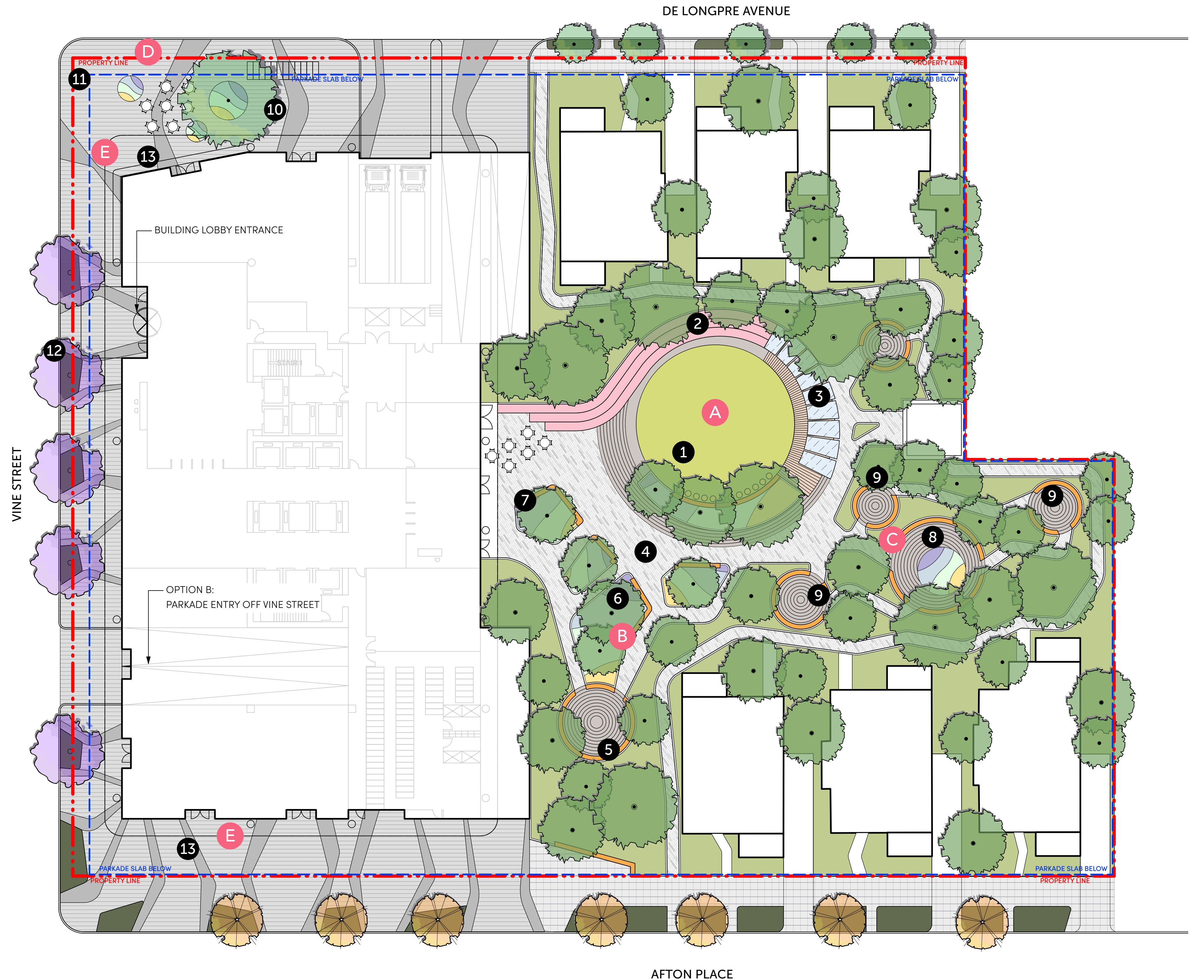
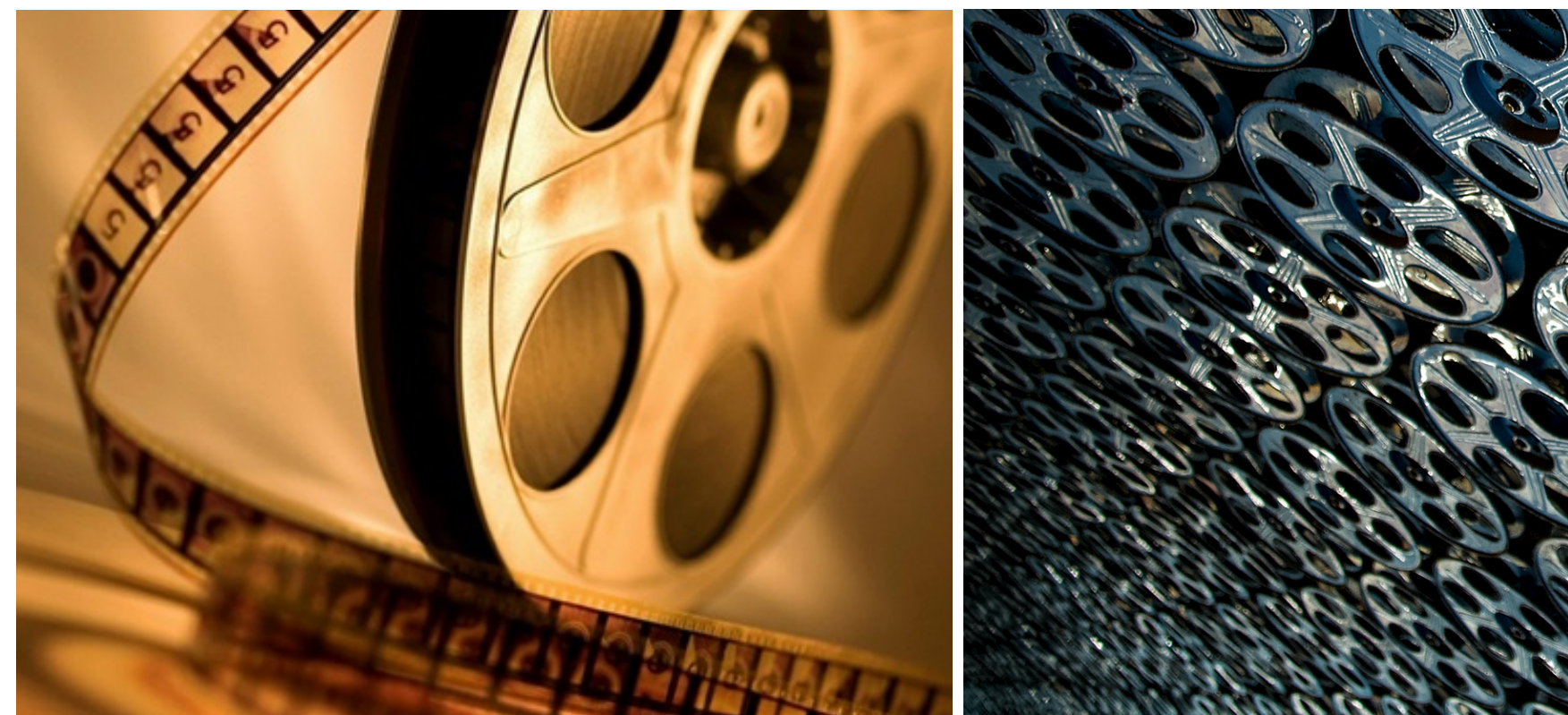
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SIMILARLY, THE RETAIL FRONTAGES AND NORTH PLAZA ADJACENT TO THE PROPOSED BUILDING INTEGRATE THE FILM + REEL GEOMETRY, SLIGHTLY ADJUSTED TO MIRROR THE ANGULAR EXPOSED SUPPORT BEAMS OF THE BUILDING'S FACADE.

THE HISTORIC BUNGALOWS ARE SURROUNDED BY LUSH GARDENS AND SHADE TREES TO CREATE VISUAL AND SOUND BUFFERS FROM THE OFFICE AMENITY SPACES WHILE ALLOWING FOR INDIVIDUAL PATIOS AND GARDENS FOR INTIMATE GATHERINGS FOR THE RESIDENTS.

KEY ITEMS

- | | |
|--|---|
| A THE "REEL" | D THE "PLAZA" |
| 1 GREAT LAWN | 10 SPECIMEN SHADE TREE IN CIRCULAR FEATURE PLANTING BEDS |
| 2 AMPHITHEATRE SEATING | 11 POSSIBLE INTERPRETIVE SIGNAGE, STORY BOARDS |
| 3 COVERED RAISED DECK/STAGE FOR CORPORATE EVENTS | |
| B THE "STRIP" | E RETAIL FRONTAGE |
| 4 FEATURE PAVING PATTERNS WITH FILM STRIP THEMATIC | 12 LARGE STREET TREES IN ANGULAR PLANTING BEDS |
| 5 LONG ARCING BENCHES | 13 BUILDING-INSPIRED PAVING GEOMETRY |
| 6 PERENNIAL PLANTING BEDS | |
| 7 RETAIL FRONTAGE | |
| C THE "ART FORM" | |
| 8 IMMERSIVE / INTERACTIVE ART AND LIGHT | |
| 9 BREAKOUT AREAS FOR MEETING AND / OR INTIMATE GATHERINGS | |



1 OVERALL LANDSCAPE PLAN - OPTION B
 Scale: 1" = 20'-0"

Issue No.	Description	Date
E	Issued for Entitlement (Draft)	21-06-15
F	Issued for Client Review	21-07-02
G	Issued for Entitlement	21-07-07

Project Stamp

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 Landscape Design
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 Los Angeles, CA

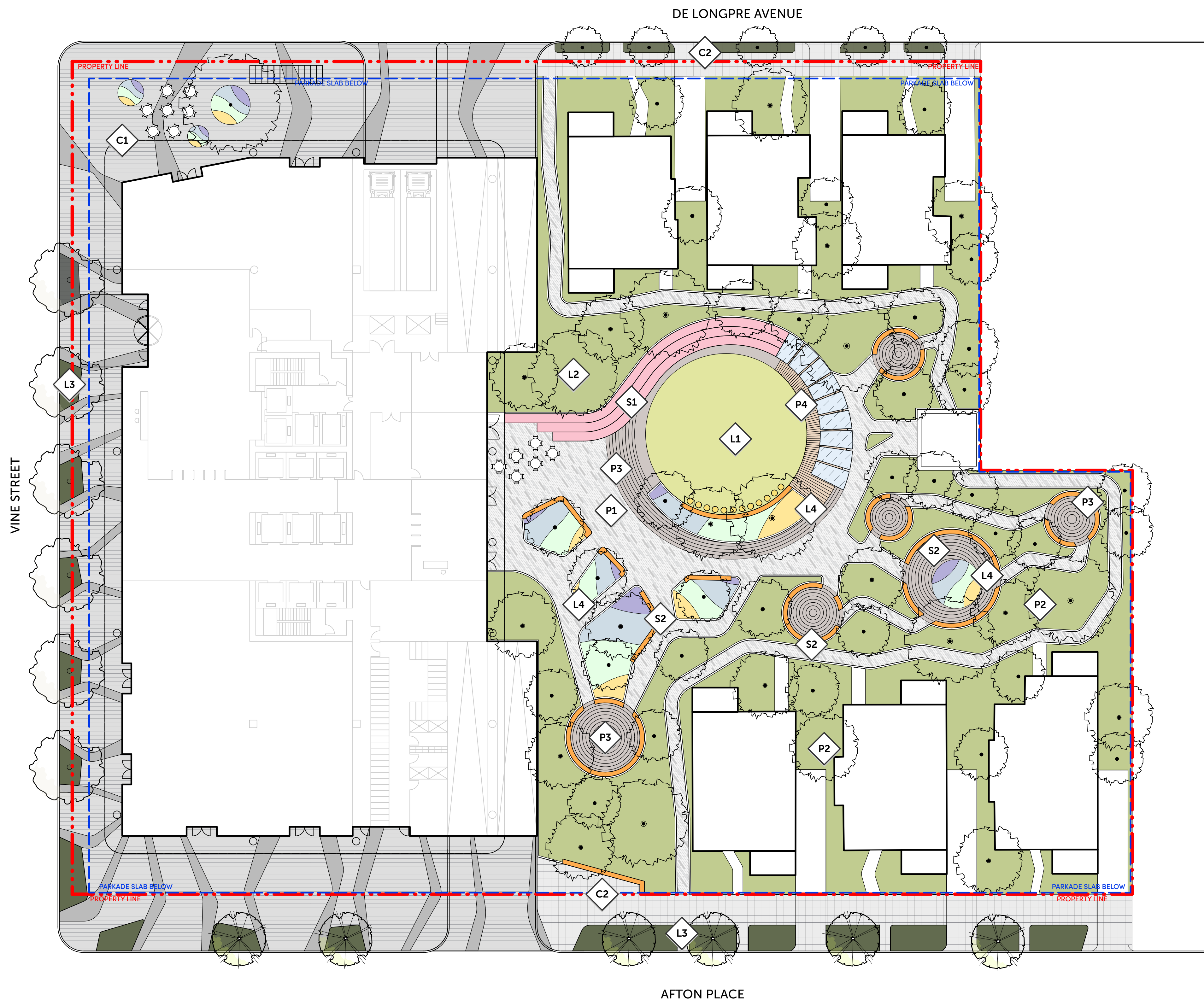
Drawn By JD
Checked By ME
Rev.

MATERIALS LEGEND - GROUND LEVEL

SYMBOL	KEY	DESCRIPTION
	P1	PAVING TYPE 1: PLAZA FEATURED PAVING Concrete Unit Paving, TBD
	P2	PAVING TYPE 2: CIRCULAR JOINT PAVING Small Unit Paving
	P3	PAVING TYPE 3: CIRCULAR JOINT PAVING Large Unit Paving
	P4	PAVING TYPE 4: RAISED DECK/STAGE Thermally Modified Wood
	C1	OFFSITE PAVING: RETAIL FRONTAGE FEATURED PAVING CIP Concrete Paving: Color Varies
	C2	OFFSITE PAVING - SIDEWALK PAVING Scored CIP Concrete
	L1	PLANTING TYPE 1 - LAWN AREA ON SLAB
	L2	PLANTING TYPE 2 - LANDSCAPE BEDS ON GRADE
	L3	PLANTING TYPE 3 - OFFSITE STREETScape BOULEVARD ON GRADE
	L4	PLANTING TYPE 4 - PERENNIALS FEATURE PLANTING ON SLAB
	S1	SEATING TYPE 1: AMPHITHEATRE FEATURED SEATING
	S2	SEATING TYPE 2: PLAZA FEATURED SEATING
		MOVEABLE TABLES, ROUND

GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE IMPERIAL UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.



1 GROUND LEVEL MATERIALS + LAYOUT PLAN
 Scale: 1" = 20'-0"



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 AND URBAN DESIGN. USE OR REPRODUCTION
 PROHIBITED WITH PRIOR WRITTEN CONSENT.

Issue No.	Description	Date
E	Issued for Entitlement (Draft)	21-06-15
F	Issued for Client Review	21-07-02
G	Issued for Entitlement	21-07-07

Project Stamp

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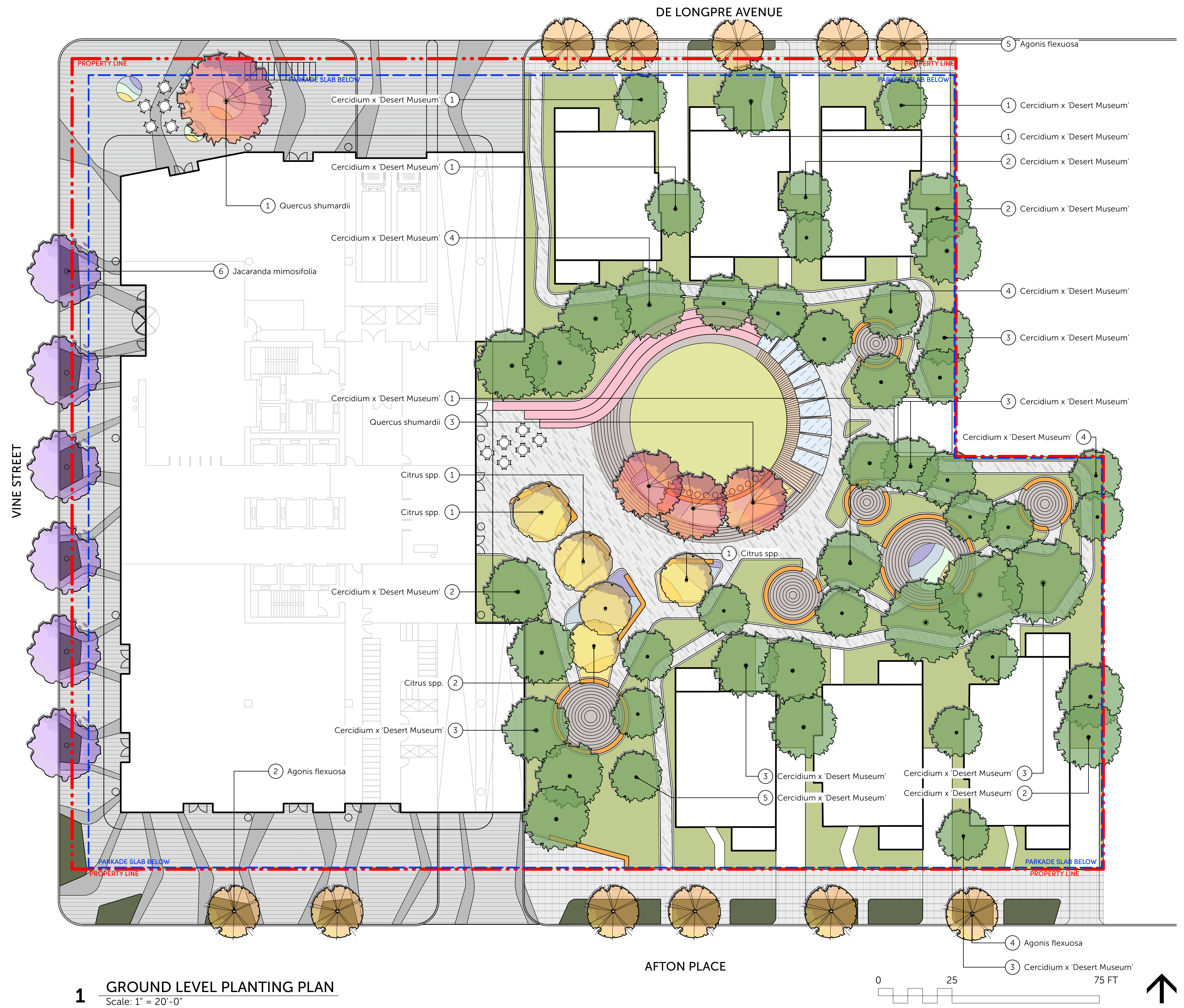
Drawn By JD
Checked By ME
Rev.

L1.0

GROUND LEVEL MATERIALS + LAYOUT PLAN

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH ASLA LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 2" DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF LOS ANGELES ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF LOS ANGELES STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



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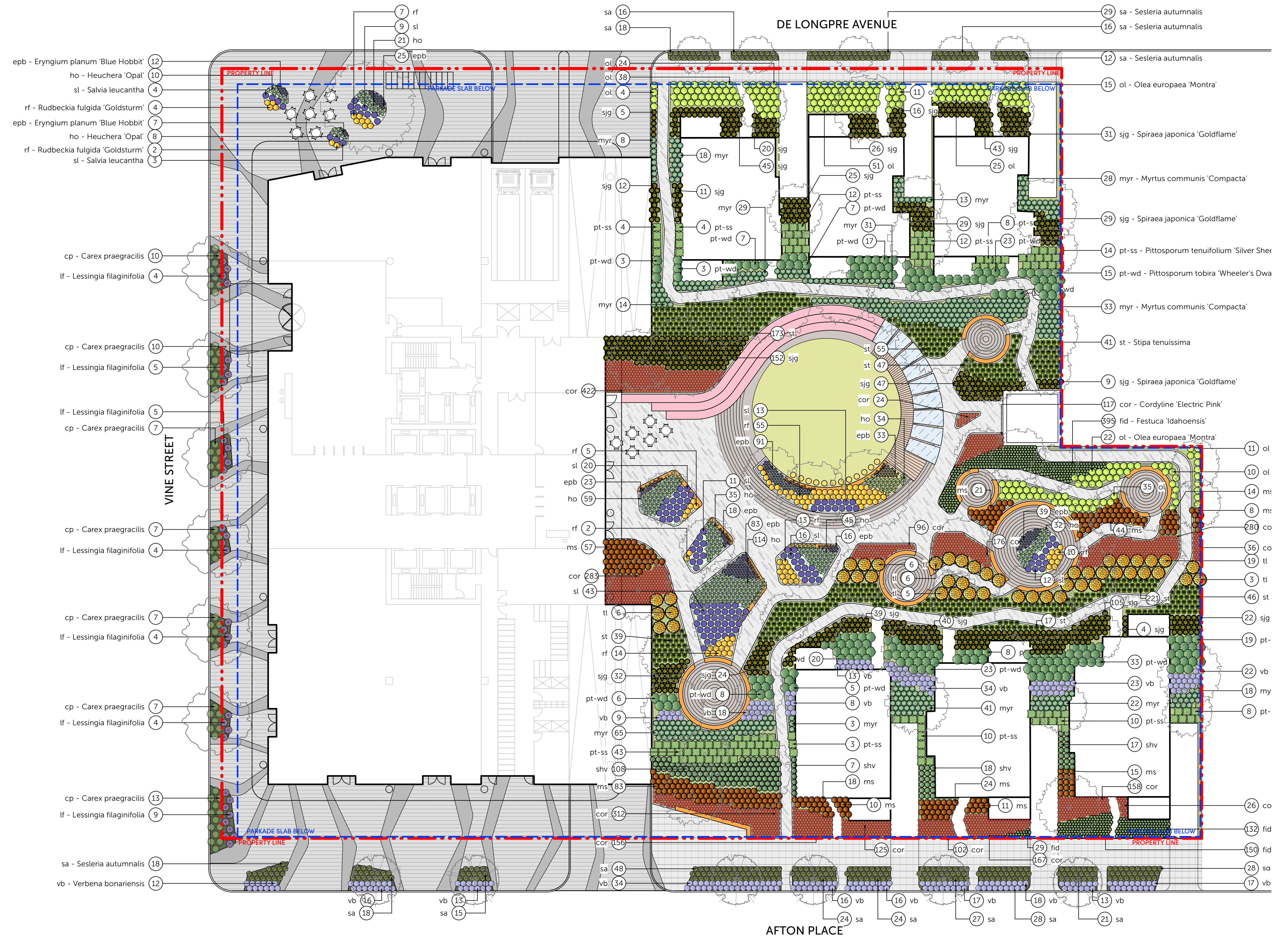
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GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH ASLA LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 2" DIAMETER.
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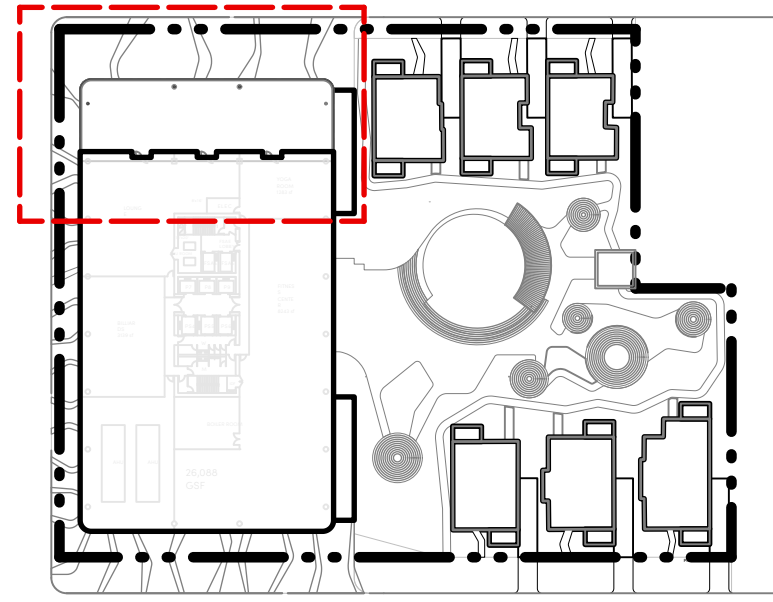
1 GROUND LEVEL SHRUB PLANTING PLAN
 Scale: 1" = 20'-0"

Issue No.	Description	Date
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Checked By ME
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KEY PLAN

DESIGN RATIONALE

THE LANDSCAPE DESIGN ON LEVEL 17 SERVES LARGE AND FLEXIBLE OPEN SPACES THAT PROMOTE AN ACTIVE LIFESTYLE AND A PLACE FOR GATHERING WITH A VISTA TO THE NORTH. THE HARDSCAPE AREAS CAN BE UNIFIED INTO ONE LARGE EVENT SPACE OR CAN BE SUB-DIVIDED FOR VARIOUS SMALL ACTIVITIES. AMPLE LOUNGE SEATING, DINING TABLES, AND CHAIRS ARE PROVIDED FOR A MEDIUM-TO-LARGE OFFICE AS WELL AS AN OUTDOOR KITCHEN, BARBEQUE, AND JUICE BARS, WHICH ARE ALL SHELTERED UNDER OVERHEAD CANOPIES. THE AMENITY SPACE IS SURROUNDED BY LUSH SHRUBS AND LARGE SHADE TREES THAT FRAME THE VIEWS OF SUNSET BOULEVARD AND HOLLYWOOD BOULEVARD.

KEY ITEMS

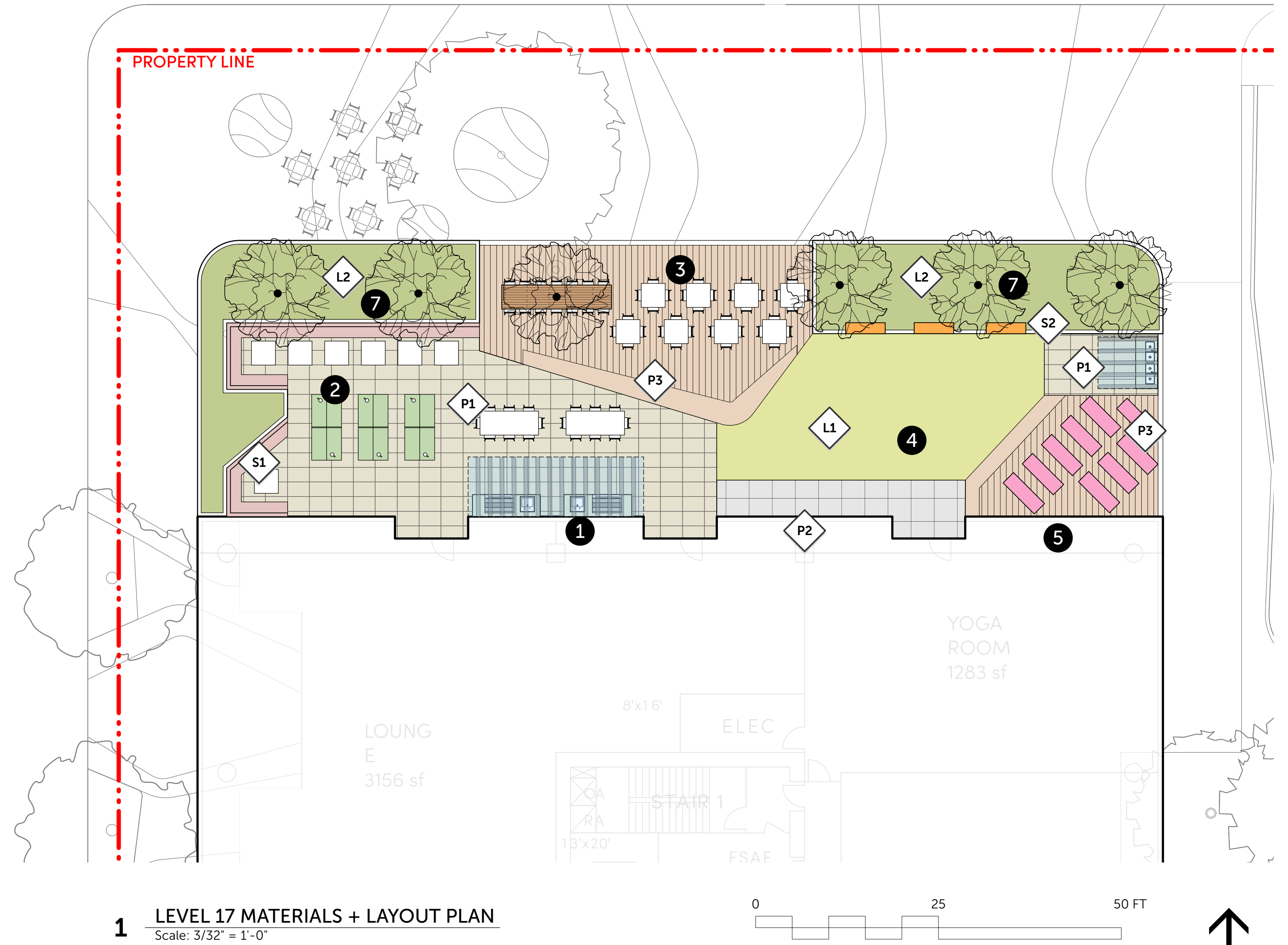
- 1 COVERED BBQ/KITCHEN AREA WITH BANQUET TABLES
- 2 SOCIAL AREA + OUTDOOR GAMES + FIRE PITS
- 3 SUN PATIO DECK - RAISED
- 4 FLEX LAWN FOR INFORMAL GAMES + PICNIC
- 5 RAISED YOGA/SPIN BIKE DECK
- 6 JUICE BAR
- 7 RAISED PLANTERS WITH SHADE TREES

MATERIALS LEGEND - ROOF

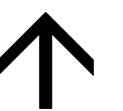
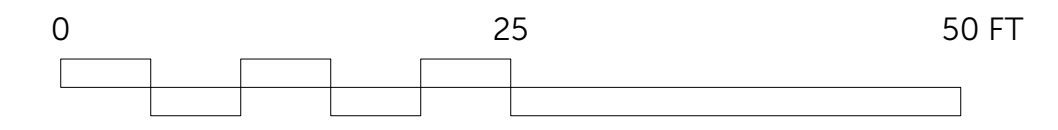
SYMBOL	KEY	DESCRIPTION
	P1	PAVING TYPE 1 Concrete Unit Paving
	P2	PAVING TYPE 2
	P3	PAVING TYPE 3- RAISED DECK Thermally Modified Wood on Concrete Base
	L1	PLANTING TYPE 1
	L2	PLANTING TYPE 2
	S1	SEATING TYPE 1 - INTEGRATED SEATING
	S2	SEATING TYPE 2: ALL-WEATER SOFA / LOUNGER By Owner, TBD
		BBQ + SINK Product TBD
		OVERHEAD TRELLIS STRUCTURE Materials TBD
		TABLES AND CHAIRS Tables, Movable - TBD

GENERAL LAYOUT + MATERIALS NOTES:

- ALL DIMENSIONS ARE IMPERIAL UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
- ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
- THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
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1 LEVEL 17 MATERIALS + LAYOUT PLAN
 Scale: 3/32" = 1'-0"

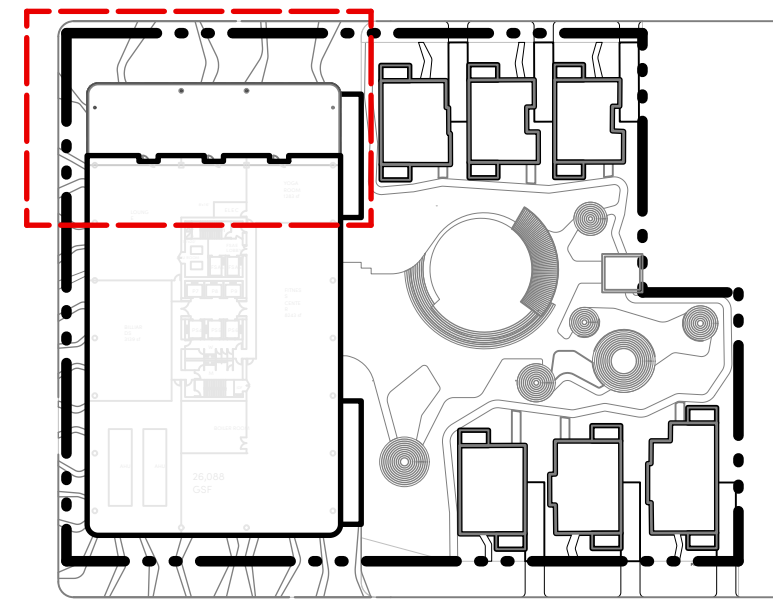


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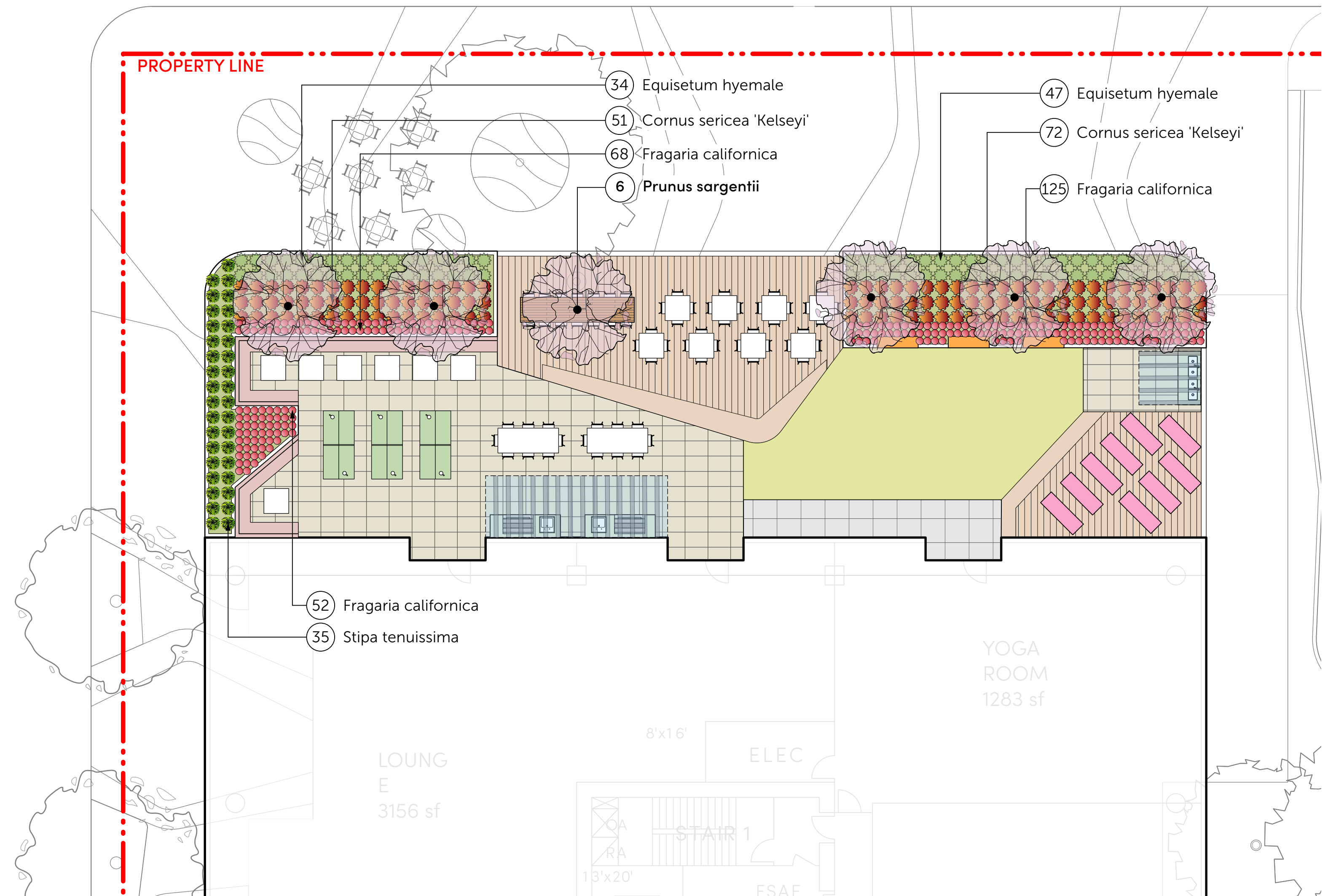
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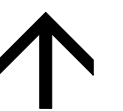
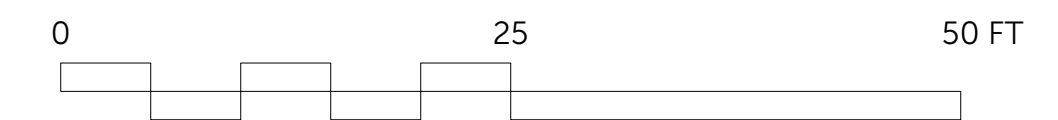
KEY PLAN

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2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 2" DIAMETER.
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4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
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12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



1 LEVEL 17 PLANTING PLAN
Scale: 3/32" = 1'-0"



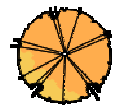






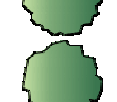
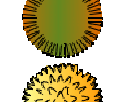

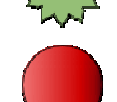

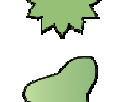
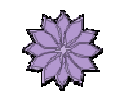
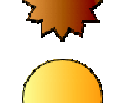
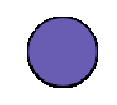

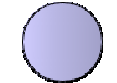
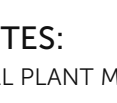
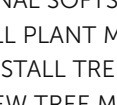




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Checked By ME
Rev.

OVERALL PLANT LIST

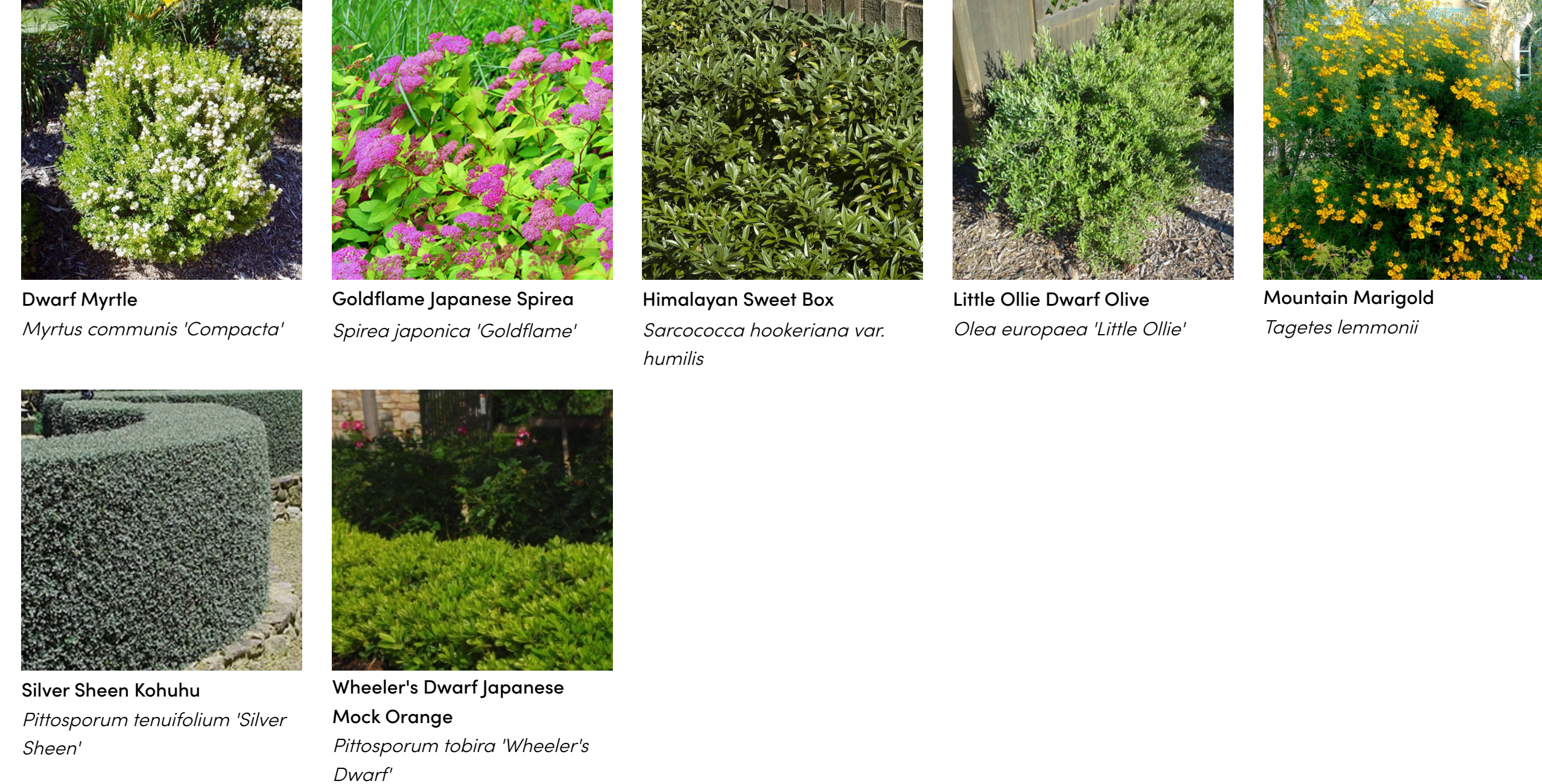
Symbol	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	11	<i>Agonis flexuosa</i>	Peppermint Tree	36" Box	As Shown	
	48	<i>Cercidium x 'Desert Museum'</i>	Desert Museum Palo Verde	36" Box	As Shown	
	6	<i>Jacaranda mimosifolia</i>	Jacaranda	36" Box	As Shown	
	6	<i>Prunus sargentii</i>	North Japanese Hill Cherry	36" Box	As Shown	
	4	<i>Quercus shumardii</i>	Shumard Oak	48" Box	As Shown	Specimen
SHRUBS:						
	456	<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle	2 gal. Pot	2'0" o.c.	
	248	<i>Olea europaea 'Montra'</i>	Little Ollie® Dwarf Olive	2 gal. Pot	2'6" o.c.	
	128	<i>Pittosporum tenuifolium 'Silver Sheen'</i>	Silver Sheen Kohuhu	3 gal. Pot	3'0" o.c.	
	201	<i>Pittosporum tobira 'Wheeler's Dwarf'</i>	Wheeler's Dwarf Japanese Mock Orange	5 gal. Pot	3'0" o.c.	
	150	<i>Sarcococca hookeriana var. humilis</i>	Himalayan Sweet Box	2 gal. Pot	2'0" o.c.	
	767	<i>Spiraea japonica 'Goldflame'</i>	Goldflame Japanese Spirea	2 gal. Pot	2'0" o.c.	
	46	<i>Tagetes lemmonii</i>	Mountain Marigold	5 gal. Pot	5'0" o.c.	
PERENNIALS, GRASSES, GROUNDCOVER:						
	61	<i>Carex praegracilis</i>	Clustered Field Sedge	2 gal. Pot	3'0" o.c.	
	2480	<i>Cordyline 'Electric Pink'</i>	Electric Pink Dracaena Palm	1 gal. Pot	1'0" o.c.	
	347	<i>Eryngium planum 'Blue Hobbit'</i>	Blue Hobbit Dwarf Sea Holly	1 gal. Pot	1'0" o.c.	
	706	<i>Festuca 'Idahoensis'</i>	Idaho fescue	1 gal. Pot	1'0" o.c.	
	358	<i>Heuchera 'Opal'</i>	Opal Coral Bells	1 gal. Pot	1'6" o.c.	
	35	<i>Lessingia filaginifolia</i>	California Aster	2 gal. Pot	3'0" o.c.	
	305	<i>Miscanthus sinensis 'Purpurascens'</i>	Purple Silver Grass	3 gal. Pot	2'0" o.c.	
	112	<i>Rudbeckia fulgida 'Goldsturm'</i>	Black-Eyed Susan	3 gal. Pot	2'0" o.c.	
	131	<i>Salvia leucantha</i>	Mexican Bush Sage	3 gal. Pot	2'6" o.c.	
	342	<i>Sesleria autumnalis</i>	Autumn Moor Grass	1 gal. Pot	2'0" o.c.	
	641	<i>Stipa tenuissima</i>	Mexican Feather Grass	2 gal. Pot	2'0" o.c.	
	299	<i>Verbena bonariensis</i>	Tall Verbena	2 gal. Pot	2'0" o.c.	

NOTES:
 1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE STATE OF CALIFORNIA'S NURSERY STANDARD.
 2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
 3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
 4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
 5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
 7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 36" BOX OR APPROVED EQUIVALENT AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
 8. ROOT BARRIERS SHALL BE 8'-0" (2.4M) LONG AND 18" (0.46M) DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

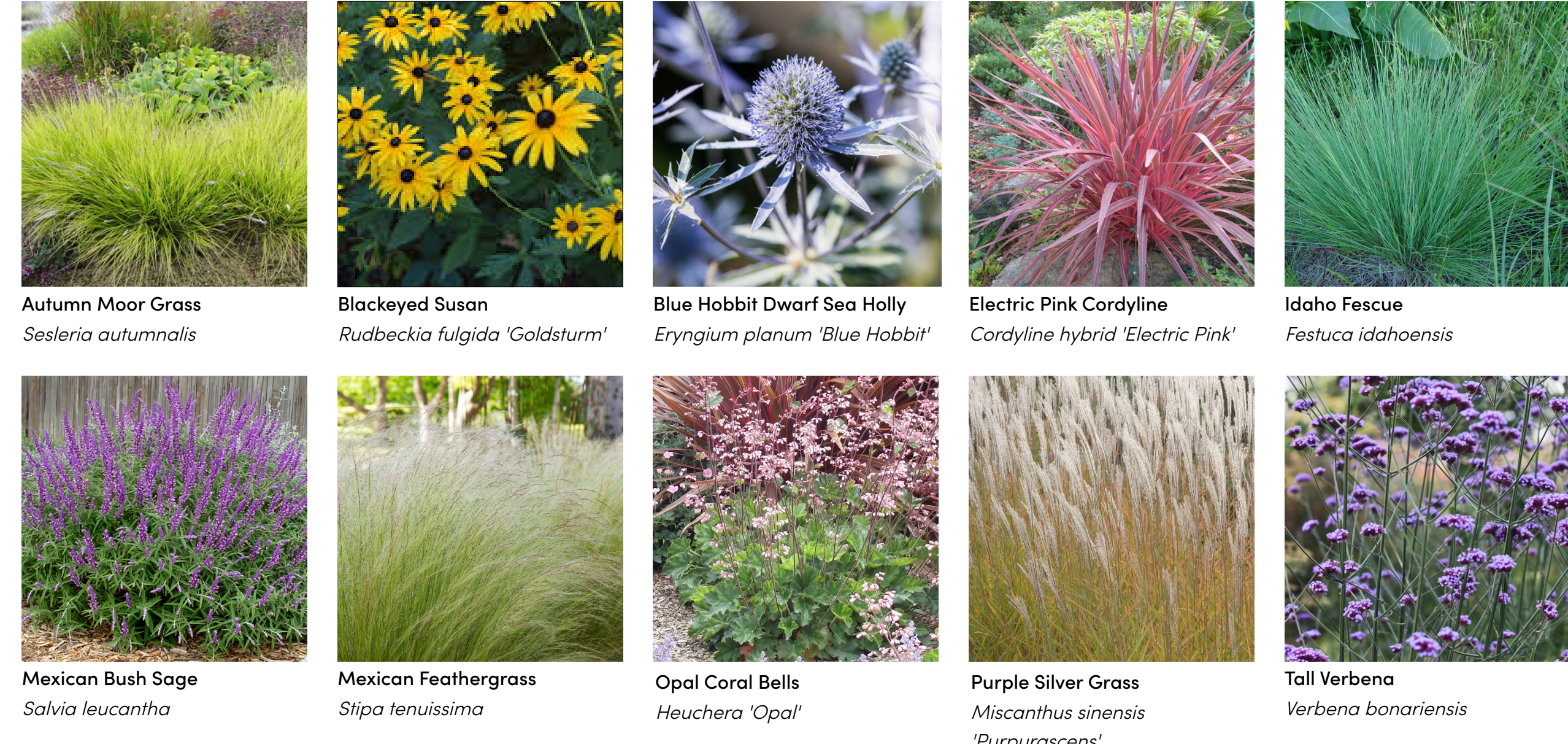
TREES



SHRUBS + HEDGES



PERENNIALS, GRASSES



Issue No.	Description	Date
E	Issued for Entitlement (Draft)	21-06-15
F	Issued for Client Review	21-07-02
G	Issued for Entitlement	21-07-07

Project Stamp

Project Info
 18112
LA Vine St.
 Landscape Design
 1360 Vine St.
 Los Angeles, CA

Drawn By JD
Checked By ME
Rev.

EXHIBIT B
Mitigation Monitoring Program
CPC-2016-5003

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 [L_{eq} (1-hour)] at a distance of 25 feet from the face of the amplified speaker sound systems at the Ground Level and 90 dBA [L_{eq} (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

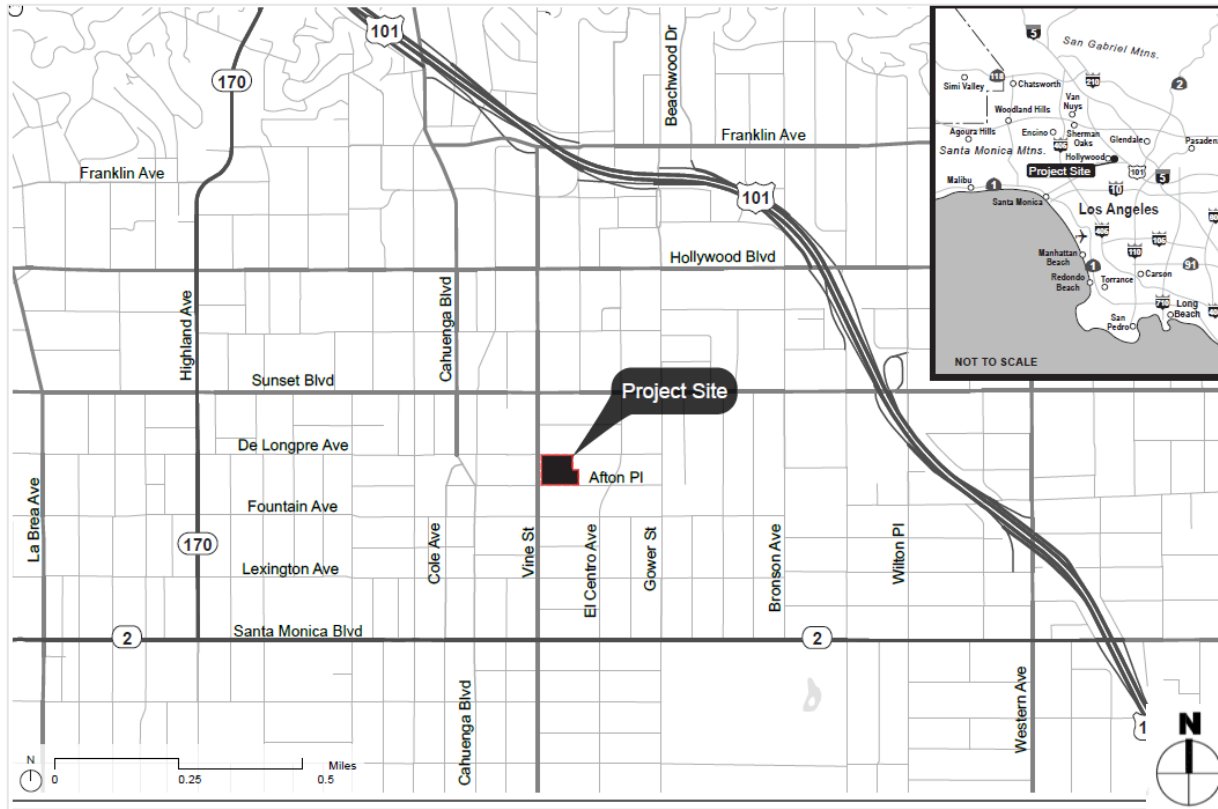
(1) Project Design Features

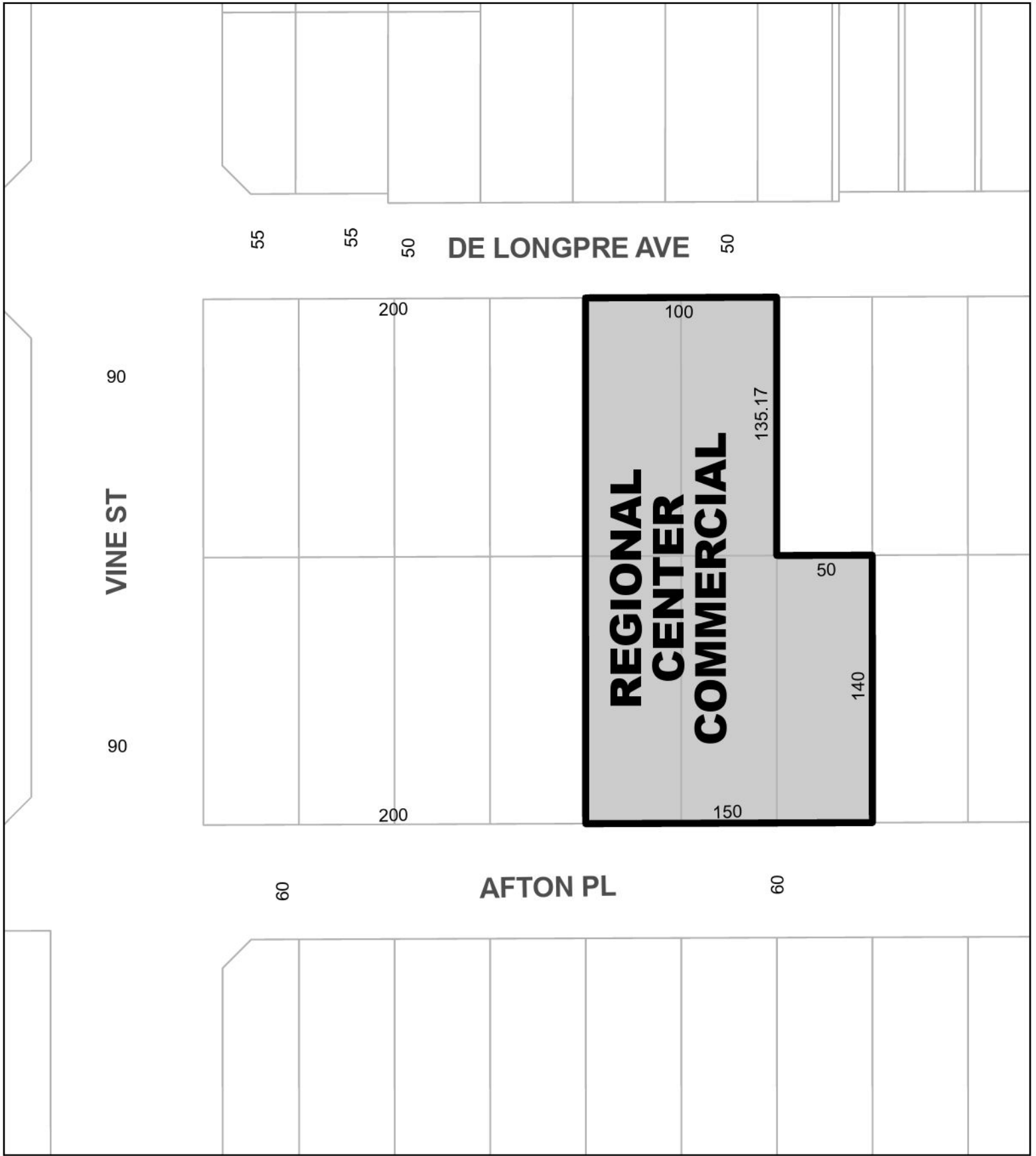
Project Design Feature WAS-PDF-1: During operation of the Project, if the proposed swimming pool is to be drained, the draining will occur over a minimum span of two days.

- **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, General Plan Land Use, Zone
Change, and Building Line Maps
CPC-2016-5003

Project Location



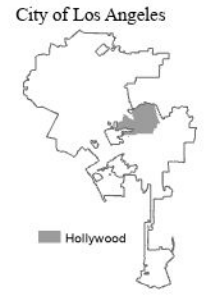
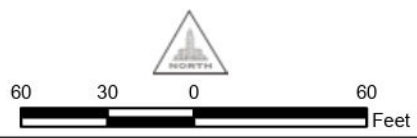


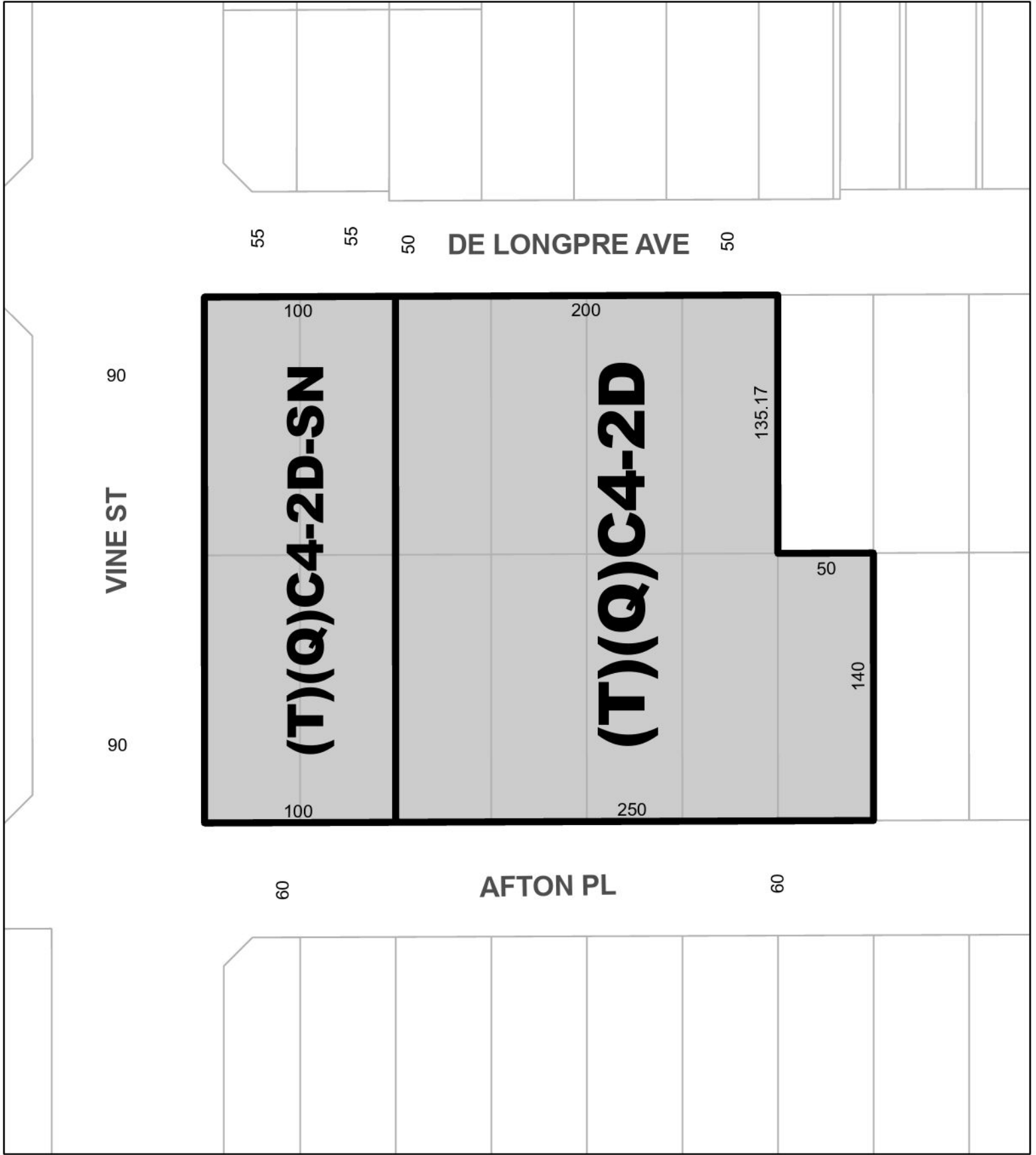
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HOLLYWOOD

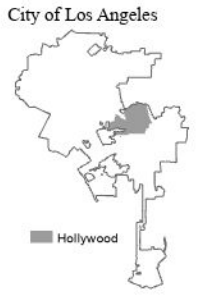




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DE LONGPRE AVE

90

VINE ST

90

275.17

PORTION OF VINE ST
ALONG WHICH NO BUILDING
LINE SHALL BE REQUIRED

AFTON PL

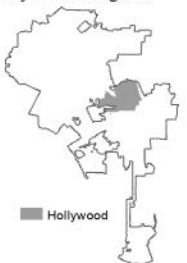


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City of Los Angeles



Hollywood