LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

Governor's Office of Planning & Research
OCT 05 2020
STATE CLEARINGHOUSE

MAILING DATE: OCT 02 2020

Case No. CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR Council District: 13 – O' Farrell
CEQA: ENV-2014-4706-EIR; SCH. No. 2015111073
Plan Area: Hollywood
Related Case: VTT-73718-1A

Project Site: 1756, 1760 North Argyle Avenue; 6210 – 6224 West Yucca Street; 1765, 1771, 1777, and 1779 North Vista Del Mar Avenue

Applicant: Riley Realty, L.P.
Representative: Kyndra Casper, DLA Piper, LLP

At its meeting of **September 24, 2020**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Construction and operation of a mixed-use development, with up to 316,948 square feet of floor area, within a new 30-story tower (Building 1) and two existing one- and two-story single-family buildings (1765 and 1771 Vista Del Mar Avenue) on an approximately 1.16-acre (net area) site. Building 1 would include up to 269 multi-family residential units (17 of which would be set aside for Very Low Income households) and approximately 7,760 square feet of commercial/restaurant uses. The residence at 1771 Vista Del Mar Avenue would remain as a single-family use and the residence at 1765 Vista Del Mar Avenue, which currently contains three residential units, will be restored and converted back to a single-family use. Five levels of subterranean and above-ground automobile parking would be located within the podium structure of Building 1 and surface parking would be provided for the two single-family residences. Four existing residential buildings containing 40 residential units would be removed from the Project Site. The Project is an Environmental Leadership Development Project (ELDP).

1. **Found**, 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 6220 West Yucca Project Environmental Impact Report No. ENV-2014-4706-EIR, certified on October 2, 2020; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. **Approved** and **Recommended** that the City Council **adopt**, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone and Height District Change from C4-2D-SN to (T)(Q)C2-2D-SN, from R4-2D to (T)(Q)C2-2D, and from [Q]R3-1XL to (T)(Q)R3-2D;
3. **Approved**, pursuant to LAMC Section 12.22 A.25(g), a Density Bonus Compliance Review for a Housing Development Project totaling: 271 dwelling units and reserving eight percent (17 dwelling units) of its units as Very Low Income Restricted Affordable Units for a period of 55 years, with the following requested incentive:
   a. An On-Menu Incentive to permit a ten percent increase in allowable floor area for 316,948 square feet of floor area, in lieu of the maximum 288,171 square feet otherwise permitted;
4. **Approved**, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at three establishments;

5. **Approved**, pursuant to LAMC Section 12.24 W.18, a Conditional Use Permit to allow for live entertainment and dancing within the commercial uses of the project site;
6. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates an increase of more than 50 dwelling units;
8. **Adopted** the attached Modified Conditions of Approval; and
9. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

Moved: Ambroz
Second: Perlman
Ayes: Khorsand, Leung, Mack, Millman, Mitchell
Absent: Choe, Padilla-Campos

Vote: 7 – 0

Cecilia Lamas (Electronic Signature)

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission as it relates to the Zone Change and Height District Change is appealable by the Applicant only, if disapproved in whole or in part by the Commission. The decision of the Los Angeles City Planning Commission, regarding the remaining approvals, is appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: OCT 22 2020

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

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

Attachments: Zone Change Ordinance, Maps, Modified Conditions of Approval, Amended Findings, Interim Appeal Filing Procedures

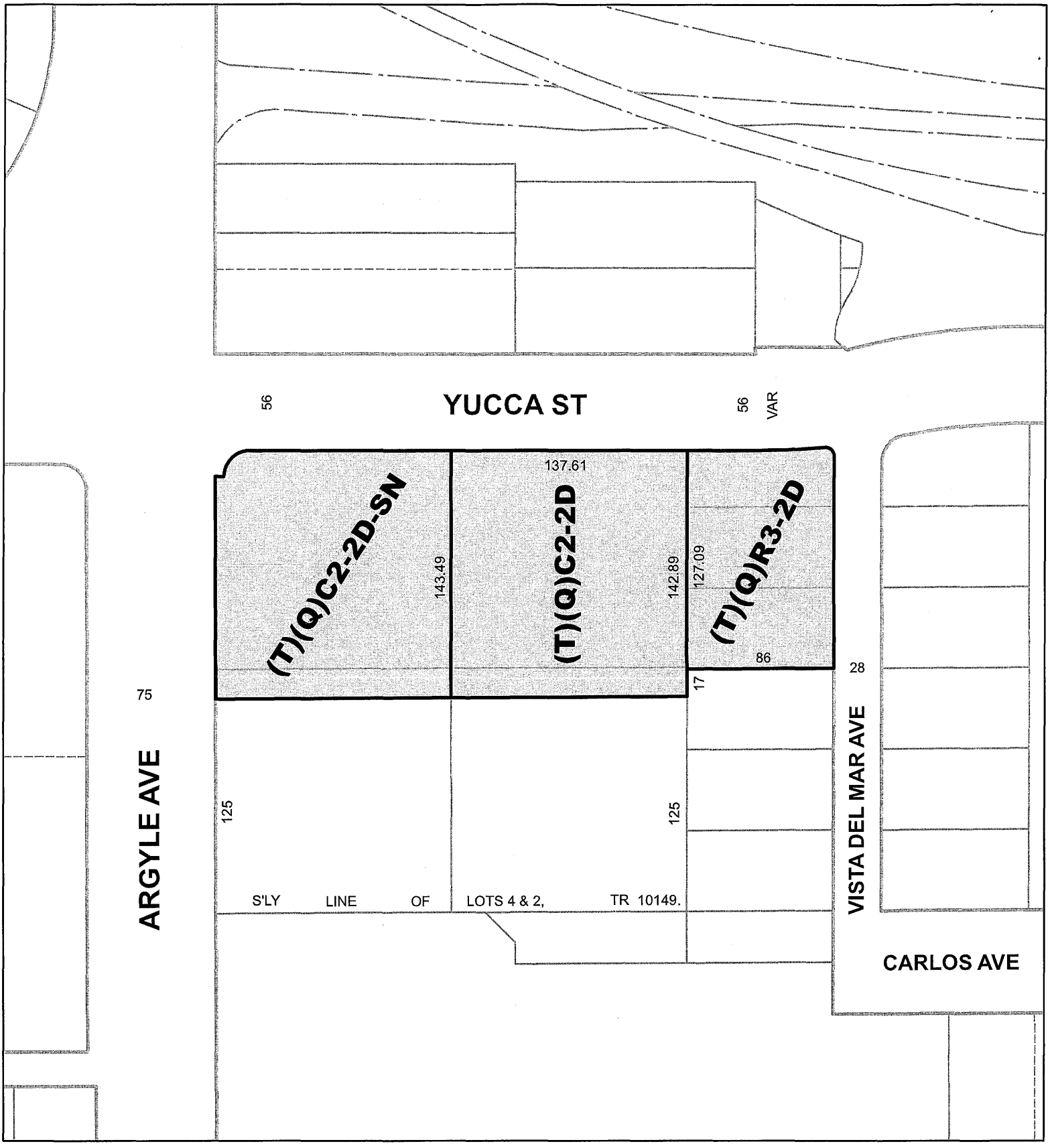
c: Luci Ibarra, Principal Planner
Milena Zasadzien, Senior City Planner
Alan Como, City Planner

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



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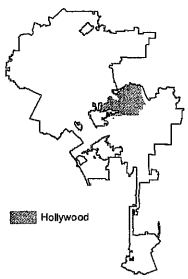
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CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR

AA/

092520

City of Los Angeles



Data Sources: Department of City Planning & Bureau of Engineering

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, 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 September 11, 2020. No change to the plans will be made without prior review by the Department of City Planning, 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 Municipal Code or the project conditions.

   Any substantive changes to the materials, colors, or design of the podium shall return to the Above Grade Parking Subcommittee of the City Planning Commission for review and approval.

2. **Residential Density.** The project shall be limited to a maximum density of 271 residential units, of which 17 units (8 percent) shall be reserved for Very Low Income Occupants.

3. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (9a-d).

4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 8 percent (17 units) of the base 212 dwelling units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA.

5. **Automobile Parking.** Vehicle parking shall be provided consistent with the LAMC Section 12.21 A.4.

6. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

7. **Unbundled Parking.** Residential parking shall be unbundled from the cost of the rental units, with the exception of parking for Restricted Affordable Units.

8. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety.

9. **Commercial Floor Area.** The project shall be limited to a maximum commercial floor area of 7,760 square feet.

10. **Floor Area Ratio (FAR).** The maximum permitted Floor Area Ratio averaged across the site shall be no greater than a 6.6:1 FAR.

11. **Covenant.** The applicant shall file a covenant running with the land with the Department of Building and Safety prior to the issuance of any building permits. The covenant shall include a guarantee to continue the operation and maintenance of the development as a unified development; shall indicate the floor area and, if applicable, density used on each parcel and the floor area, and, if applicable, density potential (if any) that would remain; shall guarantee the continued maintenance of the unifying design elements; and shall specify an individual or entity to be responsible and accountable for this maintenance and the fee for the annual inspection of compliance by the Department of Building and Safety, required pursuant to LAMC Section 19.11.

12. **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, that the project's building plans substantially conform to the conceptual plans stamped as Exhibit A, as approved by the City Planning Commission.

13. **Landscaped Park.** A minimum 2,820 square foot ground floor publicly accessible landscaped open space shall be provided adjacent to Argyle Avenue, as shown in Exhibit A - Project Plans, dated September 11, 2020.

14. **Rent Stabilization Ordinance.**

    a. The project shall comply with any tenant relocation requirements established by HCIDLA. Enforcement shall be the responsibility of HCIDLA.

    b. The applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with the Rent Stabilization Ordinance. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.

    c. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Rental Stabilization Ordinance.

    d. Prior to the issuance of a demolition permit, the Applicant or successor shall provide certified mailing receipts of proof of service, to the Department of City Planning Major Projects Section demonstrating that existing qualified tenants were provided an offer to enter into a private agreement with the applicant (or successor) that includes the following terms: 1) the ability for the tenant to return to a comparable unit within the project; and, 2) during construction of the project, funding of the difference in rent of a comparably-sized unit between the tenant's rental rate immediately prior to the demolition of the building and the tenant's new rental rate, until the ability to return, if accepted, is exercised. The Applicant (or successor) shall provide a copy of the signed agreement(s) with, or written rejection from, the tenant(s). Where the

Applicant (or successor) is not able to enter into an agreement with the tenant(s), the Applicant (or successor) shall submit a written declaration, under penalty of perjury, that best faith efforts have been made to enter into a private agreement with the tenant(s). The applicant (or their successor) shall also submit to the Department of City Planning Major Projects Section, concurrent with certified mailing receipts of proof of service signed under penalty of perjury, the rent roll of occupied units at the time the offer is commenced.

D LIMITATIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "D" Development Limitations.

A. Development Limitations:

1. **Floor Area Ratio.** The total floor area over the Project Site shall not exceed a 6.6:1 floor area ratio (FAR), or a total of 316,948 square feet.

2. **Building Height.** Building height shall be limited to a maximum height of 348 feet for parcels along Yucca Street, consistent with Exhibit "A", dated September 11, 2020.

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.** Payment of the Quimby fee shall be based on the C2 and R3 Zones and be paid prior to the recordation of Final Tract map. The application for Vesting Tentative Tract Map No. 73718 was deemed complete on August 16, 2016.
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.

CONDITIONS OF APPROVAL

(As modified by the City Planning Commission on September 24, 2020)

A. Entitlement Conditions – Conditional Use for Alcohol Sales.

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

5. 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.

6. Authorized herein is the sale and dispensing and consumption of a full line of alcoholic beverages for on-site consumption, in conjunction with the 7,760 square-feet of commercial space for three establishments.

7. **Hours of Operation.** Hours of operation shall be limited to 7:00 a.m. to 12:00 a.m. daily for the restaurants.

8. **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.

9. 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.

10. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.

11. The applicant shall be responsible for maintaining the premises and adjoining sidewalk free of debris or litter.

12. 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.

13. **Additional Conditions.** 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 Department of City Planning to impose additional corrective conditions, if, it is determined by the Department of City Planning that such conditions are proven necessary for the protection of person in the neighborhood or occupants of adjacent property.

14. **Security.** A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

15. 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.

16. **Master Plan Approval (MPA) Requirement.** Each individual venue shall be subject to a Master Plan Approval (MPA) determination pursuant to LAMC Section 12.24 M, or as otherwise provided for in the LAMC for on-site alcohol sales in conjunction with the operation of restaurants and bars, in order to implement and utilize the Master Conditional Use authorization granted. The purpose of the Master 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 subject to analysis of the venue's individual mode and character of operations 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. These conditions may include additional conditions not included in the Master Conditional Use Conditions of Approval. A Plan Approval without a hearing may be granted by the Chief Zoning Administrator if the operator agrees to the Conditional Use Permit Conditions.

17. **Lease Agreements.** All establishments applying for an Alcoholic Beverage Control license shall be given a copy of these conditions prior to executing a lease and these conditions shall be incorporated into the lease. Furthermore, all vendors of alcoholic beverages shall be made aware that violations of these conditions may result in revocation of the privileges of serving alcoholic beverages on the premises.

18. **Building Plans.** A copy of this grant and all Conditions and/or any subsequent appeal of this grant and resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

19. **Ownership/Operator Change.** 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 new business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination has been provided to the

prospective owner/operator, including the conditions required herewith, shall be submitted to the BESt (Beverage and Entertainment Streamlined Program) 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 BESt (Beverage and Entertainment Streamlined Program) within 30 days of the beginning day of his/her new operation of the establishment along with the dimensioned floor plan, seating arrangement and number of seats of the new operation.

20. **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.

21. **Covenant and Agreement.** Prior to building permit issuance, 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 master 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 Development Services Center or the BESt (Beverage and Entertainment Streamlined Program) for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or BESt (Beverage and Entertainment Streamlined Program) for inclusion in the case file.

B. Entitlement Conditions – Live Entertainment and Dancing.

1. Approved herein is public dancing and live entertainment uses within the enclosed dining area of the restaurant. No live entertainment/music or dancing is permitted in the outdoor areas.

2. The establishment shall be maintained as a bona fide eating place (restaurant) with an operational kitchen, in accordance with the definition of such in the LAMC, and shall provide a full menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all time during operation hours.

3. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.

4. No requests for any other deviations from the LAMC have been requested or approved herein.

5. No portion of the restaurant shall be deemed to be "private", for the purpose of dispensing alcoholic beverages to selected patrons.

6. There shall be no bar or lounge area upon the licensed premises maintained solely for the purpose of sales, service or consumption of alcoholic beverages. The main purpose and use of the facility shall always be a full service restaurant.

7. A barrier separating the outdoor area from any abutting sidewalk or public right-of-way shall be of such height, design, and materials that it will preclude passersby from interacting with or obtaining any beverage or food from restaurant tables and/or patrons.

8. The restaurant shall not be leased to promoters or music groups or similar entities for nightclub or concert activity at any time. At no time will the premises host raves, a dance club, or other similar events. There shall be no admission or cover charge at any time.

9. No coin-operated electronic, video or mechanical games, or pool or billiard tables shall be maintained upon the premises at any time.

10. A camera surveillance system shall be maintained at all times to monitor the common areas of the business, high-risk areas, sidewalk areas, and entrances or exits. Recordings shall be maintained for a minimum period of 60 days.

11. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.

C. Entitlement Conditions – Site Plan Review

1. **Site Development.** The use and development of the property shall be in substantial conformance with the Site Plan, Floor Plans, Unit Plans, Building Elevations, and Landscape Plans (Exhibit A, dated September 11, 2020) of the subject case file. No change to the plans will be made without prior review by the Department of City Planning, 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 Municipal Code or the project conditions. The project shall be constructed in a manner consistent with the following project description:

    a. Limit the proposed development to up to 271 dwelling units, and up to 7,760 square feet of retail and restaurant uses, totaling up to 316,948 square feet of floor area.

2. **Landscaped Open Space and Amenities.** A 2,820-square foot ground floor landscaped open space shall be provided on the southwest corner of Yucca Street and Vista Del Mar Avenue, as shown in Exhibit A - Project Plans, dated September 11, 2020. The ground-floor open space shall not be gated and shall remain publicly accessible between the hours of 6 a.m. to 10 p.m.

3. **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, and shall additionally contain specific plant palettes, design details, and robust irrigation and maintenance programs to demonstrate the long-term viability of the bio-receptive panel podium screening system.

4. **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:

e) 220 cubic feet for a tree 15 - 19 feet tall at maturity.
f) 400 cubic feet for a tree 20 - 24 feet tall at maturity.
g) 620 cubic feet for a medium tree or 25 - 29 feet tall at maturity.
h) 900 cubic feet for a large tree or 30 - 34 feet tall at maturity

Any trees that are required pursuant to LAMC Section 12.21 G and are planted on any podium or deck shall be planted in a minimum three-foot planter.

5. **Tree Maintenance.** All newly planted trees must be appropriately sized, staked and tied; provided with a watering moat; and shall be properly watered and maintained.

6. **Trash and Recycling.**

   a. All trash collection and storage areas shall be located on-site and shall not be visible from the public right-of-way.

   b. Trash receptacles shall be stored in a fully enclosed building or structure.

   c. Trash/recycling containers shall be locked when not in use.

7. **Mechanical Equipment.** Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties and the public right-of-way. All screening shall be setback at least five feet from the edge of the building.

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

9. **Prohibited Signage.** The project shall be prohibited from including off-site signs, digital signs, or any signage visible from the freeway. Signage shall be limited to on-site signage for the proposed commercial tenants, and the building identity signage on the corner of Yucca and Argyle as shown on the Exhibit A.

10. **Signage Lighting.** Per the Hollywood Signage Supplemental Use District, all illuminated signs shall be designed, located or screened so as to minimize to the greatest reasonable extent possible, direct light sources onto any exterior wall of a residential unit and into the window of any commercial building. If signs are to be externally lit, the source of the external illumination shall be shielded from public view.

D. Environmental Conditions

1. **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.

2. **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.

3. **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.

4. **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[1], all such activities shall temporarily cease on the Project Site until

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1 Ground disturbance activities shall include the following: excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, auguring, backfilling, blasting, stripping topsoil or a similar activity.

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 project Permittee 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 at (213) 473-9723.
- 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 Project Permittee 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 project Permittee shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the project Permittee, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- The project Permittee shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any affected tribes that have been reviewed and determined by the qualified archaeologist to be reasonable and feasible. The project Permittee shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
- If the project Permittee does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the project Permittee may request mediation by a mediator agreed to by the Permittee and the City who has the requisite professional qualifications and experience to mediate such a dispute. The project Permittee shall pay any costs associated with the mediation.
- The project Permittee 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.

E. Administrative Conditions

1. **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.

2. **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.

3. **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.

4. **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.

5. **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.

6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.

7. **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.

8. **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.

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. 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

(As amended by the City Planning Commission on September 24, 2020)

General Plan/Charter Findings

1. General Plan Land Use Designation

The Project Site is located within the Hollywood Community Plan, adopted by the City Council on December 13, 1988. The 1.16-acre project site is located within the adopted Hollywood Community Plan area and is comprised of seven lots, commonly referred to herein as the West Parcel, Center Parcel, and East Parcel. The Community Plan designates the West Parcel and Center Parcel for Regional Center Commercial land use and the East Parcel for Multiple Family Medium Residential land use. According to the Community Plan, corresponding zones for the Regional Center Commercial designation include C2, C4, P, PB, RAS3 and RAS4. The corresponding zoning designation for Medium Residential is R3.

The West Parcel is designated for Regional Center Commercial land uses and zoned C4-2D-SN, with Height District 2 allowing unlimited building height with a maximum FAR of 6:1. The Center Parcel is also designated for Regional Center Commercial uses and zoned with a non-corresponding zone of R4-2D, which allows for multi-family residential uses, with Height District 2. For both the West and Center Parcels, the "D" indicates a Development Limitation, which provides a project shall not exceed a 2:1 FAR, unless it is found to comply with the Hollywood Redevelopment Plan, and is approved by the City Planning Commission, or the City Council on appeal. The East Parcels are designated for Medium Residential land uses and zoned [Q]R3-1XL, allowing for multi-family residential development. The [Q] condition limits residential density to a maximum of one dwelling unit for each 1,200 square feet of lot area in lieu of the 800 square feet of lot area.

2. 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, Housing Element, Mobility Element, Health and Wellness Element and the Land Use Element – Hollywood Community Plan

Framework Element

The Framework Element was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. It establishes the City's long-range comprehensive growth strategy and provides guidance on citywide polices, objectives, and goals regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. Below is an analysis of the Project's consistency with the objectives and policies of the Framework Element, as described below.

The General Plan Framework Element describes Regional Centers as focal points for regional commerce, identity, and activity with higher density developments whose form is differentiated from the lower-density neighborhoods of the city. Regional Centers fall under the range of 1.5:1 to 6:1 FAR and are characterized by buildings ranging from six-to 20-story buildings or higher. Their densities and functions support the development of a

comprehensive and interconnected network of public transit and services. The Project allows for the orderly arrangement of buildings on the site, flexibility in ownership and operation of the proposed commercial establishments, and allows for density height, and floor area arrangement which meets the goals of the General Plan and Hollywood Community Plan by providing mixed-use, mixed-income project, which provides new housing units, commercial space, in addition to preserving the two non-contributing structures located on Vista Del Mar Avenue.

Chapter 3: Land Use

The Land Use Chapter of the Framework Element identifies objectives and supporting policies relevant to the Project Site. Those objectives and policies seek, in part, to encourage the development of commercial and residential uses and structures that integrate housing units with commercial uses. The Project supports and will be generally consistent with the General Plan Framework Land Use Chapter as it accommodates development of residential and commercial uses in accordance with the applicable policies of the Hollywood Community Plan. Specifically, the Project would comply with the Regional Center based on the following goals, objective and policies, as set forth in the General Plan Framework Land Use Chapter:

Goal 3A: *A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.*

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: *Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.*

Policy 3.2.2 *Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.*

Policy 3.2.3: *Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.*

Objective 3.4: *Encourage new multi-family residential, 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.*

Goal 3M*: A City where significant historic and architectural districts are valued.*

Objective 3.17*: Maintain significant historic and architectural districts while allowing for the development of economically viable uses.*

The Project Site is improved with one single-family residence, one duplex with a detached garage, and three, two-story apartment buildings with associated carports and paved surface parking areas. Under the proposed Modified Alternative 2, the three multi-family apartment buildings located along Yucca Avenue would be demolished and removed to allow for the redevelopment of the site, while the two existing one- and two-story single-family buildings (1765 and 1771 Vista Del Mar Avenue) would be retained. Modified Alternative 2 consists of a mixed-use development, with up to 316,948 square feet of floor area, within a new 30-story tower, referred to herein as Building 1. The proposed Building 1 would include up to 269 multi-family residential units (17 of which would be set aside for Very Low Income households) and approximately 7,760 square feet of commercial/restaurant uses. The existing residence at 1771 Vista Del Mar Avenue would remain as a single-family use and the residence at 1765 Vista Del Mar Avenue, which currently contains three residential units, will be converted back to a single-family use. Five levels of subterranean and above-ground automobile parking would be located within the podium structure of Building 1 and surface parking would be provided for the two single-family residences.

The Project provides a high-rise, mixed-use development which includes a total of 271 residential units, active commercial uses, a small park with outdoor seating and public art, and various streetscape improvements on an infill site within the Hollywood area. The proposed project would enhance the built environment through the unified development of the site and would include essential and beneficial uses through the balance of residential and commercial components, within the transit-rich area of Hollywood. The project would benefit the community by providing more housing options for the increasing population of Hollywood workers and provide employment opportunities for the area residents, which support the City's goals for housing and economic development. The preservation and rehabilitation of the two non-contributing single-family structures in the Vista Del Mar/Carlos Historic District would help to preserve neighborhood character, and the provision of a small park at the corner of Yucca Street and Vista Del Mar Avenue would serve as a gateway amenity to the district.

The Project would reduce vehicle trips and vehicle miles traveled due to the Project's pedestrian-orientated design, bicycle access and infrastructure, and proximity to rail and bus transit, commercial uses, entertainment uses, amenities, and jobs. The Project design, mix of uses, and intensity will also contribute to the intended character of the Regional Center land use, while locating new residents and jobs within an established mixed-use area. The Project will contribute to the appropriate distribution of land as described by the Land Use Chapter due to its location in a Regional Center well served by transit, proposed mix of uses consistent with the goals of the Regional Center, proposed neighborhood-serving commercial space, proposed housing for various income levels and household sizes, and retention of the two non-contributing single-family structures in the Vista Del Mar/Carlos Historic District.

Chapter 4: Housing

The Project would comply with the following goals, objective and policies, as set forth in the General Plan Framework Housing Chapter:

***Goal 4A**: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.*

***Objective 4.1:** Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to*

meet the projected housing needs by income level of the future population to the year 2010.

Policy 4.1.1: Reduce overcrowded housing conditions by providing incentives to encourage development of family-size units

Objective 4.2: *Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.*

Policy 4.2.1 *Offer incentives to include housing for very low- and low-income households in mixed-use developments.*

The Project provides housing for various income levels and household sizes, and retention of the two non-contributing single-family structures in the Vista Del Mar/Carlos Historic District. The Project will provide 21 studio apartments, 128 one-bedroom units, 110 two-bedroom units, and 10 three-bedroom units. Of the total 271 units, 252 are new RSO units, 17 are new covenanted affordable units, and two are the existing single-family residences on Vista Del Mar Avenue. This would help meet the critical demand for new housing in the Hollywood Community Plan area and would increase the City's stock of rent controlled units.

Citywide Design Guidelines

The Urban Design Studio has adopted a three-part design approach to evaluating projects to reflect the new Citywide Design Guidelines, which consist of Pedestrian First Design, 360-Degree Design, and Climate Adapted Design.

Pedestrian First Design:
The Project would provide a transparent ground floor, with street-facing commercial and restaurant spaces, and at-grade residential lobby entrance that provide shelter and promotes active street use by pedestrians along Yucca Street. The Project will also include outdoor dining, bicycle parking, a pick-up/drop-off zone, and a new 2,820 square foot park at the corner of Yucca Street and Vista Del Mar Avenue. The mass of the podium is broken down into smaller elements that create depth along the façade, in addition to utilizing different materials to create visual interest, and incorporating design components from the tower in order to tie the whole building together.

360-Degree Design:
The Project design implements materials, colors, fenestration, massing, and design patterns which create visual interest. All facades of both the podium and the residential tower are highly articulated with a differentiation in mass that breaks down large facades, and with a variety of materials and elements that create a strong visual interest. The podium would use a screening design consisting of multiple different elements that are either recessed or protrude from the façade, with a change of material alternating between unfinished concrete, to glass, to metal ventilation screens, while allowing for airflow through the podium levels. At the ground floor level, the commercial and residential entrances are oriented to the sidewalk, with aluminum framing around floor-to-ceiling glass commercial storefront glazing. The podium is designed with a pedestrian scale as the mass is broken down into smaller elements, which softens the façade of the building and create a warm and inviting experience for visitors and residents. The podium levels are further enhanced with an alternating rhythm of trapezoidal glass shapes that employ the same green colored glass that is used for the inset accents on the tower façade, as well as vertical green screens along the eastern façade where the new public open space amenity will be located. The

façade of the tower element will primarily use blue and green colored glass, allowing for natural lighting into the residential units, and includes multiple balconies that extend from the façade in a non-uniform pattern that gives the appearance of horizontal undulation, while providing shade and minimizing solar gain throughout the building, highlighting the Project's energy efficiency and sustainability. The various design treatments within the podium and tower would help break the façade of the building and provide unique focal points.

Climate Adapted Design:
The Project is certified ELDP, and as part of the ELDP certification requirements, the Project will be conditioned to provide an energy efficient building which reduces energy consumption by 22 percent below LEED baseline, outdoor water use 30 percent below code required baseline, indoor water use 35 percent below code required baseline, transportation efficiencies with result in a 15 percent reduction in VMT, a minimum of 105 kilowatts of solar energy generation on site, and the purchase of carbon credits with offset operation and construction.

The Project will be designed and operated to exceed the applicable requirements of the State of California Green Building Standards Code and the City of Los Angeles Green Building Code. Green building measures will include, but are not limited to the following: reduce building energy cost by a minimum of 5 percent for new construction compared to the Title 24 Building Energy Efficiency Standards (2016), at least 20 percent of the total code-required parking spaces provided for all types of parking facilities will be capable of supporting future electric vehicle supply equipment (EVSE), with at least 5 percent of the total code-required parking spaces shall be equipped with EV charging stations. The Project includes multiple balconies which will providing fresh air and ventilation.

Housing Element

The Housing Element 2013-2021 was adopted on December 3, 2013 and identifies the City's housing conditions and needs, and establishes the goals, objectives and policies that are the foundation of the City's housing and growth strategy. The proposed project would be in conformance with the objectives and policies of the Housing Element as described below.

Goal 1: *A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.*

Objective 1.1: *Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.*

Policy 1.1.3: *Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.*

Policy 1.1.4: *Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.*

Objective 1.3: *Forecast and plan for changing housing needs over time in relation to production and preservation needs.*

Policy 1.3.5: *Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within the City to meet the projections of housing needs, according to the policies and objectives of the City's Framework Element of the General Plan.*

Goal 2: *A City in which housing helps to create safe, livable and sustainable neighborhoods.*

Objective 2.1: *Promote safety and health within neighborhoods.*

Objective 2.2: *Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services, and transit.*

Policy 2.2.3: *Promote and facilitate a jobs/housing balance at a citywide level.*

Objective 2.4: *Promote livable neighborhoods with a mix of housing types, quality design and scale and character that respects unique residential neighborhoods in the City.*

Policy 2.4.2: *Develop and implement design standards that promote quality residential development.*

Objective 2.5: *Promote a more equitable distribution of affordable housing opportunities throughout the City.*

Policy 2.5.1: *Target housing resources, policies and incentives to include affordable housing in residential development, particularly in mixed-use development, Transit Oriented Districts and designated Centers.*

Policy 2.5.2: *Foster the development of new affordable housing units citywide and within each Community Plan area.*

The Project proposes mixed-income housing, with neighborhood-serving commercial space at the ground floor within the Hollywood Regional Center. As a mixed-use development, the Project provides for a balance of housing and jobs and provides activity and natural surveillance during and after commercial business hours. The ground floor commercial uses would activate the streets, while the residential units are oriented outward, providing eyes on the street during all hours of the day to create a safer environment for residents, workers, and visitors to the area. The Project provides housing for various income levels and household sizes, and retention of the two non-contributing single-family structures in the Vista Del Mar/Carlos Historic District. The Project will provide 21 studio apartments, 128 one-bedroom units, 110 two-bedroom units, and 10 three-bedroom units. Of the total 271 units, 252 are new RSO units, 17 are new covenanted affordable units, and two are the existing single-family residences on Vista Del Mar Avenue. This would help meet the critical demand for new housing in the Hollywood Community Plan area and would increase the City's stock of rent controlled units.

The Project as proposed would be consistent with the goals of the Housing Element by providing mixed income housing units in varying unit arrangements on a site well served by transit.

Mobility Element

The Mobility Element 2035 (Mobility Element), adopted in September 2016, guides development of a citywide transportation system with the goal of ensuring the efficient movement of people and goods and recognizes that primary emphasis must be placed on maximizing the efficiency of existing and proposed transportation infrastructure through advanced transportation technology, reduction of vehicle trips, and focused growth in proximity to public transit. The Mobility Plan 2035 includes goals that define the City's high-

level mobility priorities and sets forth objectives and policies to establish a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles. The Proposed Project would be in conformance with following objectives and policies of the Mobility Element as described below.

Chapter 2: World Class Infrastructure

> ***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.*

Chapter 3: Access for All Angelenos

> ***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 3.5:*** *Support "first-mile, last-mile solutions" such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops (transit stops) to maximize multi-modal connectivity and access for transit riders.*
>
> ***Policy 3.8:*** *Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.*

The Project would provide access for all modes of travel, focusing on pedestrians and cyclists. Pedestrian entrances are prominently located at the corner of Yucca Street and Argyle Avenue, as well as locating the main building entrance lobby along Yucca Street, directly in the center of the project. The proposed Project is consistent with the goals and implementation strategies identified in the Walkability Checklist. The Project introduces new commercial uses such as restaurants to the area, which would reduce the vehicle miles travel to the site as residents and visitors would be able to walk to these commercial uses. Further, the Project site is located in a Transit Priority Area and adjacent to several bus lines and in the vicinity of the Hollywood and Vine Red Line Station (approximately 0.13 miles southwest from the project site), increasing accessibility to and from the site via walking and other transit. In addition, the project site would be adjacent to many other mixed-use buildings with similar commercial uses, as well as events and entertainment uses within the Hollywood area, encouraging walking, active transportation, and public transit usage to these other adjacent uses.

As mentioned previously, the project would also improve the streetscape surrounding the Project Site with improved sidewalks, street lighting, street trees, short-term bicycle parking, and landscaping. The project will also activate the street for pedestrians with a small park located at the northeast corner of the project site, which contains outdoor seating and landscaping. The building's orientation also contributes to a walkable environment as the entrances to the commercial uses are located directly on Yucca Street and at the corner of Argyle Avenue and Yucca Street, while the residential entrance is located on Yucca Street. There is only one driveway, which is located on Argyle Avenue. In general, the site design creates active environments by supporting a variety of pedestrian activities, and buildings are oriented and easily accessible from adjacent public streets and open spaces. These on-

and off-site project features and improvements will lend themselves to create a safe and engaging pedestrian environment, and will enrich the quality of the public realm, consistent with the objectives of the Mobility Element.

Chapter 5: Clean Environments and Healthy Communities

Objective 5.1: *Decrease VMT per capita by 5% every five years, to 20% by 2035.*

Objective 5.2*: Meet a 9% per capita GHG reduction for 2020 and a 16% per capita reduction for 2035 (Southern California Association of Governments, Regional Transportation Plan).*

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

As conditioned Mitigation Measure MM-TRAF-1 requires implementation of a TDM program to reduce vehicle trips. The combined effect of the various strategies implemented as part of the TDM program will result in a reduction in Modified Alternative 2's vehicle trip generation and VMT by offering services, actions, specific facilities, etc., aimed at encouraging the use of alternative transportation modes. As shown in Table 3-6, *VMT Analysis Summary*, at page 3-59 in Chapter 3, *Revisions, Clarifications and Corrections*, of the Final EIR, with implementation of Mitigation Measure MM TRAF-1, Modified Alternative 2 would generate 7,476 daily VMT (a reduction of 984 daily VMT), which includes a home-based production daily VMT of 3,573 and a home-based work attraction daily VMT of 154. With Mitigation Measure MM TRAF-1, Modified Alternative 2 will generate an average household VMT per capita of 5.9 (1.6 less than prior to mitigation). With mitigation, Modified Alternative 2 will not exceed the household VMT per capita threshold of 6.0. Work VMT for Modified Alternative 2 is less than significant without mitigation. Thus, with Mitigation Measure MM-TRAF-1, Modified Alternative 2 meets the threshold criteria of being 15% less than the existing average household VMT per capita for the Central Area Planning Commission area.

Furthermore, as conditioned, Project Design Feature PDF-GHG-1 requires that the Project will provide or obtain GHG emission offsets as required in the Project's Environmental Leadership Development Project certification and related documentation. The Project is a certified Environmental Leadership Development Project (ELDP) and will be consistent with the State's SB 375 plans and greenhouse gas emission (GHG) targets, the City's Green Building Code, and the City's Green New Deal (Sustainable City pLAn 2019). The Project incorporates sustainable and green building design and construction to promote resource conservation, including net-zero carbon and GHG emissions, electric-vehicle charging and water conservation measures in excess of Code requirements, achieving fifteen percent greater transportation efficiency, and incorporating sustainability measures to achieve Leadership in Energy and Environmental Design (LEED) Silver certification.

The Project will be designed and operated to exceed the applicable requirements of the State of California Green Building Standards Code and the City of Los Angeles Green Building Code. Green building measures will include, but are not limited to the following: reduce building energy cost by a minimum of 5 percent for new construction compared to the Title 24 Building Energy Efficiency Standards (2016), at least 20 percent of the total code-required parking spaces provided for all types of parking facilities will be capable of supporting future electric vehicle supply equipment (EVSE), with at least 5 percent of the total code-required parking spaces shall be equipped with EV charging stations.

Health and Wellness Element

Adopted in March 2015, 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 Project is consistent with the following:

Chapter 2: A City Built for Health

> ***Policy 2.2:*** *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.*

Chapter 5: An Environment Where Life Thrives

> ***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.*

The Project would result in the creation of new housing and commercial uses within 0.13 miles of the Hollywood/Vine Metro Station, would provide street trees, storefronts and streetwall treatments which encourage walking, outdoor dining, and bicycle parking, thereby activating the streetscape to support an inviting and pedestrian-oriented environment. In addition, the Project would reduce vehicle trips and vehicle miles traveled due to the Project's pedestrian-orientated design, bicycle access and infrastructure, and proximity to rail and bus transit, commercial uses, entertainment uses, amenities, and jobs. The Project design, mix of uses, and intensity will also contribute to the intended character of the Regional Center land use, while locating new residents and jobs within an established mixed-use area.

The Project has been certified as an ELDP, which includes a requirement for 15% greater efficiency in vehicle trips than the comparable projects and includes requirements which would mitigate vehicle trips associated with the Project. Thus, the Project's location, and pedestrian and bicyclist orientation, will promote alternative forms of travel, and support first-mile, last-mile solutions. Transit options in the vicinity of the Project would encourage residents, and visitors to use public transportation or walk, reducing air pollution and greenhouse gas emissions that would otherwise be caused by vehicle trips. As conditioned, Mitigation Measure MM-TRAF-1 requires implementation of a TDM program to reduce vehicle trips. The combined effect of the various strategies implemented as part of the TDM program will result in a reduction in the Project's vehicle trip generation and VMT by offering services, actions, specific facilities, aimed at encouraging the use of alternative transportation modes. In addition, as an ELDP, the Project would result in net-zero greenhouse gas emissions. 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 Project Site is located within the Hollywood Community Plan Area, which was adopted by the City Council on December 13, 1988. The 1.16-acre project site is comprised of seven lots, commonly referred to herein as the West Parcel, Center Parcel, and East Parcel. The Community Plan designates the West Parcel and Center Parcel for Regional Center Commercial land use and the East Parcel for Multiple Family Medium Residential land use. According to the Community Plan, corresponding zones for the Regional Center Commercial designation include C2, C4, P, PB, RAS3 and RAS4. The corresponding zoning designation for Medium Residential is R3.

The West Parcel is zoned C4-2D-SN, which allows for commercial and residential uses, consistent with the R5 zone. The Height District 2 allows unlimited building height with a maximum FAR of 6:1. The Center Parcel is zoned R4-2D, which is not a corresponding zone in the Regional Center Commercial General Plan land use designation. For both the West and Center Parcels, the "D" indicates a Development Limitation, which provides a project shall not exceed a 2:1 FAR, unless it is found to comply with the Hollywood Redevelopment Plan, and is approved by the City Planning Commission, or the City Council on appeal. The East Parcel is zoned [Q] R3-1XL. The R3 zone permits a density of 800 square feet of lot area per dwelling unit. Height District 1XL limits building height to 30 feet with a maximum FAR of 3:1. The Q condition limits residential density to a maximum of one dwelling unit for each 1,200 square feet of lot area.
The Project entitlements include a Zone Change and Height District Change from C4-2D-SN to (T)(Q)C2-2D-SN, from R4-2D to (T)(Q)C2-2D, and from [Q]R3-1XL to (T)(Q)R3-2D. The zone change request for the Center Parcel from R4-2D to C2-2D would make the zone consistent with the land use. The Zone and Height District as proposed are consistent with and in substantial conformance with the intent and provisions of the General Plan as reflected in the adopted Community Plan.

General Plan Text. The Hollywood Community Plan, a part of the Land Use Element of the City's General Plan, states the following objectives that are relevant to the Project:

> ***Objective No. 1**: To further the development of Hollywood as a major center of population, employment, retail service and entertainment.*
>
> ***Objective No. 3**: To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the community, maximizing the opportunity for individual choice.*
>
> ***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 requested entitlements allow for the orderly arrangement of buildings on the site, flexibility in ownership and operation of the proposed commercial establishments, and allows for increased density, height, and floor area for the construction of the Project, which meets the goals of the General Plan and Hollywood Community Plan by providing mixed-use, mixed-income project, providing new housing units, commercial space, and preserving the two non-contributing structures located on Vista Del Mar Avenue.

Hollywood Redevelopment Plan Consistency

In addition to achieving the objectives of the Hollywood Community Plan, the Project would also support and be consistent with the following goals identified in the Hollywood Redevelopment Plan:

3. *Promote a balanced community meeting the needs of the residential, commercial, industrial, arts and entertainment sectors.*

9. *Provide housing choices and increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes; and to provide home ownership opportunities and other housing choices which meet the needs of the resident population.*

10. *Promote the development of sound residential neighborhoods through mechanisms such as land use, density and design standards, public improvements, property rehabilitation, sensitive in-fill housing, traffic and circulation programming, development of open spaces and other support services necessary to enable residents to live and work in Hollywood.*

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

14. *Promote and encourage development of recreational and cultural facilities and open spaces necessary to support attractive residential neighborhoods and commercial centers.*

The Project would also support and be consistent with the following objectives identified in subsection 506.2.3: Regional Center Commercial Density of the Hollywood Redevelopment Plan:

Objective 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.*

Objective b*: To provide for new development which complements the existing buildings in areas having architecturally and/or historically significant structures.*

Objective d*: To encourage the development of appropriately designed housing to provide a balance in the community.*

The Project proposes mixed-income housing, with neighborhood-serving commercial space at the ground floor. As a mixed-use development, the Project provides for activity and natural surveillance during and after commercial business hours. The ground floor commercial uses would activate the streets, while the residential units are oriented outward, providing eyes on the street during all hours of the day to create a safer environment for residents, workers, and visitors to the area. The Project provides housing for various income levels and household sizes, and retention of the two non-contributing single-family structures in the Vista Del Mar/Carlos Historic District. The Project will provide 21 studio apartments, 128 one-bedroom units, 110 two-bedroom units, and 10 three-bedroom units. Of the total 271 units, 252 are new RSO units, 17 are new covenanted affordable units, and two are the existing single-family residences on Vista Del Mar Avenue. This would help meet

the critical demand for new housing in the Hollywood Community Plan area and would increase the City's stock of rent controlled units. Additionally, retention of the two non-contributing structures on Vista Del Mar complements the Vista Del Mar/Carlos Historic District and maintains the existing architectural and historic character of the street.

The Project would result in the creation of new housing and commercial uses within 0.13 miles of the Hollywood/Vine Metro Station, would provide street trees, storefronts and streetwall treatments which encourage walking, outdoor dining, and bicycle parking, thereby activating the streetscape to support an inviting and pedestrian-oriented environment. In addition, the Project would reduce vehicle trips and vehicle miles traveled due to the Project's pedestrian-orientated design, bicycle access and infrastructure, and proximity to rail and bus transit, commercial uses, entertainment uses, amenities, and jobs. The Project design, mix of uses, and intensity will also contribute to the intended character of the Regional Center land use, while locating new residents and jobs within an established mixed-use area.

The Project as proposed would be consistent with the goals of the Redevelopment Plan by providing mixed income housing units in varying unit arrangements on a site well served by and in close proximity to transit.

Hollywood Redevelopment Plan Compliance

501 General Controls and Limitations

The Project complies with the provisions of the redevelopment plan, as shown below. Pursuant to standard practice, the Project was also vetted by the Urban Design Studio, to verify consistency with Citywide Design Guidelines.

502 Map

The Project requests a Zone Change and Height District Change from C4-2D-SN to (T)(Q)C2-2D-SN, from R4-2D to (T)(Q)C2-2D, and from [Q]R3-1XL to (T)(Q)R3-2D. The zone change request for the Center Parcel from R4-2D to C2-2D would make the zone consistent with the land use. The Zone and Height District as proposed are consistent with and in substantial conformance with the intent and provisions of the General Plan as reflected in the adopted Community Plan. Pursuant to Section 502 of the Redevelopment Plan, and pending City Council approval, changes to the General Plan, Community Plan and any applicable Ordinances are automatically incorporated into the Redevelopment Plan. Therefore, the requested actions would be incorporated into the Plan, making the Project request and designation consistent with the Redevelopment Plan Map.

503 Design Standards

Section 503 of the Redevelopment Plan describes the purpose and intent of Designs for Development that may be adopted; however, as noted above, the only adopted design standards associated with the Redevelopment Plan pertains to the Hollywood Signage Supplemental Use District (HSSUD). There is no signage proposed as part of the Project, and any signage would be required to comply with the provisions of the HSSUD.

504 Variance, Conditional Use, Building Permits, and Other Land Development Entitlements

Section 504 of the Redevelopment Plan states that no zoning variance, conditional use permit, building permit, demolition permit or other land development entitlement shall be issued unless the application has been reviewed and determined to be in conformance with

the Redevelopment Plan and any applicable design standards. As set forth in these findings, the Project is in conformance with the Redevelopment Plan, and as the Project is not seeking signage at this time, conformance with applicable design standards is not required.

505 Residential Standards

While the Project incorporates residential units, Section 505 of the Redevelopment Plan refers to sites designated for residential use. The Project Site is designated Regional Center Commercial, and the proposed zone change would take the R4 zoned property to C2, and under Modified Alternative 2 would not develop new structures on the R3 zoned portion of the project site. Furthermore, Modified Alternative 2 would preserve the existing structures located on the R3 zoned lots, which would preserve the character and architectural style of the Vista Del Mar/Carlos Historic District.

506 Commercial Standards

The Redevelopment Plan identifies specific uses which are necessary to support the residential population of Hollywood, as well as specific uses which are traditional or indicative of Hollywood. The uses identified by the Redevelopment Plan include essential neighborhood services which support residential areas as pharmacies and food markets, while traditional uses such as restaurants, theaters and bookstores. The Project includes uses which both support nearby residential neighborhoods and residential uses within the regional center ground floor commercial space, including proposed restaurant spaces. Additionally, Section 506 includes some definitions and designations which are consistent with the Community Plan, and LAMC, and were applied consistently to the Project.

506.2 Regional Center Commercial

The Redevelopment Plan indicates intensity and concentration of uses intended for the Regional Center designation in section 506.2. The Redevelopment Plan indicates that commercial and entertainment uses should be focused around areas served by transportation facilities, as well as indicating FAR limitations of 4.5:1, with up to 6:1 FAR with additional findings, conformity with the Redevelopment Plan, and conformity with the Community Plan. As shown below and in the consistency findings for the Redevelopment Plan, the Project is consistent with these requirements, and the Regional Center designation in the Redevelopment Plan.

506.2.1 Hollywood Boulevard District

The Hollywood Redevelopment Plan identifies special districts in the plan area, including the Hollywood Boulevard District, generally properties to the north and south of Hollywood Boulevard from Gower Street to La Brea Avenue, which the Project Site is located in. The District includes six goals:

1. *Encourage preservation, restoration and appropriate reuse of historically or architecturally significant structures;*
2. *Assure that new development is sympathetic to and complements the existing scale of development;*
3. *Provide pedestrian oriented retail uses along the street level;*
4. *Encourage entertainment, theater and tourist related uses;*
5. *Provide adequate parking for new and existing uses; and*
6. *Reinforce and enhance the existing pedestrian environment.*

The Project includes the restoration and rehabilitation of the two non-contributing structures in the Vista Del Mar/Carlos Historic District. The new development would be complementary to the varying heights, architectural styles, and general character of the area, including the mid-rise structures in the immediate vicinity. The Project also includes ground floor commercial space along both Yucca Street and Argyle Avenue, reinforcing and complementing the existing pedestrian environment, as well as providing a new 2,820 square foot open space park at the corner of Yucca Street and Vista Del Mar Avenue. The Project will provide code required parking based on the number of units when built.

506.2.3 Regional Center Commercial Density

The Project Site is designated Regional Center Commercial by the Hollywood Community Plan; the intended focus of development in the Redevelopment Plan Area. The intent of the Plan is to focus development in areas designated Regional Center Commercial, served by adequate transportation facilities, with the goal of spurring economic development, high quality development, and support of entertainment uses. The Project Site is located 0.13 miles from the Hollywood/Vine Metro station, as well as within walking distance to multiple transit lines, including Metro bus lines, and LADOT bus lines. The Project would not alter historical development patterns in the area, and would retain and restore the two non-contributing structures in the Vista Del Mar/Carlos Historic district. Additionally, the Project would be consistent with the adjacent scale and building forms, complimenting the uses along Yucca Street and Argyle Avenue, as well as serving the residential components of the mixed-use developments in the vicinity of the Project Site. The nearest residential neighborhood, adjacent to the east of the Project site, would also be served by the commercial components of the Project. Therefore, the project demonstrates compliance with the provisions of the Redevelopment Plan for development in the Regional Center Commercial designation.

506.3 Residential Uses Within Commercial Areas

Section 506.3 of the Redevelopment Plan permits and encourages new residential uses in the Regional Center Commercial designation. The Project Site is designated Regional Center Commercial, and is located in the Hollywood Boulevard District. The Project complies with the intent and regulations of the both the Hollywood Boulevard District and Regional Center designation in the Redevelopment Plan.

Section 510 New Construction

Section 510 of the Redevelopment Plan requires all construction and development to conform to applicable State and City laws and regulations. The Project is required to conform to applicable regulations through the entitlement and permitting process. Therefore, the Project complies with Section 510 of the Redevelopment Plan.

Section 511 Preservation, Rehabilitation, and Retention of Properties

Section 511 of the Redevelopment Plan requires the preservation, rehabilitation, and retention of historic properties. The Project Site includes the two previously identified non-contributing structures in the Vista Del Mar/Carlos Historic District, which is determined eligible for listing in the National Historic Register. The Project complies with Section 511 of the Redevelopment Plan as the Project will restore and rehabilitate the two structures, and while the unified development does include a request for FAR over 4.5:1, the Project is utilizing unused floor area attributed to the R3 zoned portions of the site across the remainder of the site where the only new construction would occur. This would ensure the

protection of the two non-contributing structures. The new development would conform to the Redevelopment Plan as conditioned.

Section 513 Limitation on the Number of Buildings, Section 514 Limitation on the Number of Dwelling units

Sections 513 and 514 of the Redevelopment Plan identify the number of buildings and dwelling units anticipated to be developed within the Redevelopment Project Area. As determined by the City as lead agency, the development of the Project is consistent with Citywide growth projections and is therefore consistent with these sections.

Section 515 Limitation on Type, Size and Height of Buildings

Section 515 of the Redevelopment Plan limits the type, size, and height of buildings as regulated by State and City law. The Project's request for a Zone Change and Height District Change would be aligned with the goals of the Redevelopment Plan and Community Plan to concentrate dense development in the Regional Center Area, as well as by allowing for a 10% FAR increase through the Density Bonus Incentive program which includes a requirement for affordable units be reserved for Very Low Income occupants in exchange for the FAR incentive. No Design for Development Standards have been adopted, however, the Project complies with the Citywide Design Guidelines.

Section 516 Signs and Billboards

Section 516 of the Redevelopment Plan addresses signs and billboards. Future proposed signage will be reviewed by the City for conformance with all applicable regulations including applicable design guidelines, such as the Hollywood Signage Supplemental Use District.

Section 517 Utilities

Section 517 of the Redevelopment Plan pertains to the undergrounding of utilities, and feasibility and compliance will be verified during the permitting process.

Section 518 Circulation, Parking and Loading Facilities

Section 518 of the Redevelopment Plan pertains to circulation, parking, and loading facilities. As determined by the City as lead agency, the Project complies with applicable City regulations regarding parking and loading facilities and will not result in any impacts to the circulation system.

Section 519 Setbacks

Section 519 of the Redevelopment Plan pertains to regulations regarding parking within setbacks, and setback landscaping. The Project does not propose parking to be located in any setback areas and will provide landscaping within its setbacks.

Section 520 Incompatible Uses

Section 520 of the Redevelopment Plan pertains to incompatible uses. The City as lead agency has determined that the Project will be compatible with the surrounding areas and buildings. The requested \ Zone Change and Height District Change would allow the proposed building form, size, uses, and design to be compatible with existing and adjacent proposed developments, as well as the intent of the Hollywood Community Plan.

Entitlement Findings

3. Zone Change and Height District Change Findings

a. Pursuant to Section 12.32.C.7 of the Los Angeles Municipal Code, the recommended zone and height district change is deemed consistent with the General Plan and is in conformity with the public necessity, convenience, general welfare and good zoning practice.

The Zone Change and Height District Change from C4-2D-SN to (T)(Q)C2-2D-SN, from R4-2D to (T)(Q)C2-2D, and from [Q]R3-1XL to (T)(Q)R3-2D would allow for the development of a new mixed-use building that includes 269 dwelling units, of which 8 percent (17 units) of the Project Site's applicable base density would be set aside for Very Low Income Households, and 7,760 square feet of ground floor commercial/restaurant space. The three existing multi-family apartment buildings located along Yucca Avenue would be demolished and removed to allow for the redevelopment of the site, while the two existing one- and two-story single-family buildings (1765 and 1771 Vista Del Mar Avenue) would be retained. The Project consists of a mixed-use development, with up to 316,948 square feet of floor area, within a new 30-story tower, referred to herein as Building 1. The existing residence at 1771 Vista Del Mar Avenue would remain as a single-family use and the residence at 1765 Vista Del Mar Avenue, which currently contains three residential units, will be converted back to a single-family use. The Project would therefore result in a total of 271 units. Five levels of subterranean and above-ground automobile parking would be located within the podium structure of Building 1 and surface parking would be provided for the two single-family residences.

Public Necessity. The State of California, SCAG, and the City of Los Angeles have all identified a need for housing, especially affordable housing, in local and state plans, proclamations, and goals. The City has identified an acute need for a range of housing units at varied income levels. The proposed Zone and Height District Change would allow for a mixed-use, mixed-income project to be constructed on a site that is currently developed with commercial uses, in an area that is generally zoned for mixed-use development. The Project would provide 269 dwelling units within Building 1, of which 8 percent (17 units) of the Project Site's applicable base density would be set aside for Very Low Income Households, within walking distance to transit, commercial uses, amenities, entertainment uses, and a job center. Locating mixed-income housing within walking distance to high capacity transit, jobs, services, and amenities is a model of local and regional planning goals, as well as the intent of the Regional Center Land Use goals of the Framework Element, the General Plan, and the Hollywood Community Plan. The Project would contribute towards the City and region meeting its housing needs and achieving a better jobs housing balance.

The Project has been certified by the Governor's Office as ELDP, the requirements of which include net-zero GHG emissions, greater transportation efficiency compared to a typical project, LEED Silver Certification, and a requirement for 15% greater efficiency in trips than the comparable projects. Therefore, the Project's location, and pedestrian and bicycle orientation will promote alternative forms of travel, and support first-mile, last-mile solutions. Transit options in the vicinity of the Project would encourage residents, and visitors to use public transportation, bike, or walk, reducing air pollution and greenhouse gas emissions that would otherwise be caused by vehicle trips. As conditioned Mitigation Measure MM-TRAF-1 requires implementation of a TDM program to reduce vehicle trips. The combined effect of the various strategies implemented as part of the TDM program will result in a reduction in the Project's vehicle trip generation and VMT by offering services, actions, specific facilities, aimed at encouraging the use of

alternative transportation modes. 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. Additionally, ELDP requires an investment of $100 Million in the California economy over ten years, supporting workers with a prevailing wage requirement for construction workers as well.

Convenience. The Zone and Height District Change would allow for a mixed-use, mixed-income project to be constructed on a site that is currently developed with commercial uses, in an area that is generally zoned for mixed-use development. The Project would provide 269 dwelling units, of which 8 percent (17 units) of the Project Site's applicable base density would be set aside for Very Low Income Households, within walking distance to transit, commercial uses, amenities, entertainment uses, and a job center. Locating mixed-income housing within walking distance to high capacity transit, jobs, services, and amenities is a model of local and regional planning goals, as well as the intent of the Regional Center Land Use goals of the Framework Element, the General Plan, and the Hollywood Community Plan.

The Project's amenities and location will offer residents alternative mobility options aiding the City in meeting its goal to reduce air pollution. As mentioned previously, the Project would improve the streetscape surrounding the Project Site with improved sidewalks, street lighting, street trees, short-term bicycle parking, and landscaping. The project will also activate the street for pedestrians with a small park located at the northeast corner of the project site, which contains outdoor seating and landscaping. The building's orientation also contributes to a walkable environment as the entrances to the commercial uses are located directly on Yucca Street and at the corner of Argyle Avenue and Yucca Street, while the residential entrance is located on Yucca Street. There is only one driveway, which is located on Argyle Avenue. In general, the site design creates an active pedestrian environment by supporting a variety of activities, and buildings are oriented to and easily accessible from adjacent public streets and open spaces. The Project's location would allow future residents to benefit from the concentration of commercial, services, entertainment, and jobs within walking distance to the site.

General Welfare. Approval of the Zone and Height District Change would allow the development of a mixed-use project consisting of residential and commercial uses. The current land use designation for the site is Regional Center Commercial, with corresponding zones of C2, C4, P, PB, RAS3 and RAS4. The Project would provide additional housing units, commercial space, and temporary construction jobs, expanding the economic base of the City and region. As part of the ELDP certification for the Project, construction workers must be paid prevailing wages, a total investment of $100,000,000 must be made to the California economy over ten years, the Project must attain LEED Silver certification, as well as be net-zero in its GHG emissions. The provision of housing within a Regional Center, with 17 affordable units and 252 are new RSO units, in addition to ELDP components of the Project supports the general welfare of the surrounding area and the City.

The Project would include 269 dwelling units within Building 1, of which 8 percent (17 units) of the Project Site's applicable base density would be set aside for Very Low Income Households, and neighborhood serving commercial uses within 0.13 miles to the Hollywood/Vine Metro Station. The additional residential units and commercial uses within close proximity to a Metro station would promote the use of alternative modes of travel, both for residents and visitors to the site. By permitting the residential density and

amenities on site, the Project would support the City's goal of providing housing for all economic segments.

As conditioned Mitigation Measure MM-TRAF-1 requires implementation of a TDM program to reduce vehicle trips. The combined effect of the various strategies implemented as part of the TDM program will result in a reduction in the Project's vehicle trip generation and VMT by offering services, actions, and specific facilities aimed at encouraging the use of alternative transportation modes. As shown in the Final EIR, with implementation of Mitigation Measure MM TRAF-1, the Project meets the threshold criteria of being 15% less than the existing average household VMT per capita for the Central APC area.

Furthermore, as conditioned Project Design Feature PDF-GHG-1 requires that the Project will provide or obtain GHG emission offsets as required in the Project's Environmental Leadership Development Project certification and related documentation. The Project is consistent with the State's SB 375 plans and greenhouse gas emission (GHG) targets, the City's Green Building Code, and the City's Green New Deal (Sustainable City pLAn 2019). The Project incorporates sustainable and green building design and construction to promote resource conservation, including net-zero carbon and GHG emissions, electric-vehicle charging and water conservation measures in excess of Code requirements, achieving fifteen percent greater transportation efficiency, and incorporating sustainability measures to achieve Leadership in Energy and Environmental Design (LEED) Silver certification.

Good Zoning Practices. The Project entitlements include a Zone Change and Height District Change from C4-2D-SN to (T)(Q)C2-2D-SN, from R4-2D to (T)(Q)C2-2D, and from [Q]R3-1XL to (T)(Q)R3-2D. The zone change request for the Center Parcel from R4-2D to C2-2D would make the zone consistent with the land use, as the R4 is not a corresponding zone in the Regional Center land use category. The Zone and Height District as proposed are consistent with and in substantial conformance with the intent and provisions of the General Plan as reflected in the adopted Community Plan.

The West Parcel is zoned C4-2D-SN, which allows for commercial and residential uses, consistent with the R5 zone. The Height District 2 allows unlimited building height with a maximum FAR of 6:1. The Center Parcel is zoned R4-2D, which is not a corresponding zone in the Regional Center Commercial General Plan land use designation. For both the West and Center Parcels, the "D" indicates a Development Limitation, which provides a project shall not exceed a 2:1 FAR, unless it is found to comply with the Hollywood Redevelopment Plan, and is approved by the City Planning Commission, or the City Council on appeal. The East Parcel is zoned [Q] R3-1XL. The R3 zone permits a density of 800 square feet of lot area per dwelling unit. Height District 1XL limits building height to 30 feet with a maximum FAR of 3:1. The Q condition limits residential density to a maximum of one dwelling unit for each 1,200 square feet of lot area.

The Zone and Height District as proposed are consistent with and in substantial conformance with the intent and provisions of the General Plan as reflected in the adopted Community Plan.

North of the Project Site, across Yucca Street properties are zoned C4-2-SN, C4-2D-SN, and [Q]R3-1XL, and are developed with the 16-story, 225-room Kimpton Everly Hotel, and three-story residential lofts. To the north of those properties is the Hollywood Freeway. Across Vista Del Mar Avenue to the east properties are zoned [Q[R3-1XL and are developed with one- and two-story single-family residences and duplexes. South of the Project Site properties are zoned [T][Q] C4-2D-SN and R4-2D, and consist of vacant

land (former Little Country Church of Hollywood), six-story mixed-use buildings, and one- and two-story single-family residences and duplexes abutting the site (along Vista Del Mar Avenue). To the west across Argyle Avenue, property is zoned C4-2D-SN and is developed with the 16-story, 85-unit Argyle House Project, the Capitol Records building, the Pantages Theater, and other commercial uses.

The Zone Change and Height District Change would result in a project which is consistent with the uses and intent of the Regional Center, as well as a project at a similar density, height, and scale to the surrounding development. The requested entitlements allow for the orderly arrangement of buildings on the site, flexibility in ownership and operation of the proposed commercial establishments, and allows for increased density, height, and floor area for the construction of the Project, which meets the goals of the General Plan and Hollywood Community Plan by providing mixed-use, mixed-income project, providing new housing units, commercial space, and preserving the two non-contributing structures located on Vista Del Mar Avenue. As proposed, the Project provides amenities that would improve the quality of life for existing and future residents as well as the surrounding community, including amenities for residents of the Project as well as a new 2,820 square foot public park on the corner of Yucca Street and Vista Del Mar Avenue.

The Project would result in the creation of new housing and commercial uses within 0.13 miles of the Hollywood/Vine Metro Station, provide street trees, storefronts and a streetwall which encourages walking, outdoor dining, and bicycle parking, thereby activating the street with a pedestrian-oriented environment. In addition, the Project would reduce vehicle trips and vehicle miles traveled due to the Project's pedestrian-orientated design, bicycle access and infrastructure, and proximity to rail and bus transit, commercial uses, entertainment uses, amenities, and jobs. The Project design, mix of uses, and intensity will also contribute to the intended character of the Regional Center land use, while locating new residents and jobs within an established mixed-use area.

The LEED certification and EV parking Project features are also good zoning practice because they provide a convenient service amenity to the occupants or visitors who use electric vehicles and utilize electricity on site for other functions. In addition, the project's certification as an ELDP Project will ensure that the project is energy efficient and promotes alternative modes of travel such as public transit and active transportation to support California's greenhouse gas emission reduction targets. As such, the Project provides service amenities to improve habitability for future residents of the Project and to minimize impacts on neighboring properties.

Therefore, based on the above, the recommended zone and height district change is deemed consistent with the General Plan and is in conformity with the public necessity, convenience, general welfare and good zoning practice.

Per LAMC Section 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 Proposed 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. "D" Limitations have also been imposed which limits the total floor area over the Project Site to not exceed a 6.6:1 floor area ratio (FAR), or a total of 316,948 square feet, and limits the height to 348 feet for properties along Yucca Street.

Density Bonus/Affordable Housing Incentives Compliance Findings

As permitted by LAMC Section 12.22 A.25 the applicant is requesting one incentive that will facilitate the provision of affordable housing at the site: a 10 percent increase in the allowable Floor Area Ratio (FAR). Pursuant to LAMC Section 12.22 A.25 (e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

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

As shown in Exhibit A, Site Plans, the podium would use a screening design consisting of multiple different elements that are either recessed or protrude from the façade, with a change of material alternating between unfinished concrete, glass, and metal ventilation screens, while allowing for airflow through the podium levels. At the ground floor level, the commercial and residential entrances are oriented to the sidewalk, with aluminum framing around floor-to-ceiling glass commercial storefront glazing. The podium is designed with a pedestrian scale as the mass is broken down into smaller elements, which softens the façade of the building and create a warm and inviting experience for visitors and residents. The podium levels are further enhanced with an alternating rhythm of trapezoidal glass shapes that employ the same green colored glass that is used for the inset accents on the tower façade, as well as vertical green screens along the eastern façade where the new public open space amenity will be located.

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

As shown in Exhibit A, Site Plans, the building is primarily oriented to Yucca Street with the pedestrian entrance and two commercial spaces. However, it also features a ground floor restaurant at the corner of Yucca Street and Argyle Avenue which will also feature outdoor seating. The project's design primarily uses glass for its facade to allow for natural lighting into the building. The project would also include private balconies for its residents along all four sides of the building. Overall, the project will provide well-designed and articulate pedestrian entrances.

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

The proposed project is not located within a designated Historic Preservation Overlay Zone, nor does it involve a property that is designated as a City Historic-Cultural Monument.

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

The project is not located in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

4. Pursuant to Section 12.22 A.25(c) of the LAMC and Government Code Section 65915(d), the Director shall approve a density bonus and requested incentive(s) unless the director finds that:

a) The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units. The waiver or reduction of development standards will not have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted.

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

Based on the set-aside of 8 percent (17 units) of its 212 base units for Very Low Income households, the applicant is entitled to one incentive under both the Government Code and LAMC. The project will utilize one on-menu incentive to increase the floor area ratio of the Project Site. The requested incentive would provide cost reductions that provide for affordable housing costs because the incentive by its nature increases the scale of the project, which facilitates the creation of more affordable housing units and rentable space.

Increase in FAR: The applicant has requested an On-Menu Incentive to allow a 10 percent increase in FAR from 6:1 to approximately 6.6:1 as permitted under LAMC Section 12.22 A.25(f). LAMC Section 12.22 A.25 (f)(5) sets forth an on-menu incentive for "[a] percentage increase in the allowable Floor Area Ratio equal to the percentage of Density Bonus for which the Housing Development Project is eligible, not to exceed 35%..." In exchange for providing 8 percent of base units as VLI units, the Project is entitled to a 27.5 percent density bonus. In accordance with the density bonus, the project is entitled to an increase in FAR of up to 27.5 percent. Notwithstanding, the Applicant requests a 10 percent increase in permitted FAR, resulting in a maximum FAR of 6.6:1.

The increase in permitted floor area of the project will allow the Project a larger building envelope so that the proposed residential units are of sufficient size, configuration, and quality, and will result in building design and construction efficiencies that facilitate affordable housing costs. Compliance with the requirements of Height District 2 limiting the FAR to 6:1 would require the removal of a significant amount of floor area that could otherwise be dedicated to the number, configuration and livability of affordable housing units; and would similarly reduce the building footprint within which the Project could be built, the arrangement of amenities provided for the residential units proposed, and configuration of amenities that will be accessible to all of the residents within the affordable housing development. The increase in overall space that is dedicated to residential uses facilitates the creation of more residential units and enables the applicant to reserve more residential units for lower

income levels. Therefore, the incentive supports the applicant's decision to set aside 17 dwelling units for Very Low Income Households. In addition, this request is included in the list of On-Menu Incentives in the LAMC, which were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Department of City Planning will always arrive at the conclusion that the density bonus On-Menu Incentives provide actual and identifiable cost reductions that provide for affordable housing costs because the incentives, by their nature, increase the building envelope so that the additional units can be constructed and the overall space dedicated to residential uses is increased.

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

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

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

Master Conditional Use (On-Site Alcohol Sales) and Conditional Use (Live Entertainment/Dancing) Findings

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

The Project consists of a mixed-use development, with up to 316,948 square feet of floor area, within a new 30-story mixed-use building that includes 269 dwelling units, of which 8 percent (17 units) of the Project Site's applicable base density would be set aside for Very Low Income Households, and 7,760 square feet of ground floor commercial/restaurant space. In addition, two existing residential structures on Vista Del Mar Avenue will be

retained. The Master Conditional Use Permit would allow for the sale and dispensing of alcohol for on-site consumption and a Condition Use Permit would allow for live entertainment and dancing at three establishments within the commercial uses of the project site. One establishment will be located on the ground floor at the corner of Argyle Avenue and Yucca Street and two other establishments will be located on the second floor along the north side of the project fronting Yucca Street.

The surrounding built environment is substantially developed and urban in character. The project site is located within a part of the active regional center of Hollywood, which has a mix of commercial, studio/production, office, entertainment, and residential uses and is served by a network of regional transportation facilities. The Project Site is bounded by Yucca Street, the 16-story Kimpton Everly Hotel and 3-story residential lofts to the north; North Vista Del Mar Avenue and 1- and 2-story single-family residences and duplexes to the east; vacant land (former Little Country Church of Hollywood) and 1- and 2-story single-family residences and duplexes followed by a 5-story mixed-use residential and commercial development to the south; and Argyle Avenue and commercial and residential uses to the west, including the 18-story Argyle House Project (multi-family residential and commercial uses) at the southwest corner of Yucca Street and Argyle Avenue.

The General Plan Framework Land Use Chapter designates part of the project site as a Regional Center and as such is a focal point of regional commerce, identity, and activity. Hollywood Community Plan designates the West Parcel and Center Parcel of the project site as Regional Center Commercial and the East Parcels as Multiple Family Medium Residential. The lots designated Medium Residential are located to the east adjacent to the proposed 30-story mixed-use building and will contain single-family dwellings with no commercial uses. The Regional Center Commercial designation is typical of other commercially zoned properties along Argyle Avenue, Vine Street, Hollywood Boulevard, and Sunset Boulevard, which contain numerous establishments with on-site alcohol sales, live entertainment, and dancing. The Project's restaurants, which will allow for live entertainment and dancing, will complement the existing commercial, retail, residential, and entertainment uses in the area and will support the growing demand for commercial restaurants in the vicinity.

The availability of alcoholic beverages for on-site consumption, live entertainment, and dancing within the proposed mixed-used development's commercial areas will improve the viability and desirability of the business and serve as an amenity to residents. The proposed restaurant uses are a desirable amenity that is typical of many mixed-use developments and would provide a beneficial service to the immediate community as well as to patrons of the commercial establishments. As such, the project will enhance the built environment in the surrounding neighborhood and will perform a function and provide a service that is beneficial to the surrounding community.

6. 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 subject property is located in the Hollywood Community Plan area and is bounded by Yucca Street, the Kimpton Everly Hotel, and three-story residential lofts to the north; North Vista Del Mar Avenue and one- and two-story single-family residences and duplexes to the east; vacant land (former Little Country Church of Hollywood) and one- and two-story single-family residences and duplexes followed by a five-story mixed-use residential and commercial development to the south; and Argyle Avenue and commercial and residential uses to the west, including the 18-story Argyle House Project (multi-family residential and commercial uses) at the southwest corner of Yucca Street and Argyle Avenue. As previously described, the surrounding built environment is substantially developed and urban in

character. The project site is located within a part of the active Regional Center designation of Hollywood, which has a mix of commercial, studio/production, office, entertainment, and residential uses and is served by a network of regional transportation facilities. The project site is located within close proximity to Vine Street, Hollywood Boulevard, and Sunset Boulevard which contain an intensity of commercial establishments and dense development.

One establishment will be located on the ground floor at the corner of Argyle Avenue and Yucca Street and two other establishments will be located on the second floor along the north side of the project fronting Yucca Street, and are within close proximity to other commercial uses. The uses would continue to add to the multiple commercial establishments in the area as well as support the residential uses in close proximity to the site. The proposed hours of operation are from 7 A.M to 12 A.M. daily. The proposed hours of operation are typical of establishments of this type and are reasonable to expect in a mixed-use development in an area designated for Regional Commercial uses. The establishments will have trained staff and security. Alcohol sales, live entertainment, and dancing would be compatible with and continue to add to the diversification of commercial activities, which further supports the growing residential population in the Hollywood visitors and visitors to the neighborhood.

No evidence was presented at the hearing or in writing that the alcohol-sales, live entertainment, and dancing will be materially detrimental to the immediate neighborhood. The operation of these establishments would not be detrimental to nearby schools, churches, recreation areas, or residential dwelling units, since the establishments will be carefully controlled and monitored. Other commercial uses in the area provide similar functions.

All establishments serving alcohol will be carefully controlled and monitored through the imposition conditions related to site maintenance, loitering, specialized training programs for employees, and consultation with LAPD. As a condition of this grant, each individual venue seeking to utilize a permit to sell alcoholic beverages for on-site or off-site consumption as a part of this Master Conditional Use must apply for a Plan Approval. The Plan Approval process will allow the Department of City Planning to tailor conditions to each individual Applicant and establishment, and create measures which will minimize any impact that might be generated by each individual establishment seeking to sell alcoholic beverage. The project has also been designed in a manner to enhance the public realm and improve the aesthetics and safety of the surrounding area.

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.

7. ***The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.***

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The subject property is located within the Hollywood Community Plan and is comprised of seven lots, commonly referred to herein as the West Parcel, Center Parcel, and East Parcel. The Community Plan designates the West Parcel and Center Parcel for Regional Center Commercial land use and the East Parcel for Multiple Family Medium Residential land use. According to the Community Plan, corresponding zones for the Regional Center Commercial designation include C2, C4, P, PB, RAS3 and RAS4. The corresponding zoning designation for Medium Residential is R3.

North of the Project Site, across Yucca Street properties are zoned C4-2-SN, C4-2D-SN, and [Q]R3-1XL, and are developed with the 16-story, 225-room Kimpton Everly Hotel, and three-story residential lofts. To the north of those properties is the Hollywood Freeway. Across Vista Del Mar Avenue to the east properties are zoned [Q]R3-1XL and are developed with one- and two-story single-family residences and duplexes. South of the Project Site properties are zoned [T][Q] C4-2D-SN and R4-2D, and consist of vacant land (former Little Country Church of Hollywood), six-story mixed-use buildings, and one- and two-story single-family residences and duplexes abutting the site (along Vista Del Mar Avenue). To the west across Argyle Avenue, property is zoned C4-2D-SN and is developed with the 16-story, 85-unit Argyle House Project, the Capitol Records building, the Pantages Theater, and other commercial uses.

The Project would be consistent with applicable objectives and policies of the General Plan Framework Element Land Use Chapter to provide a diversity of uses in accordance with the Regional Center Designation (Objective 3.1). The Project would concentrate mixed-use development along a corridor within 0.13 miles of the Hollywood/Vine Metro B-Line (Red Line), other public transit, and within walking distance of a broad range of uses so as to reduce vehicle trips (Objective 3.2). The Project would provide a broad range of uses within a Regional Center (Objective 3.10). Setbacks consistent with the approved zoning of the project site would be maintained for consistency with the surrounding area. In accordance with Objective 3.16, the Project would enhance pedestrian activity by providing streetscape amenities including potential areas for outdoor seating, parkway planters, bicycle parking, and ground level restaurant uses along Yucca Street and Argyle Avenue.

With respect to the Hollywood Community Plan, the Project would be consistent with the objectives of furthering the development of Hollywood as a major center of population, employment, and retail services. The Project would be consistent with the Plan's objectives related to developing additional commercial uses in appropriate locations; providing adequate public services, utilities, and open space to meet anticipated demands; coordinating land use with transportation planning; and preserving open space and views.

The Community Plan does not contain policies that specifically address requests for the sale of alcoholic beverages or live entertainment and dancing; however, the sale of alcohol and live entertainment and dancing is inherent in the operation of similar commercial uses within the vicinity of the Site. The project's request for the on-site sale of a full line alcoholic beverages and live entertainment and dancing is consistent with the commercial land use designation of the Community Plan, including:

> **Objective 4a:** 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 proposed project is consistent and compatible with the various objectives and policies of the Hollywood Community Plan, as it would support the neighborhood with restaurant services beneficial for area residents, workers, and visitors, and activate the streets with more pedestrians from its ground-floor and second-story commercial uses while bringing improvements to the surrounding district. The commercial uses will create an active environment for residents by increasing the walkability of the streets. The project's commercial uses will directly front Argyle Avenue and Yucca Street, and will activate the streets with pedestrian activity, creating an environment that would be safe, clean, attractive and lively.

The request to serve alcoholic beverages and feature live entertainment and dancing at the proposed establishments will be consistent with the objectives and policies of the General

Plan and Hollywood Community Plan through the creation of a mix of commercial and residential uses that will attract a variety of users, promoting the area as a key economic community center. Further, alcohol service incidental to food sales is a common amenity in many sit-down restaurants in the neighborhood and live entertainment and dancing will contribute to the nightlife activity in the area. As mentioned, due to the project's close proximity to other commercial uses in Hollywood, the project's commercial uses would complement the other mixed-uses in the area and provide additional commercial options for visitors and residents within a walkable distance.

Therefore, the project substantially conforms to the purpose, intent and provisions of the General Plan and Hollywood Community Plan.

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

The approval of the conditional use will not adversely affect the welfare of the community. The project site is located within a part of the active Regional Center of Hollywood, which has a mix of commercial, studio/production, office, entertainment, and residential uses and is served by a network of regional transportation facilities. Hollywood is considered a major entertainment destination in the region and it is not uncommon to have restaurants with alcohol sales which serves a supportive function to the urban nightlife. Additionally, the surrounding neighborhood contains similar mixed-use buildings that provide commercial uses which serve alcohol on-site, therefore the introduction of another such establishment would not create an adverse or unique condition. The Project's new establishments will help to enhance the availability of dining and entertainment options to residents on-site as well as those in the neighborhood.

In addition, conditions have been imposed to ensure that the use is integrated into the community as well as to protect community members from adverse potential impacts. Other conditions related to litter, graffiti, loitering, and a requirement to consult with LAPD before attaining a license will safeguard the residential community. Employees must also undergo STAR (Standardized Training for Alcohol Retailers) training, provided by the Los Angeles Police Department. Both the Conditions of Approval and the requirements of the State Alcoholic Beverage Control agency are intended to protect the public health, welfare and safety of the community. Furthermore, as part of the Plan Approval process, each individual venue will have additional conditions imposed and tailored towards the specific use. Such impositions of conditions will make the use a more compatible and accountable neighbor to the surrounding uses, as conditions are intended to integrate the use into the community as well as protect community members from potential adverse impacts associated with alcohol sales. Therefore, the proposed alcohol sales will not be materially detrimental to the character of the development in the neighborhood.

9. ***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.***

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, three (3) on-sale and one (1) off-sale license are allocated to subject

Census Tract No. 1910.00. There are currently 63 total licenses in this Census Tract (57 on-site and 6 off-site). Of the 57 establishments with on-site licenses, 11 have Type 41 License for the on-sale of beer and wine for bona fide public eating place, 21 have a Type 47 License for the on-sale general for bona-fide public eating places, four (4) have a Type 48 License for the on-sale of beer, wine, and distilled spirits for consumption at a bar and night club, zero (0) has a Type 57 License for the on-sale consumption of beer, wine, and distilled spirits at organizations that are not qualified for club licenses, 11 have a Type 58 License for caterers to provide alcohol beverages off-site, two (2) have a Type 66 License for hotels and motels to allow for the sale of packaged distilled spirits in guestrooms, four (4) have a Type 68 License for the sale and service of beer, wine, and distilled spirits from portable bars, and four (4) have a Type 77 License allows certain licensees to sell beer, wine and distilled spirits for consumption on property adjacent to the licensed premises that is owned or under the control of the licensee for events. Of the six (6) establishments with off-site licenses, one (1) establishment has a Type 20 License for the off-sale of beer and wine and the other three (5) establishments have a Type 21 License for the off-sale of general.

According to statistics provided by the Los Angeles Police Department, within Crime Reporting District No. 637, which has jurisdiction over the subject property, a total of 322 crimes and arrests were reported in 2019 (150 Part I Crimes and 172 Part II Arrests), compared to the citywide total average of 173 offenses for the same reporting period. Of the 322 total crimes and arrests reported for the census tract, twenty-one (21) arrests were made for narcotic drug laws, five (5) arrests was made for liquor laws, three (3) arrests were made for being under the influence of alcohol, no arrests were made for disturbing the peace, six (6) arrests were made for disorderly conduct, and thirteen (13) arrests were made for driving under the influence, reported by LAPD. Based on the above figures, approximately 12 percent (12) of the total (172) arrests were related to alcohol offenses.

Undue concentration can occur 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 a license benefits the public welfare and convenience. The number of active licenses for both on-site and off-site sales within the census tract is above the number allocated by ABC guidelines. The site is also located in a district where the crime rate is moderately higher than the citywide average. The statistics cover an entire district and no evidence was submitted establishing any link between the subject site and the area's crime rate, and no complaints were submitted for the record concerning any criminal or nuisance activity associated with the subject site. The incorporation of conditions relative to the operation of the establishment will address and minimize any possible adverse impact on the welfare of the surrounding 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 surveillance, responsible management and deterrents against loitering as required by this grant and the subsequent master plan approvals. The sale and dispensing of a full line of alcoholic beverages will be incidental to restaurant use, serving building residents and their guests, as well as the surrounding neighborhood and is not anticipated to adversely affect crime rates, given the nature of the use and number of establishments.

In these active commercial areas where there is a demand for licenses beyond the allocated number, the approval of the license for the project area will benefit the public welfare and serves as a convenience, due to the increase in the residential population base in the area from the project. The project involves the granting of an application to sell and dispense alcoholic beverages in conjunction with a new mixed-use development will not adversely affect community welfare restaurants spaces are a desirable use within a mixed-use building in an area designated for such uses. The ability to serve alcohol on-site will provide a beneficial service to the residents and visitors in the Hollywood area. The new mixed-use development will provide a convenience to residents, workers, and visitors to the Hollywood

area and as conditioned, will not negatively impact the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents.

Therefore, the granting of the application will not result in an undue concentration of alcohol-serving establishments.

10. ***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 bounded by Yucca Street, the Kimpton Everly Hotel, and three-story residential lofts to the north; North Vista Del Mar Avenue and one- and two-story single-family residences and duplexes to the east; vacant land (former Little Country Church of Hollywood) and one- and two-story single-family residences and duplexes followed by a five-story mixed-use residential and commercial development to the south; and Argyle Avenue and commercial and residential uses to the west, including the 18-story Argyle House Project (multi-family residential and commercial uses) at the southwest corner of Yucca Street and Argyle Avenue. The project site vicinity is highly urbanized and generally built-out and is part of the Regional Center of Hollywood containing a mix of commercial, studio/production, office, entertainment, and residential uses. The Project Site is located in an area identified by the City as a Transit Priority Area and is served by a network of regional transportation facilities.

The mixed-use project would concentrate the commercial and alcohol-sale components of the project on the north and northwest portions of the site, adjacent to Argyle Avenue and Yucca Street. Following are surrounding sensitive uses within a 1,000-foot radius of the site:

- Residentially zoned area directly to the north and east of the site.
- St. Stephen's Episcopal Church
- First Presbyterian Church of Hollywood
- Selma Avenue Pocket Park

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The project will provide adequate security measures to discourage loitering, theft, vandalism and other nuisances as imposed through the project condition. All sales employees will receive training in responsible alcohol sales; age verification devices and prompts will be part of the Point-of-Sale system to assist cashiers in prevention of sales to minors.

Furthermore, the proposed use will not detrimentally affect nearby residential properties and other sensitive uses. The surrounding area is an urban environment that contains similar mixed-use 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 will be located within the Project, it will be incidental to primary operations and, as such, no detrimental effects should be expected from the proposed project. Potential effects of excessive noise or disruptive behavior is addressed by the imposition of Conditions of Approval, including but not limited to restrictions on loitering, sales or consumption off of the premises, after hour events and a requirement for employee training related to alcohol sales. Conditions related to noise reduction typically include restrictions on amplified sound, restrictions on loitering, hours of operations restrictions, and alcohol sale

restrictions which limit the sale of alcohol to an ancillary part of the restaurant, retail, or grocery use in lieu of uses such as pool halls or lounges. The Project is consistent with the requested zoning for the site, and in keeping with the existing uses adjacent to the development. The surrounding area is primarily zoned C4, with a General Plan land use designation of Regional Center Commercial. Surrounding developments to the north, west, and south are generally improved with mixed-use developments, with ground floor commercial uses. The proposed neighborhood serving commercial uses on-site would contribute to the neighborhood and serve the residents, local employees, and visitors. Therefore, as conditioned, the Project would protect the health, safety and welfare of the surrounding neighbors, and will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

Site Plan Review Findings

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

Framework Element. The General Plan Framework sets forth a citywide comprehensive long-range growth strategy and defines citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element designates the subject property as a Regional Center, which are described as focal points for regional commerce, identity, and activity with higher density developments whose form is differentiated from the lower-density neighborhoods of the city. Regional Centers fall under the range of 1.5:1 to 6:1 FAR and are characterized by buildings ranging from six-to 20-story buildings or higher. Their densities and functions support the development of a comprehensive and interconnected network of public transit and services. The Project allows for the orderly arrangement of buildings on the site, flexibility in ownership and operation of the proposed commercial establishments, and allows for density height, and floor area arrangement which meets the goals of the General Plan and Hollywood Community Plan by providing mixed-use, mixed-income project, which provides new housing units, commercial space, in addition to preserving the two non-contributing structures located on Vista Del Mar Avenue..

The Project Site is improved with one single-family residence, one duplex with a detached garage, and three, two-story apartment buildings with associated carports and paved surface parking areas. Under the proposed Modified Alternative 2, the three multi-family apartment buildings located along Yucca Avenue would be demolished and removed to allow for the redevelopment of the site, while the two existing one- and two-story single-family buildings (1765 and 1771 Vista Del Mar Avenue) would be retained. Modified Alternative 2 consists of a mixed-use development, with up to 316,948 square feet of floor area, within a new 30-story tower, referred to herein as Building 1. The proposed Building 1 would include up to 269 multi-family residential units (17 of which would be set aside for Very Low Income households) and approximately 7,760 square feet of commercial/restaurant uses. The existing residence at 1771 Vista Del Mar Avenue would remain as a single-family use and the residence at 1765 Vista Del Mar Avenue, which currently contains three residential units, will be converted back to a single-family use. Five levels of subterranean and above-ground automobile parking would be located within the podium structure of Building 1 and surface parking would be provided for the two single-family residences.

The Project supports and will be generally consistent with the General Plan Framework Land Use Chapter as it accommodates development of residential and commercial uses in accordance with the applicable policies of the Hollywood Community Plan. Specifically, the

Project would comply with the Regional Center based on the following goals, objective and policies, as set forth in the General Plan Framework Land Use Chapter:

Goal 3A: *A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.*

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: *Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.*

Policy 3.2.2 *Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.*

Policy 3.2.3: *Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.*

Objective 3.4: *Encourage new multi-family residential, 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.*

Goal 3M*: A City where significant historic and architectural districts are valued.*

Objective 3.17*: Maintain significant historic and architectural districts while allowing for the development of economically viable uses.*

The Project Site is improved with one single-family residence, one duplex with a detached garage, and three, two-story apartment buildings with associated carports and paved surface parking areas. Under the proposed Modified Alternative 2, the three multi-family apartment buildings located along Yucca Avenue would be demolished and removed to allow for the redevelopment of the site, while the two existing one- and two-story single-family buildings (1765 and 1771 Vista Del Mar Avenue) would be retained. Modified Alternative 2 consists of a mixed-use development, with up to 316,948 square feet of floor area, within a new 30-story tower, referred to herein as Building 1. The proposed Building 1 would include up to 269 multi-family residential units (17 of which would be set aside for Very Low Income households) and approximately 7,760 square feet of commercial/restaurant uses. The existing residence at 1771 Vista Del Mar Avenue would remain as a single-family use and the residence at 1765 Vista Del Mar Avenue, which currently contains three residential units, will be converted back to a single-family use. Five levels of subterranean and above-ground automobile parking would be located within the podium structure of Building 1 and surface parking would be provided for the two single-family residences.

The Project provides a high-rise, mixed-use development which includes a total of 271 residential units, active commercial uses, a small park with outdoor seating and public art, and various streetscape improvements on an infill site within the Hollywood area. The proposed project would enhance the built environment through the unified development of the site and would include essential and beneficial uses through the balance of residential and commercial components, within the transit-rich area of Hollywood. The project would benefit the community by providing more housing options for the increasing population of Hollywood workers and provide employment opportunities for the area residents, which support the City's goals for housing and economic development. The preservation and rehabilitation of the two non-contributing single-family structures in the Vista Del Mar/Carlos Historic District would help to preserve neighborhood character, and the provision of a small park at the corner of Yucca Street and Vista Del Mar Avenue would serve as a gateway amenity to the district.

The Project would reduce vehicle trips and vehicle miles traveled due to the Project's pedestrian-orientated design, bicycle access and infrastructure, and proximity to rail and bus transit, commercial uses, entertainment uses, amenities, and jobs. The Project design, mix of uses, and intensity will also contribute to the intended character of the Regional Center land use, while locating new residents and jobs within an established mixed-use area. The Project will contribute to the appropriate distribution of land as described by the Land Use Chapter due to its location in a Regional Center well served by transit, proposed mix of uses consistent with the goals of the Regional Center, proposed neighborhood-serving commercial space, proposed housing for various income levels and household sizes, and retention of the two non-contributing single-family structures in the Vista Del Mar/Carlos Historic District.

Housing Element. The project also meets the policies set forth regarding housing in the land use chapter of the Framework Element and the Housing Element.

Goal 1: *A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.*

Objective 1.1: *Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.*

Policy 1.1.3: *Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.*

Policy 1.1.4: *Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.*

Objective 1.3: *Forecast and plan for changing housing needs over time in relation to production and preservation needs.*

Policy 1.3.5: *Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within the City to meet the projections of housing needs, according to the policies and objectives of the City's Framework Element of the General Plan.*

Goal 2: *A City in which housing helps to create safe, livable and sustainable neighborhoods.*

Objective 2.1: *Promote safety and health within neighborhoods.*

Objective 2.2: *Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services, and transit.*

Policy 2.2.3: *Promote and facilitate a jobs/housing balance at a citywide level.*

Objective 2.4: *Promote livable neighborhoods with a mix of housing types, quality design and scale and character that respects unique residential neighborhoods in the City.*

Policy 2.4.2: *Develop and implement design standards that promote quality residential development.*

Objective 2.5: *Promote a more equitable distribution of affordable housing opportunities throughout the City.*

Policy 2.5.1: *Target housing resources, policies and incentives to include affordable housing in residential development, particularly in mixed-use development, Transit Oriented Districts and designated Centers.*

Policy 2.5.2: *Foster the development of new affordable housing units citywide and within each Community Plan area.*

Under Modified Alternative 2, the three multi-family apartment buildings located along Yucca Avenue would be demolished and removed to allow for the redevelopment of the site, while the two existing one- and two-story single-family buildings (1765 and 1771 Vista Del Mar Avenue) would be retained. Modified Alternative 2 consists of a mixed-use development, with up to 316,948 square feet of floor area, within a new 30-story tower, referred to herein as Building 1. The proposed Building 1 would include up to 269 multi-family residential units, 17 of which would be set aside for Very Low Income households, and approximately 7,760 square feet of commercial/restaurant uses. The existing residence at 1771 Vista Del Mar Avenue would remain as a single-family use and the residence at 1765 Vista Del Mar Avenue, which currently contains three residential units, will be converted back to a single-family use. Five levels of subterranean and above-ground automobile parking would be located within the podium structure of Building 1 and surface parking would be provided for the two single-family residences.

The Project proposes mixed-income housing, with neighborhood-serving commercial space at the ground floor. As a mixed-use development, the Project provides for activity and natural surveillance during and after commercial business hours. The ground floor commercial uses would activate the streets, while the residential units are oriented outward, providing eyes on the street during all hours of the day to create a safer environment for residents, workers, and visitors to the area. The Project provides housing for various income levels and household sizes, and retention of the two non-contributing single-family structures in the Vista Del Mar/Carlos Historic District. The Project will provide 21 studio apartments, 128 one-bedroom units, 110 two-bedroom units, and 10 three-bedroom units. Of the total 271 units, 252 are new RSO units, 17 are new covenanted affordable units, and two are the existing single-family residences on Vista Del Mar Avenue. This would help meet the critical demand for new housing in the Hollywood Community Plan area and would increase the City's stock of rent controlled units. The project will further a key Housing Element goal of reducing the City's existing housing shortage, as well as its jobs-housing imbalance, by developing the site with 271 residential units

The Project as proposed would be consistent with the goals of the housing element by providing mixed income housing units in varying unit arrangements on a site well served by transit.

The project supports Objective 2.3, Policy 2.3.1, and Policy 2.3.4 as the project is certified Environmental Leadership Development Project (ELDP). As an ELDP Project, the Project will achieve LEED Silver certification, maximize transit friendly features (resulting in a minimum 15 percent greater transportation efficiency), and be 'Net-Zero' in GHG emissions. The project will incorporate Project Design Features that include energy conservation measures such as a construction waste management plan, installation of energy efficient appliances, and a water reduction strategy to reduce water consumption. Further, the Project site is located in a Transit Priority Area and adjacent to several bus lines and in the vicinity of the Hollywood and Vine Red Line Station (approximately 0.13 miles southwest from the project site), increasing accessibility to and from the site via walking and other transit. In addition, the project site would be adjacent to many other mixed-use buildings with similar commercial uses, as well as events and entertainment uses within the Hollywood area, encouraging walking, active transportation, and public transit usage to these other adjacent uses.

Plan for a Healthy Los Angeles. The project also meets the policies set forth in the General Plan's Health and Wellness Element.

> *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 others susceptible to respiratory diseases.*

Air Quality Element. The project also meets the policies set forth in the General Plan's Air Quality Element.

> *Policy 4.2.3: Ensure that new development is compatible with pedestrians, bicycles, transit, and alternative fuel vehicles.*
>
> *Policy 5.1.2: Effect a reduction in energy consumption and shift to non-polluting sources of energy in its buildings and operations*

The Project would result in the creation of new housing and commercial uses within 0.13 miles of the Hollywood/Vine Metro Station, would provide street trees, storefronts and streetwall treatments which encourage walking, outdoor dining, and bicycle parking, thereby activating the streetscape to support an inviting and pedestrian-oriented environment. In addition, the Project would reduce vehicle trips and vehicle miles traveled due to the Project's pedestrian-orientated design, bicycle access and infrastructure, and proximity to rail and bus transit, commercial uses, entertainment uses, amenities, and jobs. The Project design, mix of uses, and intensity will also contribute to the intended character of the Regional Center land use, while locating new residents and jobs within an established mixed-use area.

Policy 5.1 and 5.7 of the Plan for a Healthy LA, the Health and Wellness Element, and Policy 4.2.3 of the Air Quality Element are policy initiatives related to the reduction of air pollution and greenhouse gases. As mentioned above, the project has been certified as an ELDP project and is required to achieve LEED Silver certification, maximize transit friendly features and be 'Net-Zero' in greenhouse gas emissions. As conditioned, the Project will

provide at least 20 percent of the total code-required parking spaces provided for all types of parking facilities will be capable of supporting future electric vehicle supply equipment (EVSE), with at least 5 percent of the total code-required parking spaces shall be equipped with EV charging stations.

Furthermore, as conditioned Project Design Feature PDF-GHG-1 requires that the Project will provide or obtain GHG emission offsets as required in the Project's Environmental Leadership Development Project certification and related documentation. The Project is a certified Environmental Leadership Development Project (ELDP) and will be consistent with the State's SB 375 plans and greenhouse gas emission (GHG) targets, the City's Green Building Code, and the City's Green New Deal (Sustainable City pLAn 2019). The Project incorporates sustainable and green building design and construction to promote resource conservation, including net-zero carbon and GHG emissions, electric-vehicle charging and water conservation measures in excess of Code requirements, achieving fifteen percent greater transportation efficiency, and incorporating sustainability measures to achieve Leadership in Energy and Environmental Design (LEED) Silver certification.

The LEED certification and EV project features are also good zoning practices because they provide a convenient service amenity to the occupants or visitors who use electric vehicles and utilize electricity on site for other functions. In addition, the project's certification as an ELDP Project will ensure that the project is energy efficient and promotes alternative modes of travel such as public transit and active transportation to support California's greenhouse gas emission reduction targets Taken together, the conditions would provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and the City. As conditioned, the Project will be consistent with the aforementioned policies, as well as Policy 5.1.2 of the Air Quality Element, by ensuring that future developments are compatible with alternative fuel vehicles and shift to non-polluting sources of energy.

Mobility Plan 2035. The project also meets the policies set forth in the General Plan's Mobility Element.

> ***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 3.5:*** *Support "first-mile, last-mile solutions" such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops (transit stops) to maximize multi-modal connectivity and access for transit riders.*
>
> ***Policy 3.8:*** *Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.*

The Project would provide access for all modes of travel, focusing on pedestrians and cyclists. Pedestrian entrances are prominently located at the corner of Yucca Street and Argyle Avenue, as well as locating the main building entrance lobby along Yucca Street, directly in the center of the project. The proposed Project is consistent with the goals and implementation strategies identified in the Walkability Checklist. The Project introduces new commercial uses such as restaurants to the area, which would reduce the vehicle miles

travel to the site as residents and visitors would be able to walk to these commercial uses. Further, the Project site is located in a Transit Priority Area and adjacent to several bus lines and in the vicinity of the Hollywood and Vine Red Line Station (approximately 0.13 miles southwest from the project site), increasing accessibility to and from the site via walking and other transit. In addition, the project site would be adjacent to many other mixed-use buildings with similar commercial uses, as well as events and entertainment uses within the Hollywood area, encouraging walking, active transportation, and public transit usage to these other adjacent uses.

As mentioned previously, the project would also improve the streetscape surrounding the Project Site with improved sidewalks, street lighting, street trees, short-term bicycle parking, and landscaping. The project will also activate the street for pedestrians with a small park located at the northeast corner of the project site, which contains outdoor seating and landscaping. The building's orientation also contributes to a walkable environment as the entrances to the commercial uses are located directly on Yucca Street and at the corner of Argyle Avenue and Yucca Street, while the residential entrance is located on Yucca Street. There is only one driveway, which is located on Argyle Avenue. In general, the site design creates active environments by supporting a variety of pedestrian activities, and buildings are oriented and easily accessible from adjacent public streets and open spaces. These on- and off-site project features and improvements will lend themselves to create a safe and engaging pedestrian environment, and will enrich the quality of the public realm, consistent with the objectives of the Mobility Element.

As conditioned Mitigation Measure MM-TRAF-1 requires implementation of a TDM program to reduce vehicle trips. The combined effect of the various strategies implemented as part of the TDM program will result in a reduction in Modified Alternative 2's vehicle trip generation and VMT by offering services, actions, specific facilities, etc., aimed at encouraging the use of alternative transportation modes. As shown in Table 3-6, *VMT Analysis Summary*, at page 3-59 in Chapter 3, *Revisions, Clarifications and Corrections*, of the Final EIR, with implementation of Mitigation Measure MM TRAF-1, Modified Alternative 2 would generate 7,476 daily VMT (a reduction of 984 daily VMT), which includes a home-based production daily VMT of 3,573 and a home-based work attraction daily VMT of 154. With Mitigation Measure MM TRAF-1, Modified Alternative 2 will generate an average household VMT per capita of 5.9 (1.6 less than prior to mitigation). With mitigation, Modified Alternative 2 will not exceed the household VMT per capita threshold of 6.0. Work VMT for Modified Alternative 2 is less than significant without mitigation. Thus, with Mitigation Measure MM-TRAF-1, Modified Alternative 2 meets the threshold criteria of being 15% less than the existing average household VMT per capita for the Central APC area.

Land Use Element – Hollywood Community Plan

The Project Site is located within the Hollywood Community Plan Area, which was adopted by the City Council on December 13, 1988. The 1.16-acre project site is located within the adopted Hollywood Community Plan area and is comprised of seven lots, commonly referred to herein as the West Parcel, Center Parcel, and East Parcel. The Community Plan designates the West Parcel and Center Parcel for Regional Center Commercial land use and the East Parcel for Multiple Family Medium Residential land use. According to the Community Plan, corresponding zones for the Regional Center Commercial designation include C2, C4, P, PB, RAS3 and RAS4. The corresponding zoning designation for Medium Residential is R3.

The West Parcel is zoned C4-2D-SN, which allows for commercial and residential uses, consistent with the R5 zone. The Height District 2 allows unlimited building height with a maximum FAR of 6:1. The Center Parcel is zoned R4-2D, which is not a corresponding zone

in the Regional Center Commercial General Plan land use designation. For both the West and Center Parcels, the "D" indicates a Development Limitation, which provides a project shall not exceed a 2:1 FAR, unless it is found to comply with the Hollywood Redevelopment Plan, and is approved by the City Planning Commission, or the City Council on appeal. The East Parcel is zoned [Q] R3-1XL. The R3 zone permits a density of 800 square feet of lot area per dwelling unit. Height District 1XL limits building height to 30 feet with a maximum FAR of 3:1. The Q condition limits residential density to a maximum of one dwelling unit for each 1,200 square feet of lot area.

The Project entitlements include a Zone Change and Height District Change from C4-2D-SN to (T)(Q)C2-2D-SN, from R4-2D to (T)(Q)C2-2D, and from [Q]R3-1XL to (T)(Q)R3-2D. The zone change request for the Center Parcel from R4-2D to C2-2D would make the zone consistent with the land use. The Zone and Height District as proposed are consistent with and in substantial conformance with the intent and provisions of the General Plan as reflected in the adopted Community Plan.

General Plan Text. The Hollywood Community Plan, a part of the Land Use Element of the City's General Plan, states the following objectives that are relevant to the Project:

> ***Objective No. 1**: To further the development of Hollywood as a major center of population, employment, retail service and entertainment.*
>
> ***Objective No. 3**: To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the community, maximizing the opportunity for individual choice.*
>
> ***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.*

Under the Modified Alternative 2, the three multi-family apartment buildings located along Yucca Avenue would be demolished and removed to allow for the redevelopment of the site, while the two existing one- and two-story single-family buildings (1765 and 1771 Vista Del Mar Avenue) would be retained. Modified Alternative 2 consists of a mixed-use development, with up to 316,948 square feet of floor area, within a new 30-story tower, referred to herein as Building 1. The proposed Building 1 would include up to 269 multi-family residential units, 17 of which would be set aside for Very Low Income households, and approximately 7,760 square feet of commercial/restaurant uses. The existing residence at 1771 Vista Del Mar Avenue would remain as a single-family use and the residence at 1765 Vista Del Mar Avenue, which currently contains three residential units, will be converted back to a single-family use. Five levels of subterranean and above-ground automobile parking would be located within the podium structure of Building 1 and surface parking would be provided for the two single-family residences.

The requested entitlements allow for the orderly arrangement of buildings on the site, flexibility in ownership and operation of the proposed commercial establishments, and allows for increased density, height, and floor area for the construction of the Project, which meets the goals of the General Plan and Hollywood Community Plan by providing mixed-use, mixed-income project, providing new housing units, commercial space, and preserving the two non-contributing structures located on Vista Del Mar Avenue.

Hollywood Redevelopment Plan Consistency

In addition to achieving the objectives of the Hollywood Community Plan, the Project would also support and be consistent with the following goals identified in the Hollywood Redevelopment Plan:

> **3.** *Promote a balanced community meeting the needs of the residential, commercial, industrial, arts and entertainment sectors.*
>
> ***9.*** *Provide housing choices and increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes; and to provide home ownership opportunities and other housing choices which meet the needs of the resident population.*
>
> ***10.*** *Promote the development of sound residential neighborhoods through mechanisms such as land use, density and design standards, public improvements, property rehabilitation, sensitive in-fill housing, traffic and circulation programming, development of open spaces and other support services necessary to enable residents to live and work in Hollywood.*
>
> ***11.*** *Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria.*
>
> ***14.*** *Promote and encourage development of recreational and cultural facilities and open spaces necessary to support attractive residential neighborhoods and commercial centers.*

the Project would also support and be consistent with the following objectives identified in subsection 506.2.3: Regional Center Commercial Density of the Hollywood Redevelopment Plan:

> ***Objective 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.*
>
> ***Objective b****: To provide for new development which complements the existing buildings in areas having architecturally and/or historically significant structures.*
>
> ***Objective d****: To encourage the development of appropriately designed housing to provide a balance in the community.*

Under Modified Alternative 2, the three multi-family apartment buildings located along Yucca Avenue would be demolished and removed to allow for the redevelopment of the site, while the two existing one- and two-story single-family buildings (1765 and 1771 Vista Del Mar Avenue) would be retained. Modified Alternative 2 consists of a mixed-use development, with up to 316,948 square feet of floor area, within a new 30-story tower, referred to herein as Building 1. The proposed Building 1 would include up to 269 multi-family residential units, 17 of which would be set aside for Very Low Income households, and approximately 7,760 square feet of commercial/restaurant uses. The existing residence at 1771 Vista Del Mar Avenue would remain as a single-family use and the residence at 1765 Vista Del Mar Avenue, which currently contains three residential units, will be converted back to a single-family use. Five levels of subterranean and above-ground automobile parking would be located within the podium structure of Building 1 and surface parking would be provided for the two single-family residences.

The Project proposes mixed-income housing, with neighborhood-serving commercial space at the ground floor. As a mixed-use development, the Project provides for activity and natural surveillance during and after commercial business hours. The ground floor commercial uses would activate the streets, while the residential units are oriented outward, providing eyes on the street during all hours of the day to create a safer environment for residents, workers, and visitors to the area. The Project provides housing for various income levels and household sizes, and retention of the two non-contributing single-family structures in the Vista Del Mar/Carlos Historic District. The Project will provide 21 studio apartments, 128 one-bedroom units, 110 two-bedroom units, and 10 three-bedroom units. Of the total 271 units, 252 are new RSO units, 17 are new covenanted affordable units, and two are the existing single-family residences on Vista Del Mar Avenue. This would help meet the critical demand for new housing in the Hollywood Community Plan area and would increase the City's stock of rent controlled units.

The Project would result in the creation of new housing and commercial uses within 0.13 miles of the Hollywood/Vine Metro Station, would provide street trees, storefronts and streetwall treatments which encourage walking, outdoor dining, and bicycle parking, thereby activating the streetscape to support an inviting and pedestrian-oriented environment. In addition, the Project would reduce vehicle trips and vehicle miles traveled due to the Project's pedestrian-orientated design, bicycle access and infrastructure, and proximity to rail and bus transit, commercial uses, entertainment uses, amenities, and jobs. The Project design, mix of uses, and intensity will also contribute to the intended character of the Regional Center land use, while locating new residents and jobs within an established mixed-use area.

The Project as proposed would be consistent with the goals of the Redevelopment Plan by providing mixed income housing units in varying unit arrangements on a site well served by and in close proximity to transit.

Hollywood Redevelopment Plan Compliance

501 General Controls and Limitations

The Project complies with the provisions of the redevelopment plan, as shown below. Pursuant to standard practice, the Project was also vetted by the Urban Design Studio, to verify consistency with Citywide Design Guidelines.

502 Map

The Project requests a Zone Change and Height District Change from C4-2D-SN to (T)(Q)C2-2D-SN, from R4-2D to (T)(Q)C2-2D, and from [Q]R3-1XL to (T)(Q)R3-2D. The zone change request for the Center Parcel from R4-2D to C2-2D would make the zone consistent with the land use. The Zone and Height District as proposed are consistent with and in substantial conformance with the intent and provisions of the General Plan as reflected in the adopted Community Plan. Pursuant to Section 502 of the Redevelopment Plan, and pending City Council approval, changes to the General Plan, Community Plan and any applicable Ordinances are automatically incorporated into the Redevelopment Plan. Therefore, the requested actions would be incorporated into the Plan, making the Project request and designation consistent with the Redevelopment Plan Map.

503 Design Standards

Section 503 of the Redevelopment Plan describes the purpose and intent of Designs for Development that may be adopted; however, as noted above, the only adopted design standards associated with the Redevelopment Plan pertains to the Hollywood Signage Supplemental Use District (HSSUD). There is no signage proposed as part of the Project, and any signage would be required to comply with the provisions of the HSSUD.

504 Variance, Conditional Use, Building Permits, and Other Land Development Entitlements

Section 504 of the Redevelopment Plan states that no zoning variance, conditional use permit, building permit, demolition permit or other land development entitlement shall be issued unless the application has been reviewed and determined to be in conformance with the Redevelopment Plan and any applicable design standards. As set forth in these findings, the Project is in conformance with the Redevelopment Plan, and as the Project is not seeking signage at this time, conformance with applicable design standards is not required.

505 Residential Standards

While the Project incorporates residential units, Section 505 of the Redevelopment Plan refers to sites designated for residential use. The Project Site is designated Regional Center Commercial, and the proposed zone change would take the R4 zoned property to C2, and under Modified Alternative 2 would not develop new structures on the R3 zoned portion of the project site. Furthermore, Modified Alternative 2 would preserve the existing structures located on the R3 zoned lots, which would preserve the character and architectural style of the Vista Del Mar/Carlos Historic District.

506 Commercial Standards

The Redevelopment Plan identifies specific uses which are necessary to support the residential population of Hollywood, as well as specific uses which are traditional or indicative of Hollywood. The uses identified by the Redevelopment Plan include essential neighborhood services which support residential areas as pharmacies and food markets, while traditional uses such as restaurants, theaters and bookstores. The Project includes uses which both support nearby residential neighborhoods and residential uses within the regional center ground floor commercial space, including proposed restaurant spaces. Additionally, Section 506 includes some definitions and designations which are consistent with the Community Plan, and LAMC, and were applied consistently to the Project.

506.2 Regional Center Commercial

The Redevelopment Plan indicates intensity and concentration of uses intended for the Regional Center designation in section 506.2. The Redevelopment Plan indicates that commercial and entertainment uses should be focused around areas served by transportation facilities, as well as indicating FAR limitations of 4.5:1, with up to 6:1 FAR with additional findings, conformity with the Redevelopment Plan, and conformity with the Community Plan. As shown below and in the consistency findings for the Redevelopment Plan, the Project is consistent with these requirements, and the Regional Center designation in the Redevelopment Plan.

506.2.1 Hollywood Boulevard District

The Hollywood Redevelopment Plan identifies special districts in the plan area, including the Hollywood Boulevard District, generally properties to the north and south of Hollywood

Boulevard from Gower Street to La Brea Avenue, which the Project Site is located in. The District includes six goals:

5. *Encourage preservation, restoration and appropriate reuse of historically or architecturally significant structures;*
6. *Assure that new development is sympathetic to and complements the existing scale of development;*
7. *Provide pedestrian oriented retail uses along the street level;*
8. *Encourage entertainment, theater and tourist related uses;*
7. *Provide adequate parking for new and existing uses; and*
8. *Reinforce and enhance the existing pedestrian environment.*

The Project includes the restoration and rehabilitation of the two non-contributing structures in the Vista Del Mar/Carlos Historic District. The new development would be complementary to the varying heights, architectural styles, and general character of the area, including the mid-rise structures in the immediate vicinity. The Project also includes ground floor commercial space along both Yucca Street and Argyle Avenue, reinforcing and complementing the existing pedestrian environment, as well as providing a new 2,820 square foot open space park at the corner of Yucca Street and Vista Del Mar Avenue. The Project will provide code required parking based on the number of units when built.

506.2.3 Regional Center Commercial Density

The Project Site is designated Regional Center Commercial by the Hollywood Community Plan; the intended focus of development in the Redevelopment Plan Area. The intent of the Plan is to focus development in areas designated Regional Center Commercial, served by adequate transportation facilities, with the goal of spurring economic development, high quality development, and support of entertainment uses. The Project Site is located 0.13 miles from the Hollywood/Vine Metro station, as well as within walking distance to multiple transit lines, including Metro bus lines, and LADOT bus lines. The Project would not alter historical development patterns in the area, and would retain and restore the two non-contributing structures in the Vista Del Mar/Carlos Historic district. Additionally, the Project would be consistent with the adjacent scale and building forms, complimenting the uses along Yucca Street and Argyle Avenue, as well as serving the residential components of the mixed-use developments in the vicinity of the Project Site. The nearest residential neighborhood, adjacent to the east of the Project site, would also be served by the commercial components of the Project. Therefore, the project demonstrates compliance with the provisions of the Redevelopment Plan for development in the Regional Center Commercial designation.

506.3 Residential Uses Within Commercial Areas

Section 506.3 of the Redevelopment Plan permits and encourages new residential uses in the Regional Center Commercial designation. The Project Site is designated Regional Center Commercial, and is located in the Hollywood Boulevard District. The Project complies with the intent and regulations of the both the Hollywood Boulevard District and Regional Center designation in the Redevelopment Plan.

Section 510 New Construction

Section 510 of the Redevelopment Plan requires all construction and development to conform to applicable State and City laws and regulations. The Project is required to

conform to applicable regulations through the entitlement and permitting process. Therefore, the Project complies with Section 510 of the Redevelopment Plan.

Section 511 Preservation, Rehabilitation, and Retention of Properties

Section 511 of the Redevelopment Plan requires the preservation, rehabilitation, and retention of historic properties. The Project Site includes the two previously identified non-contributing structures in the Vista Del Mar/Carlos Historic District, which is determined eligible for listing in the National Historic Register. The Project complies with Section 511 of the Redevelopment Plan as the Project will restore and rehabilitate the two structures, and while the unified development does include a request for FAR over 4.5:1, the Project is utilizing unused floor area attributed to the R3 zoned portions of the site across the remainder of the site where the only new construction would occur. This would ensure the protection of the two non-contributing structures. The new development would conform to the Redevelopment Plan as conditioned.

Section 513 Limitation on the Number of Buildings, Section 514 Limitation on the Number of Dwelling units

Sections 513 and 514 of the Redevelopment Plan identify the number of buildings and dwelling units anticipated to be developed within the Redevelopment Project Area. As determined by the City as lead agency, the development of the Project is consistent with Citywide growth projections and is therefore consistent with these sections.

Section 515 Limitation on Type, Size and Height of Buildings

Section 515 of the Redevelopment Plan limits the type, size, and height of buildings as regulated by State and City law. The Project's request for a Zone Change and Height District Change would be aligned with the goals of the Redevelopment Plan and Community Plan to concentrate dense development in the Regional Center Area, as well as by allowing for a 10% FAR increase through the Density Bonus Incentive program which includes a requirement for affordable units be reserved for Very Low Income occupants in exchange for the FAR incentive. No Design for Development Standards have been adopted, however, the Project complies with the Citywide Design Guidelines.

Section 516 Signs and Billboards

Section 516 of the Redevelopment Plan addresses signs and billboards. Future proposed signage will be reviewed by the City for conformance with all applicable regulations including applicable design guidelines, such as the Hollywood Signage Supplemental Use District.

Section 517 Utilities

Section 517 of the Redevelopment Plan pertains to the undergrounding of utilities, and feasibility and compliance will be verified during the permitting process.

Section 518 Circulation, Parking and Loading Facilities

Section 518 of the Redevelopment Plan pertains to circulation, parking, and loading facilities. As determined by the City as lead agency, the Project complies with applicable City regulations regarding parking and loading facilities and will not result in any impacts to the circulation system.

Section 519 Setbacks

Section 519 of the Redevelopment Plan pertains to regulations regarding parking within setbacks, and setback landscaping. The Project does not propose parking to be located in any setback areas and will provide landscaping within its setbacks.

Section 520 Incompatible Uses

Section 520 of the Redevelopment Plan pertains to incompatible uses. The City as lead agency has determined that the Project will be compatible with the surrounding areas and buildings. The requested \ Zone Change and Height District Change would allow the proposed building form, size, uses, and design to be compatible with existing and adjacent proposed developments, as well as the intent of the Hollywood Community Plan.

12. 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 adjacent properties and neighboring properties.

The Project Site is located within the Hollywood Community Plan, adopted by the City Council on December 13, 1988. The 1.16-acre project site is comprised of seven lots, commonly referred to herein as the West Parcel, Center Parcel, and East Parcel. The Community Plan designates the West Parcel and Center Parcel for Regional Center Commercial land use and the East Parcel for Multiple Family Medium Residential land use. According to the Community Plan, corresponding zones for the Regional Center Commercial designation include C2, C4, P, PB, RAS3 and RAS4. The corresponding zoning designation for Medium Residential is R3.

The West Parcel is zoned C4-2D-SN, which allows for commercial and residential uses, consistent with the R5 zone. The Height District 2 allows unlimited building height with a maximum FAR of 6:1. The Center Parcel is zoned R4-2D, which is not a corresponding zone in the Regional Center Commercial General Plan land use designation. For both the West and Center Parcels, the "D" indicates a Development Limitation, which provides a project shall not exceed a 2:1 FAR, unless it is found to comply with the Hollywood Redevelopment Plan, and is approved by the City Planning Commission, or the City Council on appeal. The East Parcel is zoned [Q] R3-1XL. The R3 zone permits a density of 800 square feet of lot area per dwelling unit. Height District 1XL limits building height to 30 feet with a maximum FAR of 3:1. The Q condition limits residential density to a maximum of one dwelling unit for each 1,200 square feet of lot area.

The Project Site is improved with one single-family residence, one duplex with a detached garage, and three, two-story apartment buildings with associated carports and paved surface parking areas. Under Modified Alternative 2, the three multi-family apartment buildings located along Yucca Avenue would be demolished and removed to allow for the redevelopment of the site, while the two existing one- and two-story single-family buildings (1765 and 1771 Vista Del Mar Avenue) would be retained. Modified Alternative 2 consists of a mixed-use development, with up to 316,948 square feet of floor area, within a new 30-story tower, referred to herein as Building 1. The proposed Building 1 would include up to 269 multi-family residential units (17 of which would be set aside for Very Low Income households) and approximately 7,760 square feet of commercial/restaurant uses. The existing residence at 1771 Vista Del Mar Avenue would remain as a single-family use and the residence at 1765 Vista Del Mar Avenue, which currently contains three residential units, will be converted back to a single-family use. Five levels of subterranean and above-ground

automobile parking would be located within the podium structure of Building 1 and surface parking would be provided for the two single-family residences.

The project site is bounded by Yucca Street, the Kimpton Everly Hotel, and three-story residential lofts to the north; North Vista Del Mar Avenue and one- and two-story single-family residences and duplexes to the east; vacant land (former Little Country Church of Hollywood) and one- and two-story single-family residences and duplexes followed by a five-story mixed-use residential and commercial development to the south; and Argyle Avenue and commercial and residential uses to the west, including the 18-story Argyle House Project (multi-family residential and commercial uses) at the southwest corner of Yucca Street and Argyle Avenue. The project site vicinity is highly urbanized and generally built-out and is part of the Regional Center of Hollywood containing a mix of commercial, studio/production, office, entertainment, and residential uses. The Project Site is located in an area identified by the City as a Transit Priority Area and is served by a network of regional transportation facilities.

The Project site's proximity to a major transit stop and its Regional Center Commercial designation allows for the project's residential uses and supportive retail and restaurant commercial uses for the neighborhood. The Project's ground-floor commercial uses would incorporate transparent and active storefront design on the public streets and provide an opportunity for outdoor dining, and other amenities to create a pedestrian oriented environment, while encouraging transit usage. The following project elements were designed in a manner which is compatible with both existing and future developments in the area:

A. Building Design. The mixed-use building's design would be consistent with the design policies set forth in the Citywide Design Guidelines. The building elevations utilize a variety of architectural features, building materials and changes in depth to break up massing and create a consistent architectural theme for the development. The podium would use a screening design consisting of multiple different elements that are either recessed or protrude from the façade, with a change of material alternating between unfinished concrete, to glass, to metal ventilation screens, while allowing for airflow through the podium levels. At the ground floor level, the commercial and residential entrances are oriented to the sidewalk, with aluminum framing around floor-to-ceiling glass commercial storefront glazing. The podium also features vertical panels of blue glass, matching the color of glass on the tower, which serve to screen the parking. Other elements from the tower design are employed on the podium through matching the unfinished concrete look of the underside of the balconies, and by creating a large recessed faux balcony element on the corner of Yucca Street and Argyle Avenue. The façade of the tower element will primarily use glass to allow for natural lighting into the residential units, and includes multiple balconies that extend from the façade in a non-uniform pattern that gives the appearance of undulation, while providing shade and minimizing solar gain throughout the building, highlighting the Project's energy efficiency and sustainability. The Project provides an open space amenity deck on the 6th level of the podium which features outdoor seating and a pool for residents. And additional open space rooftop deck is located at the 30th level. The various design treatments within the podium and tower would help break the façade of the building and provide unique focal points. Overall, the Project's contemporary architecture complements and enhances the surrounding developments.

B. Height/Bulk. The project would reach a maximum building height of 30-stories or 348 feet to the top of the parapet. The proposed height of the building is consistent with recent and proposed development in the immediate area. Around the immediate vicinity of the Project Site are the 18-story Argyle House mixed-use project directly across

Argyle Avenue to the west, the 16-story Kimpton Everly Hotel directly across Yucca Street to the north, and the proposed Hollywood Center project to the west which features two towers which are proposed to be 36 and 47 stories (or under Alternative 8, two 49 and 18 story towers). Overall, the height and bulk of the project would be comparable to that of the high-rise mixed-use developments in the immediate vicinity and contribute to the City's skyline. The podium is designed with a pedestrian scale as the mass is broken down into smaller elements, which softens the façade of the building and create a warm and inviting experience for visitors and residents. The podium levels are further enhanced with an alternating rhythm of trapezoidal glass shapes that employ the same green colored glass that is used for the inset accents on the tower façade, as well as vertical green screens along the eastern façade where the new public open space amenity will be located.

Additionally, Modified Alternative 2 would retain and rehabilitate the two non-contributing structures on Vista Del Mar Avenue which are located in the Vista Del Mar/Carlos Historic District. By maintaining these two-story structures, this would preserve the character of the district and the height of other similar structures on site. Modified Alternative 2 would also convert an existing surface parking lot on the corner of Yucca Street and Vista Del Mar Avenue to a 2,820 square foot open space park which would act as a gateway element to the district as well as preserving the development pattern along Vista Del Mar Avenue.

C. Setbacks. The project will comply with the requirements of the Municipal Code and the sidewalk, setback, and streetscape guidelines of the Citywide Design Guidelines. Ground floor treatments also include active commercial and restaurant uses, prominent entryways, a 2,820 square foot landscaped park at the corner of Yucca Street and Vista Del Mar Avenue, and pedestrian-scaled architecture. The project will provide adequate separation distances between all buildings adjacent to the site.

D. Off-Street Parking. The project will provide residential and commercial parking spaces on-site in accordance with the requirements of the Municipal Code. The parking garage is accessed via a single driveway along Argyle Avenue and includes a total of 414 spaces within one fully subterranean level, one partial subterranean/partial at-grade level, and four podium levels. The Project will also provide a pick-up/drop-off zone in front of the building's main pedestrian entrance on Yucca Street. Short-term spaces are located at the ground floor along Yucca Street, while the first and second floors of the podium will contain 164 short-term and long-term bicycle parking spaces. In addition, the project would include infrastructure for electric vehicle charging stations to facilitate the use of electric vehicles.

E. Loading. Any loading or noise-generating back-of-house uses are located away from the primary frontage of Yucca Street and instead is provided via a loading area located in the parking garage. Mechanical equipment and utilities are also appropriately screened within the building and on the building's roof without detracting from the usability and active street presence of the development.

F. Lighting. Implementation of the project will introduce new light sources within the project site, including interior building lighting, exterior security lighting, exterior architectural lighting, and sign lighting. Project lighting would incorporate low-level exterior lights on the building and along pathways for security and wayfinding purposes. In addition, low-level lighting to accent signage, architectural features, and landscaping elements would be incorporated throughout the site to provide for efficient, effective, and aesthetically lighting solutions that minimize light trespass from the site. Outdoor lighting sources will

be shielded away from adjacent uses to minimize impacts. The Project's balconies also provide shade and minimize solar gain throughout the building.

G. Landscaping. Open space and landscaping for the project is concentrated in three areas: a 2,820 square foot pocket park on the ground floor at the corner of Yucca Street and Vista Del Mar Avenue, a 14,720 square foot amenity deck on the 6th level podium, and a 6,260 square foot rooftop amenity deck. The podium's open space includes open areas, landscaping in planters, outdoor seating areas, and an outdoor pool. Landscaping would also be installed around the perimeter of the building and throughout all the open space levels of the building, utilizing native shrubs, perennials, and canopy trees. The perimeter streetscape character would accommodate pedestrians through shade canopy trees, landscaping planters, street furniture, and outdoor seating and public art at the park on the eastern edge of the Project site.

H. Trash Collection. The project is conditioned to enclose all tenant trash containers from view and has incorporated trash collection features into building designs. Trash receptacles will also be provided throughout the open areas of the project. The project will include a recycling area or room for the collection of glass, cans, paper and plastic recyclable materials. Trash and recycling facilities will be kept secure from unauthorized entry.

As described above, the project consists of an arrangement of buildings and structures (including height, bulk, and setbacks), off-street parking facilities, loading areas, landscaping, trash collection, and other such pertinent improvements that will be compatible with existing and future development on adjacent and neighboring properties. The arrangement of the proposed development is consistent and compatible with existing and future development in neighboring properties.

13. The residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The project will result in the creation of new residential and commercial uses on a site that is currently developed with five partially vacant one-story commercial buildings while minimizing impacts on neighboring properties. The project would provide open space amenities throughout the project site. At the ground floor level, the 2,820 square foot pocket park at the southwest corner of Yucca Street and Vista Del Mar Avenue would provide public open space with outdoor seating, landscaping, and public art. At the 6th level of the podium, the common open space includes open areas, landscaping in planters, outdoor seating areas, and an outdoor pool. Also, on the 6th level are a 1,980 square foot indoor lounge and a 2,170 square foot indoor gym for residents. The rooftop open space would also include landscaping, outdoor seating, a water feature, and a 1,700 square foot indoor amenity space. Additionally, the project would provide private residential open space areas within balconies for many of the residential units.

As an ELDP project, the project would be required to provide sustainable features and service amenities for its residents and visitors such as achieving LEED Silver certification, maximizing transit friendly features (resulting in a minimum 15 percent greater transportation efficiency), and being 'Net-Zero' in GHG emissions. As conditioned, the Project will provide at least 20 percent of the total code-required parking spaces provided for all types of parking facilities will be capable of supporting future electric vehicle supply equipment (EVSE), with at least 5 percent of the total code-required parking spaces shall be equipped with EV charging stations. The electric vehicle charging spaces and other sustainability features as an ELDP project will improve habitability for residents and neighboring properties by

reducing the level of greenhouse gas emissions and fuel consumption from the project site, through encouraging the use of low or zero emission vehicles and public transit.

The project's ground floor commercial retail and restaurant uses would complement the variety of commercial uses from other mixed-use developments around the area, as well as provide visitors and residents more dining and shopping options. The project's commercial uses would also provide employment opportunities for the residents in the surrounding area. Additionally, since the project site is within close distance to many restaurants, retail stores, and entertainment venues, residents would be able to walk, use active transportation, or public transit to these different amenities, which promotes the sustainability goals of the City and as an ELDP project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

The City of Los Angeles (the "City"), as Lead Agency, has evaluated the environmental impacts of the 6220 Yucca Project by preparing an environmental impact report (EIR) (Case Number ENV-2014-4706-EIR, SCH No. 2015111073). 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 6220 Yucca Project EIR, consisting of the Draft EIR and Final EIR, is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and impacts of the 6220 Yucca Project (Project), located at 1756, 1760 North Argyle Avenue; 6210-6224 West Yucca Street; and 1765, 1771, 1777, and 1779 North Vista Del Mar Avenue, Los Angeles, CA 90028 (Site or Project Site). The Project as analyzed in the EIR, involves the construction and operation of 210 multi-family residential units (all of which would be governed by the City of Los Angeles' Rent Stabilization Ordinance), 136 hotel rooms and approximately 12,570 square feet of commercial/restaurant uses in two new buildings on the Project Site. All but 13 of the Project's residential units are located in the Project's Building 1, which is a 20-story tower located across the west and center parcels of the Project Site.

The EIR analyzed the project originally proposed by the applicant (referred to as "Original Project"), as well as multiple alternatives, including Alternative 2, *Primarily Residential Mixed-Use Alternative*. In response to comments from the public made on the Draft EIR, and pursuant to guidance offered by the City of Los Angeles (the "City"). The EIR also analyzed Modified Alternative 2. Modified Alternative 2 is similar to Alternative 2 in the Draft EIR, which proposed 271 residential units with 5,120 square feet of commercial within two structures. It eliminates the hotel component of the Project. Building heights would range from three- to 20 stories with a maximum FAR of 6.6:1. Modified Alternative 2 involves the construction and operation of a single 30-story residential tower with 269 residential units (17 of which would be set aside for Very Low Income households, and the remainder of which would be governed by the City's Rent Stabilization Ordinance), approximately 7,760 square feet of ground floor retail and restaurant space, and, the preservation of the two existing houses on N. Vista Del Mar Avenue that would have been demolished under both the Project and Alternative 2.

The Draft EIR was circulated for a 47-day public comment period beginning on April 23, 2020 and ending on June 8, 2020. A Notice of Completion and Availability (NOC/NOA) was distributed on April 23, 2020 to all property owners within 500 feet of the Project Site and interested parties, which informed them of where they could view the document and how to comment. The Draft EIR was available to the public at the City of Los Angeles, Department of City Planning, and could be accessed and reviewed by members of the public by appointment with the Planning Department. Additionally, due to the circumstances created by the COVID-19 pandemic, copies of the Draft EIR were made available to the public on 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 April 22, 2020, but due to delays caused by the COVID-19 pandemic, were not physically posted until May 26, 2020. However, the posting of notices in this instance was excused as a result of the COVID-19 pandemic pursuant to the Governor's Executive Order No. N-54-40.

The Final EIR was then distributed on August 7, 2020. The Advisory Agency certified the EIR on August 24, 2020 ("Certified EIR") in conjunction with the approval of Modified Alternative 2 (VTT-73718), which was subsequently appealed to the City Planning Commission. At its September 24, 2020 meeting, the City Planning Commission voted to deny the appeals and sustain the actions of the Advisory Agency in certifying the EIR. In connection with the certification of the EIR, the City Planning Commission adopted CEQA findings and a mitigation monitoring program. The City Planning Commission adopted the mitigation monitoring program in the EIR as a condition of approval. All mitigation measures in the previously adopted Mitigation Monitoring Program are also imposed on the project through Conditions of Approval of the associated tract map and of CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR, to mitigate or avoid significant effects of the proposed Project on the environment and to ensure compliance during implementation of Modified Alternative 2.

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 Modified Alternative 2. There are no substantial changes to Modified Alternative 2, 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 Modified Alternative 2. 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 Modified Alternative 2.

Therefore, as Modified Alternative 2 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 N. 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 and Final EIR, as well as the administrative record, are available on the Department of City Planning's website at https://planning.lacity.org/development-services/eir (to locate the documents, search for the environmental case number). Due to government facility closures as a result of the COVID-19 crisis, the Draft and Final EIR documents could not be made available at a public library. However, consistent with state emergency orders, the public was notified of an ability to call or email the City for alternative modes to access the documents or to schedule an appointment to review the documents at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m.

COVID-19 UPDATE
Interim Appeal Filing Procedures

March 27, 2020

LOS ANGELES CITY PLANNING

Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, the Department of City Planning is implementing new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction. There are two options for filing appeals, which are effective immediately and described below.

OPTION 1: EMAIL PLUS US MAIL

This is a two-step process including pre-clearance by email of the appeal application followed by application and payment submittal via US Mail.

STEP 1:

Email **planning.figcounter@lacity.org** with the subject line: "**Request to File Appeal**." In the email body provide:

- The case number
- Appellant contact information (name, email, telephone number)

Include as individual attachments to the email:

- Copy of Signed Appeal Application
- Justification
- Letter of Determination

City Planning staff will contact the appellant to confirm whether the appeal is complete and meets the applicable provisions of the Los Angeles Municipal Code (LAMC). The appellant will then be instructed to move forward with Step 2.

STEP 2:

Send appeal application via US Mail, postmarked no later than the last day of the appeal period. The package shall include:

- Original Appeal Application (wet signatures),
- Copy of email correspondence with City Planning staff (from Step 1)
- Appeal fee, check payable to the City of Los Angeles ($109.47 for an aggrieved party, not the Project Applicant.)

Mail the appeal application to:
Department City Planning - Metro DSC
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012

City Planning staff will email and mail the appellant with a receipt for payment. Note: only the original application, email, and check need to be sent via US Mail. This ensures a standard envelope with standard postage is sufficient, and no trip to the Post Office is necessary. Steps 1 and 2 must both be completed. An email alone is not sufficient to satisfy appeal requirements.

OPTION 2: DROP OFF AT DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop off appeal applications and payment. **Drop off areas are monitored in secure locations outside the three DSCs (Metro/Downtown, Van Nuys, and West Los Angeles) and are available during regular business hours.**

City Planning staff will follow up with the appellant via email and phone to:

- Confirm that the appeal package is complete and meets the applicable provisions of the LAMC
- Provide a receipt for payment