

Appendix C

Historical Resources Technical Report

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Los Angeles, California



Historical Resource Technical Report

Prepared by:



December 2020



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EXECUTIVE SUMMARY

The purpose of this report is to analyze if a proposed project (the Project) in the Hollywood Community Plan Area of the City of Los Angeles would directly, indirectly, or cumulatively impact any historical resources subject to the California Environmental Quality Act (CEQA). The development site (the Development Site) is located at the southwest corner of the intersection of Selma Avenue and Ivar Avenue and would involve the construction of a new 25-story mixed-use building on undeveloped portions of three parcels (Assessor Parcel Numbers 5546-012-004, -005, and -009), which are currently used for surface parking. Two of the three parcels are also partially developed with one-story commercial buildings that face Cahuenga Boulevard. Additionally, the Development Site is part of a larger ownership (the Overall Site) that includes two more parcels to the south (Assessor Parcel Numbers 5546-012-002 and -006) that are also improved with one-story commercial buildings that face both Cahuenga Boulevard and Ivar Avenue. However, none of the existing buildings on the Overall Site would be developed, redeveloped, or altered as part of the Project.

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Development Site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as appropriate. As the Project would involve new construction, GPA established a study area (the Study Area) to account for impacts on historical resources identified in the vicinity. The Study Area includes the Development Site and a two-parcel deep buffer of all blocks sharing street frontage with the block containing the Development Site. The Study Area is bounded by irregular parcel boundaries north of Selma Avenue, Vine Street on the east, irregular parcel boundaries south of W. Sunset Boulevard, and N. Wilcox Avenue on the west.

The threshold for determining significant impacts on historical resources in the State CEQA Guidelines is whether a proposed project would cause a substantial adverse change to a historical resource, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate vicinity such that the historical resource is materially impaired. The Project would have no direct impacts on historical resources. There are no historical resources on the Development Site and no historical resources would be demolished, destroyed, relocated, or altered as a result of the Project. Therefore, this report only analyzes the potential for the Project to result in indirect impacts and cumulative impacts on the historical resources in the Study Area.

There is one designated and seven potential historical resources within the Study Area. The one designated historical resource is the Cinerama Dome located southeast of the Development Site at 6360 Sunset Boulevard. It is designated Los Angeles Historic-Cultural Monument No. 659. Potential historical resources are defined as properties that have been identified as eligible in historic resource surveys completed within the last five years, namely the 2020 historic resource survey of the Hollywood Redevelopment Project Area. The Project would have no indirect impacts on the designated or potential historical resources in the Study Area. The new building would introduce a new visual element to the immediate surroundings of the historical resources in the Study Area; however, the Project would not result in any substantial adverse change to the integrity of historical resources to the degree that they would no longer be eligible for listing as historical resources defined by CEQA. The Project would not result in any cumulative impacts to historical resources in the Study Area because it would not substantially diminish the number or significance of historical resources within the same or similar context or property type. No mitigation is required or recommended.



1. INTRODUCTION

1.1 Purpose

The purpose of this report is to analyze if a proposed development project (the Project) in the Hollywood Community Plan Area of the City of Los Angeles would directly, indirectly, or cumulatively impact any historical resources subject to the California Environmental Quality Act (CEQA). The development site (the Development Site) is located at the southwest corner of the intersection of Selma Avenue and Ivar Avenue and would involve the construction of a new 25-story mixed-use building on undeveloped portions of three parcels (Assessor Parcel Numbers 5546-012-004, -005, and -009), which are currently used for surface parking. Two of the three parcels are also partially developed with one-story commercial buildings that face Cahuenga Boulevard. Additionally, the Development Site is part of a larger ownership (the Overall Site) that includes two more parcels (Assessor Parcel Numbers 5546-012-002 and -006) to the south that are also improved with one-story commercial buildings that face both Cahuenga Boulevard and Ivar Avenue. However, none of the existing buildings on the Overall Site would be developed, redeveloped, or altered as part of the Project. (see Figure 1 and Table 1).

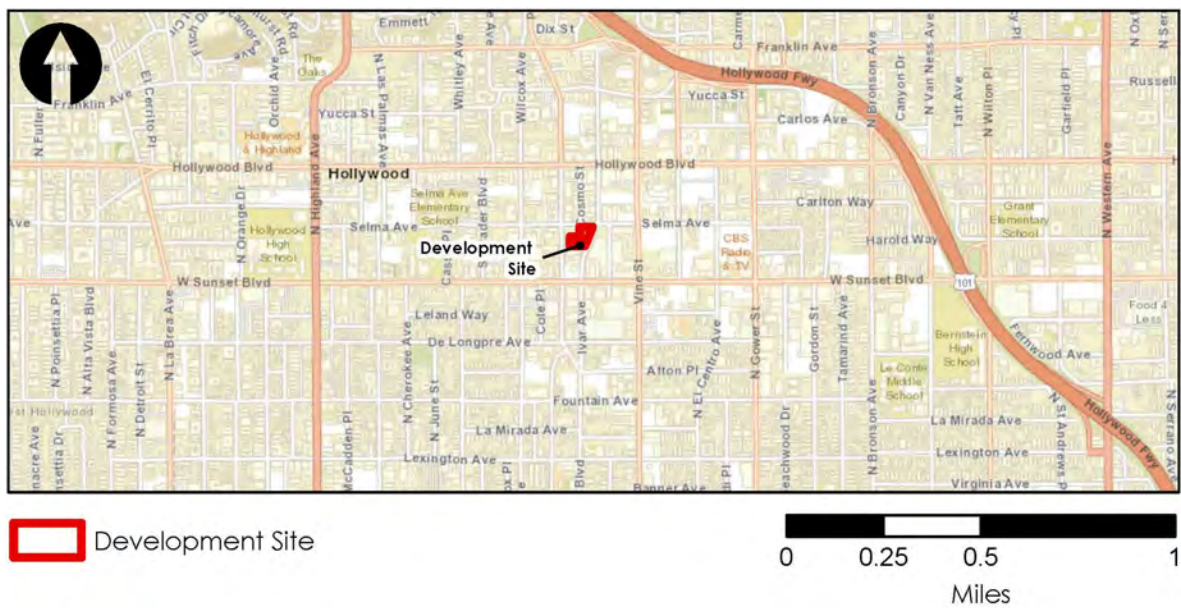


Figure 1: The Development Site is in Hollywood (base map: ESRI)



Table 1: Overall Development Site parcels and addresses

	Address	APN	Current development
Development Site	1541 N. Ivar Avenue	5546-012-009	Parking lot
	1549 N. Ivar Avenue	5546-012-009	Parking lot
	6350 W. Selma Avenue	5546-012-009	Parking lot
	1542 N. Cahuenga Boulevard	5546-012-004	Parking lot (eastern portion of parcel)
	1538-1540 N. Cahuenga Boulevard	5546-012-005	Parking lot (eastern portion of parcel)
Overall Site	1538-1540 N. Cahuenga Boulevard	5546-012-005	One-story commercial building (western portion of parcel, not a part of the Project)
	1542 N. Cahuenga Boulevard	5546-012-004	One-story commercial building (western portion of parcel, not a part of the Project)
	1534 N. Cahuenga Boulevard & 1539 N. Ivar Avenue	5546-012-006	One-story commercial building (not a part of the Project)
	1520-1530 ¾ N. Cahuenga Boulevard & 1523-1535 N. Ivar Avenue	5546-012-002	Three one-story commercial buildings (not a part of the Project)

1.2 Study Area

GPA conducted a preliminary field survey of the Development Site and vicinity to determine the scope of the study. As the Project involves new construction, GPA established a study area (the Study Area) to account for potential impacts on historical resources identified in the vicinity (see Figure 2 for Study Area boundary). The Study Area includes the Development Site and a two-parcel deep buffer of all blocks sharing street frontage with the block containing the Development Site. The Study Area is bounded by irregular parcel boundaries north of Selma Avenue, Vine Street on the east, irregular parcel boundaries south of W. Sunset Boulevard, and N. Wilcox Avenue on the west.

This Study Area was established to account for potential impacts on historical resources in the vicinity of the Project. Parcels beyond this Study Area were not included because the Project would have no potential to directly, indirectly, or cumulatively impact the identified historical resources on these distant parcels or their surrounding setting. The buildings and streets immediately surrounding the Development Site create a geographic and visual separation between the parcels beyond the Study Area and the Project. The Development Site cannot be reasonably considered part of the environmental setting of historical resources beyond the Study Area due to this intervening space.

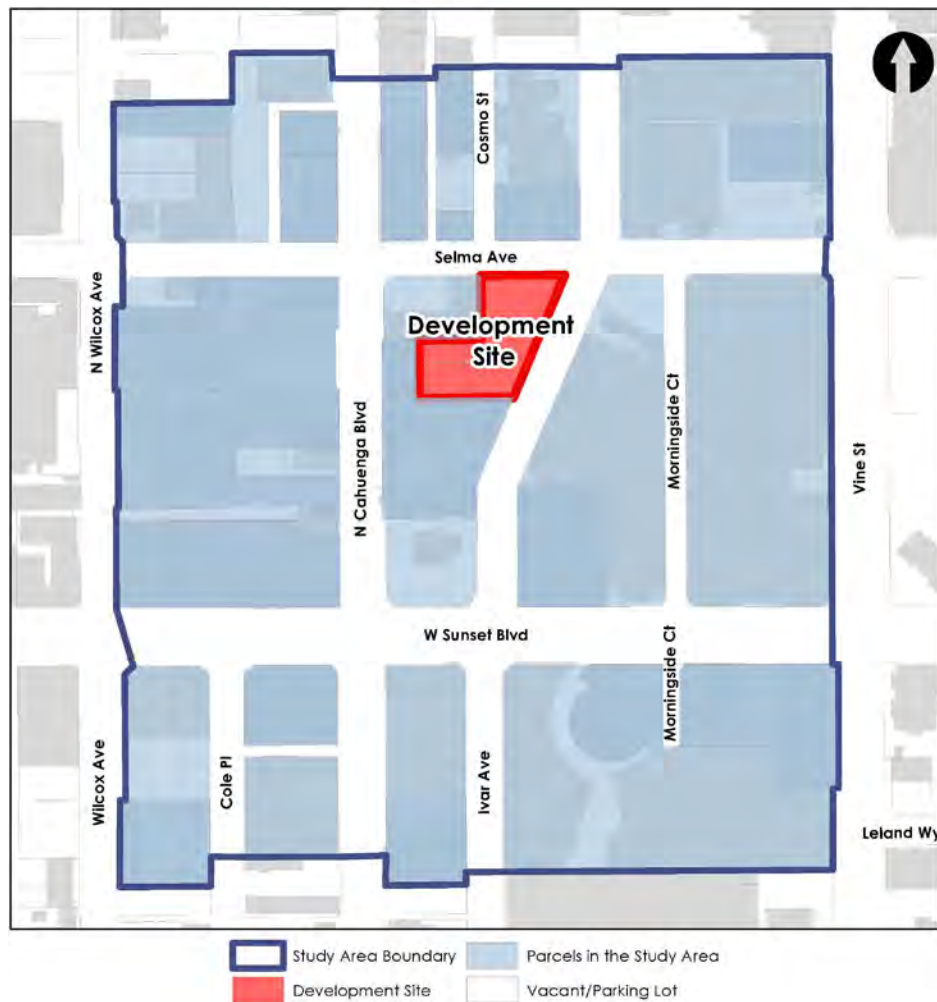


Figure 2: Study Area (base files from Los Angeles County Assessor 2014-2016)

1.3 Methodology

To identify historical resources in the Study Area and assess any potential impacts the Project may have on the identified historical resources, GPA performed the following tasks:

1. Reviewed the California Historical Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities. This research revealed that there are six properties within the Study Area included in CHRIS (see Table 2).
2. Consulted the Los Angeles Historic Resources Inventory website, HistoricPlacesLA.org, to determine if any properties within the Study Area are designated Los Angeles Historic-Cultural Monuments or located within Historic Preservation Overlay Zones. Please see Section 3.3 for a description of historical resources in the Study Area.



3. Consulted the findings for the 2010 and 2020 Hollywood Redevelopment Project Area historic resource surveys (also known as the Hollywood CRA surveys) to determine if any properties within the Study Area were identified as potential historical resources. A description of the potential historical resources within the Study Area can be found in Section 3.3. A list of potential historical resources identified in 2010 can be found in Table 3. A list of potential historical resources identified in 2020 can be found in Table 4. Though conducted separately, these surveys are sometimes referred to as part of SurveyLA, Los Angeles' citywide historic resources survey. The 2020 Hollywood CRA survey used the same methodology and recordation technology as SurveyLA, though it was not conducted as part of SurveyLA.
4. Completed an intensive field survey of the Study Area. Photographed all of the buildings in the Study Area constructed prior to 1980.
5. Conducted research on the history of the Development Site and the Study Area. Sources included the Los Angeles County Office of the Assessor records, newspaper articles, city directories, historical aerial photographs, and historic maps. A full list of sources is included in Section 6.
6. Reviewed and analyzed the conceptual plans and related documents to determine if the Project would have an impact on the identified historical resources as defined by CEQA (see Appendix B for the Entitlement Submittal).

1.4 Qualifications of Preparers

Allison M. Lyons and Emily Rinaldi were responsible for the preparation of this report. They fulfill the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are attached in Appendix A.



2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resource survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.¹ The National Register, California Register, and local designation programs are discussed below.

2.1 National Register of Historic Places

The National Register is “an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”²

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of “exceptional importance”) and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:³

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear.”⁴ A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the National Register.

¹ Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

⁴ *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, Department of the Interior, 1997), 7-8.



Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."⁵ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."⁶

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.⁷ A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.⁸

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or

⁵ *National Register Bulletin #15*, 44-45.

⁶ *Ibid*, 5.

⁷ Title 36 Code of Federal Regulations Part 60.3(d).

⁸ *National Register Bulletin #21: Defining Boundaries for National Register Properties Form* (Washington D.C.: U.S. Department of the Interior, 1997), 12.



- It independently meets the criterion for listing in the National Register.⁹

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.¹⁰

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.¹¹

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity,

⁹ *National Register Bulletin #16: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of the Interior, 1997), 16.

¹⁰ Public Resources Code §5024.1 (a).

¹¹ Public Resources Code §5024.1 (d).



there is the expectation that properties reflect their appearance during their period of significance.¹²

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:¹³

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP in its *Instructions for Recording Historical Resources* provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historic resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). If a property is eligible for the California Register, but not the National Register, a "C" precedes the S, D, or B code. There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

¹² Public Resources Code §4852.

¹³ Public Resources Code §5024.1.



The specific Status Codes referred to in this report are as follows:

- 3S** Appears eligible for National Register as an individual property through survey evaluation.
- 3CS** Appears eligible for California Register as an individual property through survey evaluation.
- 5S1** Individual property that is listed or designated locally.
- 5S2** Individual property that is eligible for local listing or designation.
- 5S3** Appears to be individually eligible for local listing or designation through survey evaluation.
- 6LQ¹⁴** Determined ineligible for local listing or designation as a historic district through a survey process; neighborhood or area may warrant special consideration for local planning.
- 6Y** Determined ineligible for National Register by consensus through Section 106 process. Not evaluated for California Register or local listing.
- 6Z** Found ineligible for National Register, California Register, or local designation through survey evaluation.
- 7K** Resubmitted to SOHP for action, but not reevaluated.
- 7R** Identified in reconnaissance-level survey; not evaluated.

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance¹⁵ in 1962 and amended it in 2018 (Ordinance No. 185472). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission comprises five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture, and architecture. The three criteria for HCM designation are stated below:

1. The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state or community; or
2. The proposed HCM is associated with the lives of historic personages important to national, state or local history; or
3. The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

¹⁴ Developed by the Los Angeles Office of Historic Resources for SurveyLA; not included in the California Historic Resources Status Codes.

¹⁵ Los Angeles Administrative Code §22.171 of Article 1, Chapter 9, Division 22.



Unlike the National and California Registers, the Ordinance makes no mention of concepts such as physical integrity or period of significance. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs.

2.4 Los Angeles Historic Preservation Overlay Zone Ordinance

The Los Angeles City Council adopted the ordinance enabling the creation of Historic Preservation Overlay Zones (HPOZs) in 1979; Angelino Heights became Los Angeles' first HPOZ in 1983. An HPOZ is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. According to Section 12.20.3 of the City of Los Angeles Municipal Code, the criteria for the designation of an HPOZ are:

1. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or
2. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
3. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of a historic place or area of historic interest in the City.

3. ENVIRONMENTAL SETTING

3.1 Description and History of Development Site

Setting

The Overall Site consists of five parcels and is located at the northeast corner of the block bounded by Selma Avenue on the north, Ivar Avenue on the east, W. Sunset Boulevard on the south, and N. Cahuenga Boulevard on the west (see Figure 3). The topography of the area is generally flat. The block is irregularly shaped with Ivar Avenue oriented at an angle off the north-south street grid. As noted previously, the Development Site is comprised of the surface parking areas of the Overall Site.

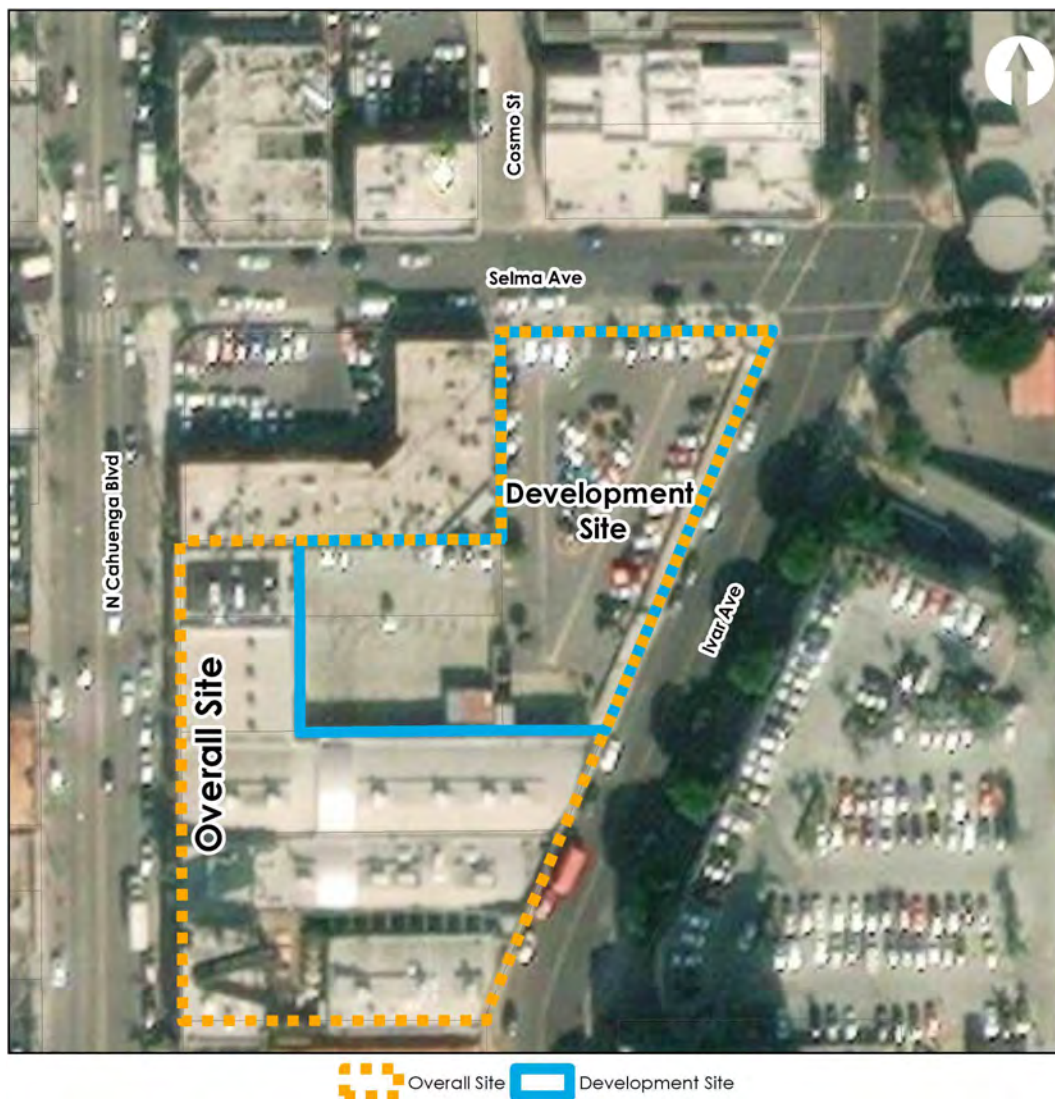


Figure 3: Development Site (Aerial source: ESRI, 2016)

The Overall Site is located in an urban setting of varied development. Properties surrounding the Overall Site are developed primarily with commercial and mixed-use buildings as well as surface

parking lots. Buildings range from low, mid, and higher-rise buildings constructed over a wide period between the 1900s and 2010s.

An influx of new construction in the study area during the 2000s has changed the character of the built environment and it is now visually dominated by recent construction. As a result of this recent infill development and layered periods of historic development, the streets throughout the study area lack a sense of hierarchy and the built environment lacks cohesion. The street wall and setbacks that characterize areas such as the Hollywood Boulevard Commercial and Entertainment National Register Historic District north of the study area is not present in the area surrounding the Overall Site.

Description of the Overall Site

The Overall Site is currently developed with six one-story commercial buildings as well as a surface parking lot (Figure 4 and Figure 5). The proposed Project would redevelop the Development Site, but would not alter, redevelop, or remove the existing buildings.

The Development Site is paved in asphalt and is landscaped with small shrubs and shaped ficus trees interspersed throughout. The entrance consists of a driveway located on Selma Avenue, which features a small one-story kiosk. A low concrete wall borders the east boundary of the Development Site. Street lighting is regularly spaced throughout the parking lot and consists of metal poles with single pole-arm light fixtures. There are also two small pole signs with off-site advertisements, one located on the northeast corner and one located near the southeast corner.



Figure 4: Development Site, view facing southwest from Selma and Ivar Avenues, 2019 (GPA)



Figure 5: Development Site, view facing north from the southeast corner of the Overall Site, 2019 (GPA)

History of the Development Site

The Development Site (as well as the Overall Site) was first subdivided in 1887. It was part of the 120-acre tract subdivided by real estate developer Harvey Henderson Wilcox for the new community that he named "Hollywood." The block on which the Development Site is located originally extended from N. Cahuenga Boulevard on the west to Morningside Court on the east. The Development Site was fully developed with one-story single-family residences by 1919 (see Figure 6). By the mid-1920s, nearby Hollywood Boulevard had transformed into a densely developed commercial corridor with most blocks containing one- and two-story commercial buildings with taller, more visually imposing buildings located at corners. Other major thoroughfares through Hollywood, such as W. Sunset Boulevard and N. Cahuenga Boulevard, were developed primarily with low-rise commercial and industrial buildings. Blocks bounded by these thoroughfares remained residential (Figure 7).

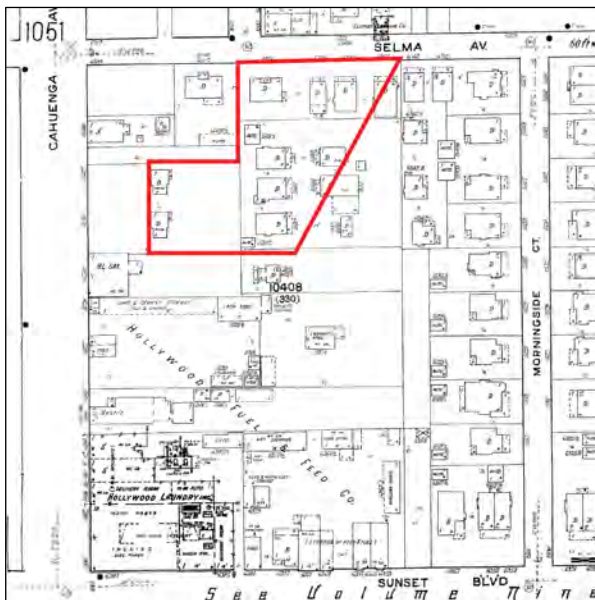


Figure 6: Sanborn map showing Development Site outlined in red. The map shows single-family residences constructed on the Project site in 1919 (LAPL)



Figure 7: Historic aerial showing Development Site outlined in red. The aerial shows single-family residences and one industrial building constructed on the Project site in 1927 (UCSB).

Sometime between 1919 and 1927 a one-story building used for light manufacturing was constructed in the southwest portion of the Development Site (see Figure 8 and Figure 9). This building is noted on Sanborn maps as being associated with the address 1544 ½ N. Cahuenga Boulevard; however, this address does not appear in city directories. The address 1544 Cahuenga Boulevard was used as the L. Clyde & Co. automobile glass dealership office from the 1920s through 1940s.¹⁶

¹⁶ Los Angeles City Directory, 1929; Los Angeles City Directory, 1942.



Figure 8: Historic aerial from 1937 showing Development Site outlined in red. The aerial shows single-family residences and one industrial building constructed on the Development Site (UCSB).



Figure 9: Historic aerial from 1947 showing Development Site outlined in red. The aerial shows single-family residences and one industrial building constructed on the Development Site (UCSB).

In 1930-1931, Ivar Avenue was extended south of Selma Avenue, bisecting the block containing the Development Site. This was part of a street improvement program called the "Five Finger" Street Plan (see Figure 10).¹⁷ The purpose of the project was to improve traffic circulation in Hollywood's central business district as well as to reduce the size of the blocks in this area in order to create more parcels immediately abutting the public right-of-way. Despite the reconfiguration of the adjacent streets, the early twentieth century residences and the 1544 ½ N. Cahuenga Boulevard building appear to remain (see Figure 8 and Figure 9).

¹⁷ "Fete to Complete Great Street program," *Los Angeles Times*, March 15, 1931.

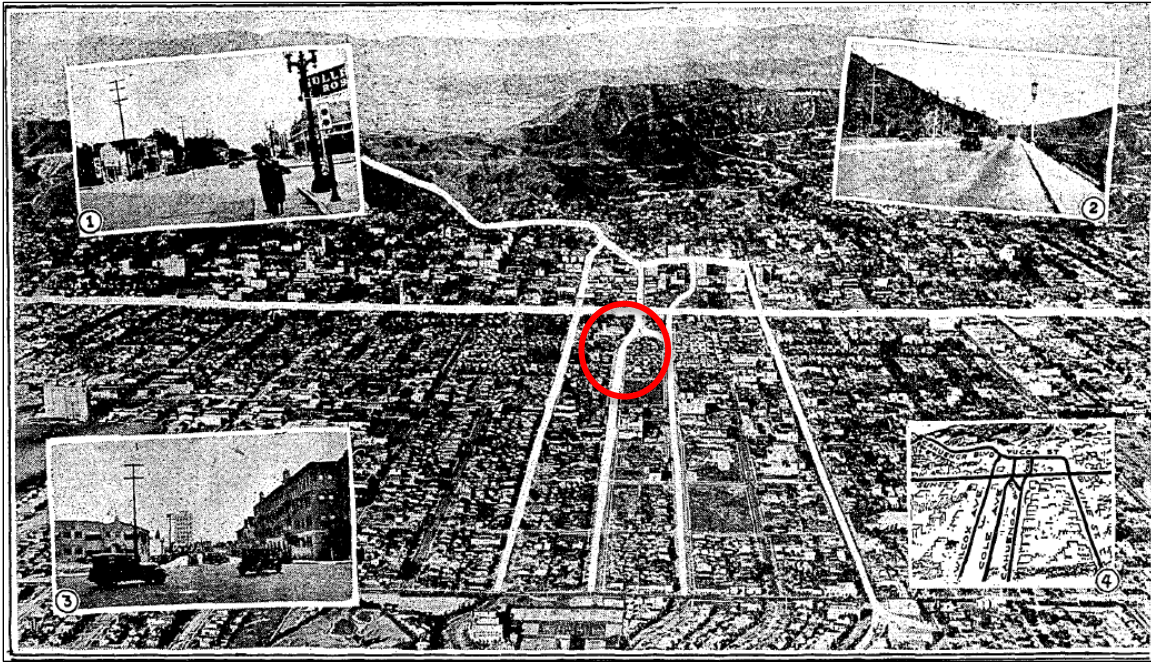


Figure 10: Illustration of the Hollywood "Five Finger" Street Plan after its completion in 1931 with Ivar Street circled in red (*Los Angeles Times*)

No building permits could be located for the demolition of the single-family residences on the Development Site. Historic maps and aerials illustrate that the single-family residences were demolished sometime between 1947 and 1950 (Figure 11). The majority of the Development Site was used as a surface parking lot by 1952 (Figure 12).



Figure 11: Sanborn map showing Development Site outlined in red. The map shows the single-family residences were demolished by 1950 (UCSB).



Figure 12: Historic aerial from 1962 showing Development Site outlined in red. The aerial shows a surface parking lot and industrial building on the Development Site (UCSB)

The 1544 ½ N. Cahuenga Boulevard building was later demolished. It last appears on aerial photographs in 2002 (Figure 14). No building permit could be located for the demolition of this building; however, images available through Google Maps indicate that this building was demolished sometime before 2009. This portion of the Development Site was subsequently used for surface parking.



Figure 13: Historic aerial showing Development Site outlined in red. The aerial shows a surface parking lot and industrial building on the Development Site in 1971 (UCSB).



Figure 14: Historic aerial from 2002 showing Development Site outlined in red. The aerial shows a surface parking lot and industrial building on the Development Site (UCSB).

3.2 Historic Resources Surveys of Hollywood

Since the 1970s, there have been multiple historic resources surveys of Hollywood that have included the Study Area. The Study Area is within the Hollywood Redevelopment Project Area that was excluded from SurveyLA, the citywide historic resource survey of Los Angeles. However, historic resources surveys of the Hollywood Redevelopment Project Area conducted in 2010 and 2020 used the standard methodology developed for SurveyLA.¹⁸

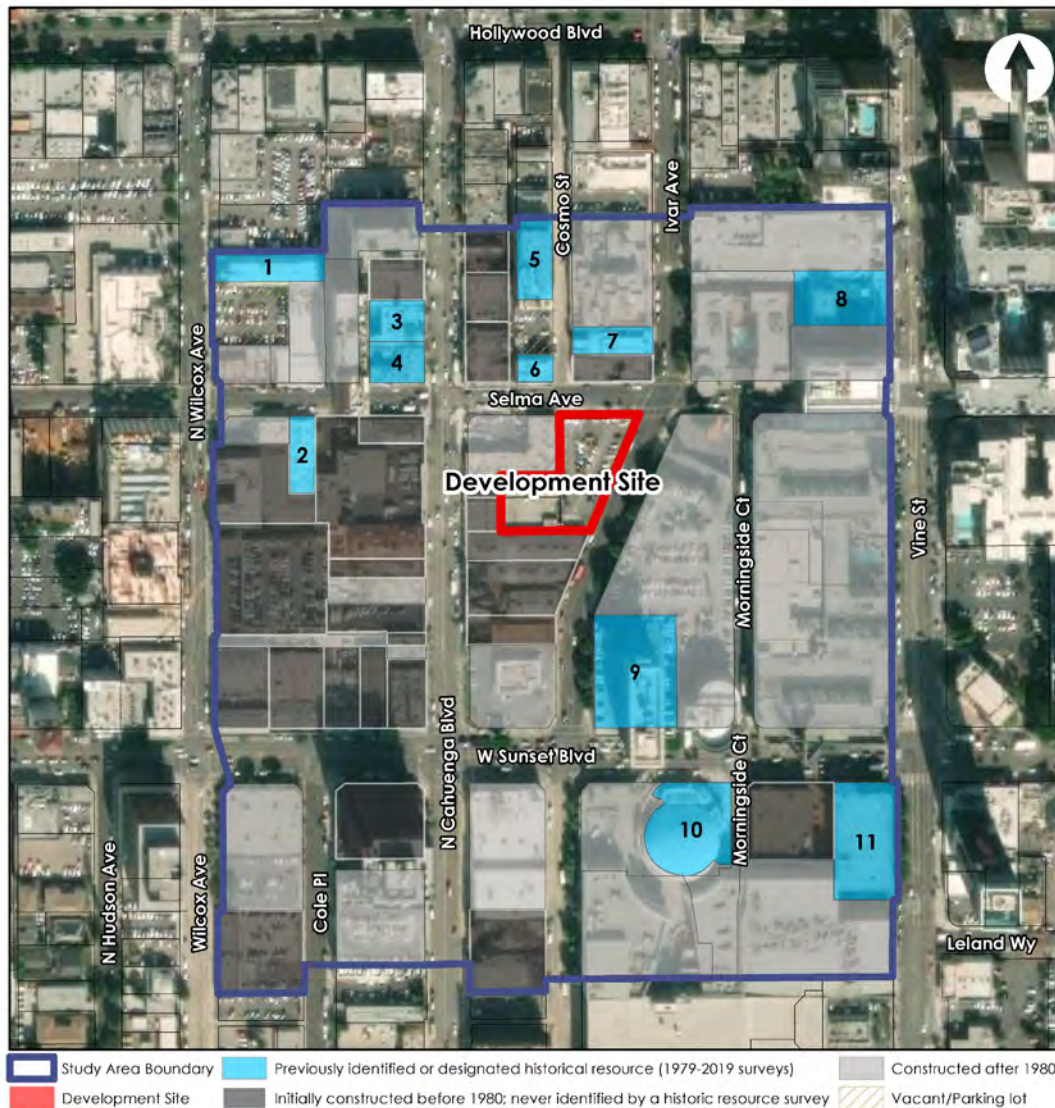


Figure 15: All properties in the Study Area identified as potential historical resources during surveys conducted between 1979 and 2020. 1601 Vine Street was identified in 2010 but has since been demolished and is not shown on the map.

¹⁸ The method of assigning Status Codes changed between 2010 and 2020.

Jenna Snow (Project Manager for 2010 Survey), "Phone Conversation," Interview by Allison M. Lyons, November 5, 2019.



Hollywood Revitalization Committee Surveys, 1979-2003

The first historic resources survey of Hollywood was conducted from 1979 to 1980 by the Hollywood Revitalization Committee. Subsequent surveys of the area were completed in 1986, 1997, and 2003. The findings of these surveys were incorporated into the statewide Historical Resources Inventory (HRI) maintained by the state's Office of Historic Preservation through the California Historical Resources Information System (CHRIS).

Within the Study Area, three extant buildings were identified as potential historical resources by historic resources surveys conducted between 1979 and 2003. Three buildings were not evaluated (7R or 7K) and one building was evaluated ineligible for listing (6Y).

Table 2: Historic Resource Survey Findings in Study Area, 1979-2003

Map Reference No.	Address	Name	Year Built	CHRIS Status Code
1	1622 Wilcox Ave	Hotel Mark Twain (historic)	1923	7R
3	1611 Cahuenga Blvd	Department of Water & Power Building (historic)	1932	3S
4	1601 Cahuenga Blvd	Marion Building (historic)	1925	3S; 5S2
5	1617 Cosmo St	Cosmo Lofts (current)	1920	7R
7	1605 Ivar Ave	Ivar Theater (historic)	1926	7K
8	1615 Vine St	Wilkes Vine Street Theatre (historic) Ricardo Montalbán Theatre (current)	1926	6Y; 3S
10	6360 Sunset Blvd	Cinerama Dome (historic)	1963	5S2 (now HCM No. 659)



CRA/LA Survey, 2010

In 2010, a survey of the Hollywood Redevelopment Project Area was prepared by Chattel Architecture, Planning & Preservation, Inc. (Chattel) (2010 Survey) for the Community Redevelopment Agency of Los Angeles (CRA/LA). Properties evaluated as eligible were assigned only one Status Code that reflected their highest levels of eligibility. For example, 1611 Cahuenga Boulevard, a property that was eligible for listing at local, state, and national levels, was assigned a 3S Status Code, but not a 3CS or 5S3. The 2010 Survey results were never formally adopted by the CRA/LA and are not included in CHRIS.

Within the Study Area, nine buildings were identified as potential historical resources by the 2010 Survey.¹⁹

Table 3: Historic Resource Survey Findings in Study Area, CRA/LA Survey, 2010

Map Reference No.	Address	Name	Year Built	2010 Survey
1	1622 Wilcox Ave	Hotel Mark Twain (historic)	1923	6Z
2	6422 Selma Ave	Concept Arts Studio (current)	1909	3CS
3	1611 Cahuenga Blvd	Department of Water & Power Building (historic)	1932	3S
4	1601 Cahuenga Blvd	Marion Building (historic)	1925	3S
6	6361 Selma Ave	Moonglow Records (historic)	1925	3CS
7	1605 Ivar Ave	Ivar Theater (historic)	1926	3CS
8	1615 Vine St	Wilkes Vine Street Theatre (historic) Ricardo Montalbán Theatre (current)	1926	3S
9	6363 Sunset Blvd	RCA West Coast Headquarters (historic)	1963	3CS
10	6360 Sunset Blvd	Cinerama Dome (historic)	1963	3S (now HCM No. 659)
11	6300 Sunset Blvd	Bank of America (historic)	1966	3CS

¹⁹ 1601 Vine Street (APN 5546-008-900) was identified as eligible for local listing (5S3) in 2010, but has since been demolished and is not included in the map, count, or tables.



CRA/LA Survey, 2020

The most recent survey of the Hollywood Redevelopment Project Area was completed in 2020 by Architectural Resources Group (ARG), GPA Consulting (GPA), and Historic Resources Group (HRG) on behalf of the successor agency to the CRA/LA (2020 Survey). The methods for assigning Status Codes changed between 2010 and 2020. In 2020, a property was assigned Status Codes reflecting all levels of eligibility (national, state, and local). Seven buildings within the Study Area were identified as potential historical resources by the 2020 Survey. One historical resource previously identified within the Study Area – the Cinerama Dome – had been designated an HCM and was not re-surveyed. No potential historical resources were identified within the Overall Site.

In addition to identifying potential historical resources, the 2020 Survey identified various planning districts. Planning districts are areas that do not meet eligibility standards for listing in the National Register and California Register and for local designation but may merit special consideration in the planning process. Planning districts are not considered historical resources, but may include individual historical resources or older, but not yet historic development, within their boundaries. Within the Study Area, the 2020 Survey identified the east and west sides of Cahuenga Boulevard between Hollywood Boulevard and Sunset Boulevard as a potential planning district. While this area, named the Cahuenga Boulevard Commercial Planning District, was identified as potentially warranting special consideration for local planning purposes, the survey team noted that this area does not retain sufficient integrity or cohesion to qualify as a historic district. The Development Site was not included in this planning district.

Table 4: Potential Historical Resources Identified in Study Area by 2020 Survey

Map Reference No.	Address	Name	Year Built	2020 Survey
1	1622 Wilcox Ave	Hotel Mark Twain (historic)	1923	3CS; 5S3
2	6422 Selma Ave	Concept Arts Studio (current)	1909	5S3
4	1601 Cahuenga Blvd	Marion Building (historic)	1925	3CS; 5S3
6	6361 Selma Ave	Moonglow Records (historic)	1925	3CS; 5S3
8	1615 Vine St	Wilkes Vine Street Theatre (historic) Ricardo Montalbán Theatre (current)	1926	3CS; 5S3
9	6363 Sunset Blvd	RCA West Coast Headquarters (historic)	1963	3S; 3CS; 5S3
10	6360 Sunset Blvd	Cinerama Dome (historic)	1963	designated buildings were not re-surveyed
11	6300 Sunset Blvd	Bank of America (historic)	1966	3S; 3CS; 5S3



Summary

Historical resources are defined as properties that are listed under national, state, or local landmark or historic district programs. Potential historical resources are defined as properties that have been identified as eligible in historic resource surveys completed within the last five years. Over the course of multiple Hollywood historic surveys conducted between 1979 and 2020, eleven buildings have been identified as potential historical resources within the Study Area. While the surveys completed between 1979 and 2010 represent a rich history of identification, for the purposes of analyzing potential Project impacts, the 2020 Survey is the only survey completed in the last five years and is therefore the primary survey utilized by this report for its identification of potential historical resources within the Study Area. The 2020 Survey identifies one designated and seven potential historical resources within the Study Area. Three buildings previously identified are no longer potential historical resources, primarily due to substantial alterations prior to the most recent survey.²⁰

²⁰ These three buildings are:

- 1611 Cahuenga Blvd, Department of Water & Power Building (historic name)
- 1617 Cosmo St, Cosmo Lofts (current name)
- 1605 Ivar Ave, Ivar Theater (historic name)



3.3 Historical Resources in the Study Area

Although there are no historical resources located on the Development Site or Overall Site, there are one designated and seven potential historical resources in the Study Area (Table 5 and Figure 16). The designated and potential historical resources described below were all identified as eligible for national, state, and/or local landmark designation through the 2020 Survey. In order to provide a conservative analysis of the Project's potential impacts, this report does not refute any recent findings regarding the eligibility of these properties.²¹ The properties were not researched or reevaluated on an intensive-level by GPA to independently determine their eligibility as potential historical resources. See Section 2.2 for the definitions of the Status Codes associated with each historical resource.

Table 5: Historical Resources in Study Area								
Map Reference No.	APN	Address	Name	Year Built	LAHCM No.	CHRIS Status Code	2010 Survey	2020 Survey
A	5546-007-012	1622 Wilcox Ave	Hotel Mark Twain (historic)	1923	N/A	7R	6Z	3CS; 5S3
B	5546-010-019	6422 Selma Ave	Concept Arts Studio (current)	1909	N/A	N/A	3CS; 5S3	5S3
C	5546-007-023	1601 Cahuenga Blvd	Marion Building (historic)	1925	N/A	3S; 5S2	3S; 3CS; 5S3	3CS; 5S3
D	5546-008-010	6361 Selma Ave	Moonglow Records (historic)	1925	N/A	N/A	3CS; 5S3	3CS; 5S3
E	5546-008-017	1615 Vine St	Wilkes Vine Street Theatre (historic) Ricardo Montalban Theatre (current)	1926	N/A	6Y; 3S	3S; 3CS; 5S3	3CS; 5S3
F	5546-011-400	6363 Sunset Blvd	RCA West Coast Headquarters (historic)	1963	N/A	N/A	3CS; 5S3	3S; 3CS; 5S3
G	5546-012-006	6360 Sunset Blvd	Cinerama Dome (historic)	1963	HCM No. 659	5S2	3S; 3CS; 5S3	designated buildings were not re-surveyed
H	5546-012-009	6300 Sunset Blvd	Bank of America (historic)	1966	N/A	N/A	3CS; 5S3	3S; 3CS; 5S3

²¹ CEQA Guidelines §15064.5.



Figure 16: Historical resources in the Study Area. See Table 5 and the following pages for descriptions of each property (base map: Los Angeles County GIS files and GPA).

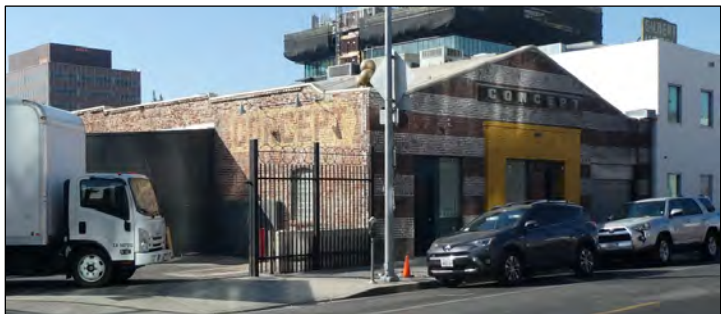
A. 1622 Wilcox Avenue



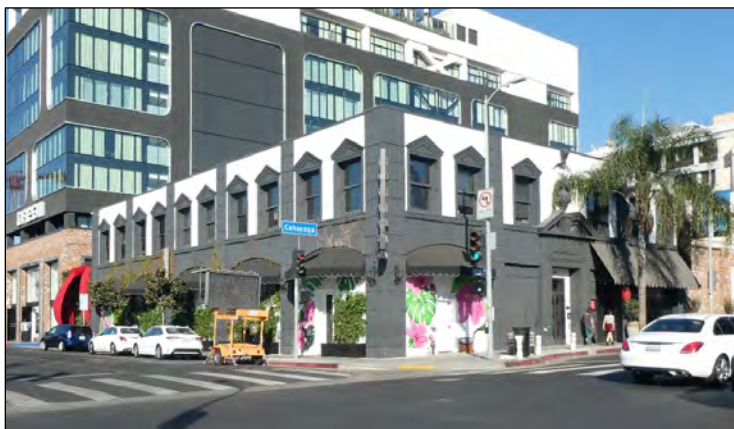
1622 Wilcox Avenue is located northwest of the Development Site. Historically known as the Hotel Mark Twain, the three-story hotel building was designed in the Mission Revival style and constructed in 1923. The building was identified in the 2020 Survey as eligible for listing in the California Register and for local designation as a significant example of a property associated with Los Angeles's African American community.

B. 6422 Selma Avenue

6422 Selma Avenue is located west of the Development Site. The one-story Vernacular-style commercial building was constructed in 1909. It was identified in the 2010 Survey as eligible for listing in the California Register and for local designation. It was also identified in the 2020 Survey, but as eligible only for local designation. Both the 2010 and 2020 Surveys identified the building as a rare example of commercial development that pre-dates Hollywood's consolidation with the City of Los Angeles in 1910.



C. 1601 Cahuenga Boulevard



1601 Cahuenga Boulevard is located northwest of the Development Site. Historically known as the Marion Building, the two-story mixed-use building was designed in the Neoclassical style by the architecture firm Meyer and Holler, Inc. and constructed in 1925. It is noted in CHRIS as appearing eligible for listing in the National Register through survey evaluation. It was identified in the 2010 Survey as eligible for listing in the National Register, California

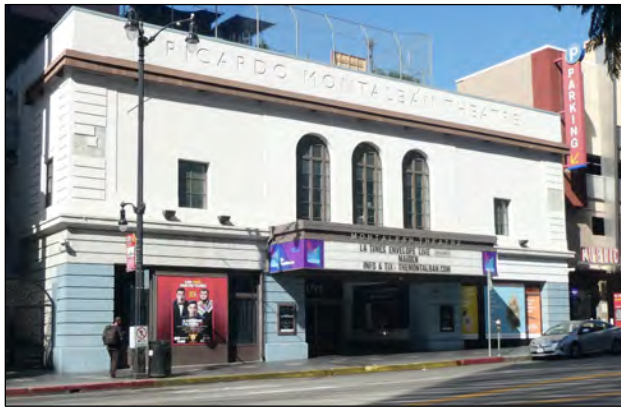
Register, and for local designation. It was also identified in the 2020 Survey as eligible for listing in the California Register and for local designation. Both the 2010 and 2020 Surveys identified the building as a rare, example of early commercial development located along a former streetcar line in Hollywood.

D. 6361 Selma Avenue

6361 Selma Avenue is located north of the Development Site. The two-story Vernacular-style commercial building was designed by the architect H. D. Frankfurt and constructed in 1925. Between 1961 and 1980, the building was used as a recording studio by Moonglow Records and Recording (later known as The Sound Factory), a prominent independent record label. It was identified in the 2010 Survey as eligible for listing in the California Register and for local designation. It was also identified in the 2020 Survey as eligible for listing in the California Register and for local designation. Both the 2010 and 2020 Surveys identified the building for its significant association with the recording industry.



E. 1615 Vine Street



1615 Vine Street is located northeast of the Development Site. Historically, it has been known as the Wilkes Vine Street Theater, Vine Theater, and Doolittle Theater. The two-story theater building was designed in the Beaux Arts style by the architect Myron Hunt and constructed in 1926. It has been evaluated multiple times and has various status codes associated with these evaluations. It is noted in CHRIS as having been previously determined ineligible for listing in the National Register by consensus through the Section 106 process

(6Y) and eligible for National Register as an individual property through survey evaluation (3S). It was identified in the 2010 Survey as eligible for listing in the National Register, California Register, and for local designation, although the 2010 inventory form does not note why the building is eligible for listing.²² It was identified in the 2020 Survey as eligible for listing in the California Register and for local designation for its significant association with the entertainment industry.

²² The 2010 DPR form incorrectly identified 1615 Vine Street as being within the boundaries of the Hollywood Boulevard Commercial and Entertainment District.

F. 6363 Sunset Boulevard



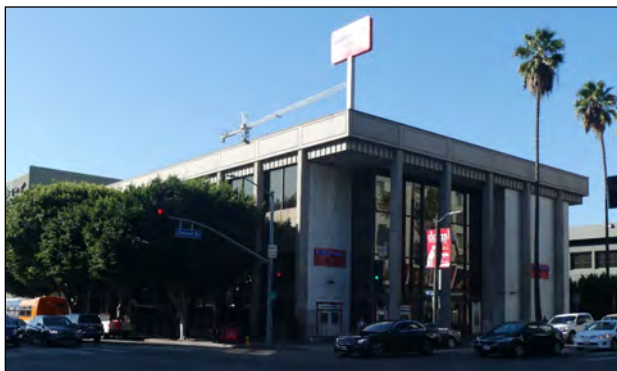
6363 Sunset Boulevard is located southeast of the Development Site. Historically known as the RCA West Coast Headquarters, the 10-story commercial office building was designed in the Corporate International style by the architect Albert C. Martin and constructed in 1963. It was identified in the 2010 Survey as eligible for listing in the California Register and for local designation for its association with the recording industry. It was identified in the 2020 Survey as eligible for listing in the National Register, California Register, and for local designation as an excellent example of Corporate International commercial architecture in Hollywood as well as of the work of Albert C. Martin.

G. 6360 Sunset Boulevard

6360 Sunset Boulevard is located southeast of the Development Site. Historically known as Pacific's Cinerama Theatre, the one-story theater building was designed as a Googie-influenced concrete dome by the architectural firm Welton Becket & Associates and constructed in 1963. It is designated as HCM No. 659 for its association with the history of the Pacific Theatres and Cinerama, Inc and its association with the advancement of theater technology, specifically a widescreen display method that employed a deeply curved screen known as Cinerama. It is also significant as an excellent example of Googie and Mid-Century Modern architecture and as the work of Welton Becket & Associates.



H. 6300 Sunset Boulevard



6300 Sunset Boulevard is located southeast of the Development Site. This three-story bank and commercial office building was designed in the New Formalist style by the architectural firm Welton Becket & Associates and constructed in 1966. It was identified in the 2010 Survey as eligible for listing in the California Register and for local designation as an excellent example of Late Modern architecture as well as of the work of architect Welton Becket. It was identified in the 2020

Survey as eligible for listing in the National Register, California Register, and for local designation as an excellent example of New Formalist commercial architecture in Hollywood as well as of the work of Welton Becket & Associates.



4. PROJECT IMPACTS

4.1 Determining the Significance of Impacts on Historical Resources

The State CEQA Guidelines set the standard for determining the significance of impacts to historical resources in Title 14 California Code of Regulations Section 15064.5(b), which states:

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Title 14 California Code of Regulations Section 15064.5(b)(1) further clarifies “substantial adverse change” as follows:

Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

Title 14 California Code of Regulations Section 15064.5(b)(2) in turn explains that a historical resource is “materially impaired” when a project:

Demolishes or materially alters in an adverse manner those physical characteristics that convey its significance and that justify its inclusion in or eligibility for inclusion in the California Register, local register, or its identification in a historic resources survey.

The following factors are set forth in the City of Los Angeles' “L.A. CEQA Thresholds Guide,” which states that a project would normally have a significant impact on a historical resource if it would result in a substantial adverse change in the significance of the historical resource. A substantial adverse change in significance occurs if the project involves:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and (historical/architectural) significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or other landmark programs such as the list of HCMs.

4.2 Project Description

The Overall Site is currently improved with existing commercial buildings that have a floor area of 33,828 square feet, as well as existing surface parking areas that comprise the Development Site. The existing commercial buildings would be retained, and the new development would replace



the surface parking within the Development Site with a new 25-story high-rise building reaching 286 feet in height and containing 270 residential dwelling units and 6,790 square feet of ground floor commercial space, indoor and outdoor amenities, open space, and subterranean and above-grade parking levels for an overall 267,168-square foot Project. The new Project and the retained commercial buildings would contain 300,996 square feet of floor area, and the total resulting Floor Area Ratio (FAR) on the Overall Site would be up to 4.5 to 1.

4.3 Analysis of Project Impacts

The Project would have no direct impacts on historical resources. There are no historical resources on the Development Site (or the Overall Site) and no historical resources would be demolished, destroyed, relocated, or altered as a result of the Project. Therefore, this report only analyzes the potential for the Project to result in indirect impacts and cumulative impacts on the historical resources in the Study Area. Indirect impacts, or secondary effects, are reasonably foreseeable and caused by a project but occur at a different time or place.²³ Cumulative impacts refer to the impacts of a project and related projects in the vicinity, when taken as a whole, that substantially diminish the number or significance of historical resources within the same or similar context or property type.

Indirect Impacts

In analyzing the potential indirect impact of the new building on the historical resources in the Study Area, the central question is whether the proposed Project would cause a “material impairment” to the significance of the nearby historical resources.²⁴ Material impairment occurs where a project demolishes or alters the physical characteristics that convey the significance of a historical resource and that justify its inclusion in or eligibility for inclusion in national, state, or local landmark or historic district programs pursuant to the requirements of CEQA. Such an effect would only occur if the historical resources in the Study Area no longer retained sufficient integrity to convey their significance as a result of the Project.

According to National Register *Bulletin #15*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. The Project would not have any impact on the identified historical resources’ physical characteristics that convey their historic significance and justify their inclusion in, or eligibility for, applicable landmark designation programs. Because the Project would not alter physical characteristics of the historical resources, the only relevant aspect of integrity with respect to the impact of the Project on these historical resources is setting. Setting refers to the character of the place in which the historical resource is situated within the boundaries of the property or historic district as well as the resource’s broader surroundings. This analysis considers whether the integrity of setting of the historical resources in the Study Area would be so diminished by the Project that they would no longer qualify as historical resources under national, state, or local landmark or historic district programs.

As described in Section 3.3 above, there are one listed and seven potential historical resources in the Study Area. None of the historical resources are within the same block as the Development Site. All of the historical resources are separated from the Development Site by a street. Views of the historical resources would not be obscured as a result of the Project. The most important views

²³ 14 CCR §15358 (a)(2)

²⁴ Pub. Res. Code § 21084.1; 14 CCR §15064.5(b).



of these historical resources are of their primary, street-facing elevations. None of the street-facing elevations of the historical resources would be obscured by the Project.

Because the Development Site is located outside the parcel boundaries of the eight historical resources in the Study Area, the Project would not impact their integrity of immediate setting. Only one historical resource, 6361 Selma Avenue, is not separated from the Development Site by intervening buildings. The other seven historical resources would not be affected by the Project, due to the significant physical and visual separation between these historical resources and the Development Site.

In the increasingly dense urban setting of Hollywood, the construction of new buildings across the street from historic buildings is not uncommon, and new development has already occurred in close proximity to 6361 Selma Avenue and the other historical resources in the Study Area. The broader surroundings of the identified historical resources has already been altered by demolition and new construction. The parcels within the Study Area are developed with a variety of mixed-use, commercial, and residential buildings as well as surface parking lots. Development does not reflect a single era or type of construction. The Study Area, especially along Ivar Avenue and Vine Street, is largely characterized by development that occurred after 1980 (see figures above). Interspersed between these buildings are surface parking lots and a handful of commercial and residential buildings from earlier decades of the twentieth century.

The building at 6361 Selma Avenue is located northwest of the Development Site, across Selma Avenue. In determining impacts from adjacent new construction on an individual historical resource such as the building at 6361 Selma Avenue, the central question is whether the new building would affect the physical integrity of the historic building to the degree that it would no longer qualify as a historical resource. Such an effect would only occur if the historic building no longer retained sufficient integrity to convey its significance. The *Los Angeles Historic Context Statement (LACHCS)* prepared by the Office of Historic Resources establishes eligibility standards for associated property types. The context used for the evaluation of 6361 Selma Avenue was the Entertainment Industry under the theme for Industrial Properties Associated with the Entertainment Industry and the sub-theme for the Recording Industry. The integrity thresholds for recording studios indicate that to be eligible, a recording studio should retain integrity of location, design, feeling, and association from the period of significance. These are the critical factors of integrity - not setting. The integrity considerations for recording studios recognize that the setting may have changed from the period of significance.

The Project would introduce a new building on the Development Site, which is currently used for surface parking. Therefore, the broader surroundings of 6361 Selma Avenue would be changed by any new construction on the Development Site. In this case, the Project has been designed with an approximately 38 foot high podium primarily finished with brick to relate to the surrounding one and two-story buildings such as the one at 6361 Selma Avenue. Additionally, the tower portion of the new building is situated along Ivar Avenue and away from Selma Avenue. According to the eligibility standards in the *LACHCS*, buildings of this property type, i.e., recording studios, may not retain integrity of setting while still retaining sufficient integrity to convey significance. As such, the changes to the broader surroundings of 6361 Selma Avenue presented by the Project would not cause an adverse indirect impact to the setting of the historical resource. It would continue to convey its significance and remain eligible as a historical resource.



Cumulative Impacts

Impacts to historical resources, if any, tend to be site specific. However, cumulative impacts would occur if the Project and related projects cumulatively affect historical resources in the immediate vicinity, contribute to changes within the same historic district, or involve resources that are examples of the same property type as those within the Development Site.

As discussed above, the Project would have no direct or indirect impacts on historical resources on the Development Site or within the Study Area. There are five proposed and ongoing projects located within the Study Area. They are the following:

Related Project No. 1: Cahuenga Boulevard Hotel, 1525 N. Cahuenga Boulevard – No historical resources are being demolished, destroyed, relocated, or altered as a result of the Project.

Related Project No. 2: Ivar Gardens Hotel, 6409 W. Sunset Boulevard – No historical resources are being demolished, destroyed, relocated, or altered as a result of the Project.

Related Project No. 3: 6400 Sunset Mixed-Use project, 6400 Sunset Blvd – No historical resources are being demolished, destroyed, relocated, or altered as a result of the Project.

Related Project No. 5: Selma Wilcox Hotel, 6421 Selma Avenue – This project was completed in 2017. No historical resources were demolished, destroyed, relocated, or altered as a result of the Project.

Related Project No. 29: 6445 Sunset hotel, 6445 Sunset Blvd – No historical resources are being demolished, destroyed, relocated, or altered as a result of the Project.

These projects would continue an established pattern of development in Hollywood and there is no potential for cumulative impacts to the setting of historical resources in the immediate vicinity as a result of this development pattern. Therefore, there would be no potential for cumulative impacts to historical resources in the immediate vicinity.

Cumulative impacts to historical resources must also consider changes within the same historic district. However, the Development Site is not located within the boundaries of a historic district. Therefore, there would be no potential to contribute cumulative impacts to a historic district.

Additionally, cumulative impacts to historical resources must consider whether a project substantially diminishes the number or significance of historical resources of the same property type, even if they are not otherwise on the related projects list. However, the Development Site is currently vacant and used for surface parking. Therefore, there would be no potential to contribute cumulative impacts to historical resources of the same property type.

Conclusion

In conclusion, while the Project would introduce a new visual element to the Study Area, it would not affect the setting of any of the identified historical resources. The overall integrity of setting of the Study Area has already been changed by demolition and new construction. The eight historical resources would also remain highly visible and continue to be prominent features of the block on which they are located. Therefore, the Project would not result in a substantial adverse change to the immediate surroundings of these historical resources to the degree that they would no longer be eligible for listing under national, state, or local landmark programs. None of the historical resources in the Study Area would be materially impaired as a result of the Project.





5. CONCLUSIONS

The Project would have no direct impacts on historical resources. There are no historical resources on the Development Site and no historical resources would be demolished, destroyed, altered, or relocated as a result of the Project. The indirect impacts the Project could have on the historical resources in the Study Area were also analyzed. The Project would have no indirect impacts on the identified historical resources. The new building would introduce a new visual element to the immediate surroundings of the historical resources in the Study Area; however, the Project would not result in a substantial adverse change to the integrity of historical resources to the degree that they would no longer be eligible for listing as historical resources defined by CEQA. Additionally, there would be no cumulative impacts on the historical resources in the Study Area as a result of this Project combined with other projects. No mitigation is recommended or required.



6. SOURCES

Aerial Photographs, various dates, University of California at Santa Barbara Library.

Architectural Resources Group, Historic Resources Group, GPA Consulting, "Historic Resources Survey Report: Hollywood Redevelopment Plan Area," January 2020.

California Code of Regulations, California Office of Administrative Law, State of California Government.

Chattel Architecture, Planning & Preservation, Inc. "Historic Resources Survey Report: Hollywood Redevelopment Project Area," February 2010.

City of Los Angeles. *Hollywood Redevelopment Plan, as first amended in May 2003 and effective July 2003.*

City of Los Angeles Administrative Code.

Code of Federal Regulations, Title 36: Parks, Forests, and Public Property. Office of the Federal Register, National Archives and Records Administration, United States Government.

Hollywood Boulevard Commercial and Entertainment District, National Register of Historic Places Nomination Form, 1985.

Los Angeles Times, various dates.

National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation. Washington D.C.: National Park Service, 2002.

National Register Bulletin #16: How to Complete the National Register Registration Form. Washington D.C.: National Park Service, 1997.

National Register Bulletin #21: Defining Boundaries for National Register Properties Form. Washington D.C.: National Park Service, 1997.

Sanborn Fire Insurance Maps, Vol. 10, various dates.



Appendix A – Résumé



ALLISON M. LYONS is a Senior Architectural Historian at GPA. She has been involved in the field of historic preservation since 2007. Allison graduated with thesis honors from Columbia University with a Master of Science in Historic Preservation. She has since worked in private historic preservation consulting, completing projects in California, Nevada, and Washington. Allison joined GPA in 2015 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; Historic American Buildings Survey/Historic American Engineering Record recordation; large-scale historic

resource surveys; Federal Rehabilitation Tax Credit and Mills Act applications; local landmark applications; and evaluations of eligibility for a wide variety of projects and property types throughout California. She is also highly experienced in writing National Register of Historic Places nominations as well as historic context statements for local governments.

Educational Background:

- M.S., Historic Preservation, Columbia University, 2010
- Certificate, Business Fundamentals CORE Program, Harvard Business School Online, 2016
- B.A., European Studies, Scripps College, 2006

Professional Experience:

- GPA Consulting, Senior Architectural Historian, 2015-Present
- Chattel Inc., Associate Architectural Historian, 2013-2015
- Architectural Resources Group, Architectural Historian, 2010-2013
- Mellon Graduate Fellowship in Primary Sources, Columbia University, 2009-2010

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.
- Advisory Council on Historic Preservation, Section 106 Essentials

Professional Activities:

- Graduate School of Architecture, Planning, and Preservation at Columbia University, Alumni Board Member, 2013-2020

Selected Projects:

- Violet and 7th Street, CEQA Historical Resource Technical Report, 2019
- Morrison Hotel, Los Angeles, CEQA Historical Resource Technical Report, 2018
- Angels Landing, Los Angeles, CEQA Historical Resource Technical Report, 2018
- 3003 Runyon Canyon, Los Angeles, CEQA Historical Resource Technical Report, 2018
- Highland Park Jr. Art Center, Los Angeles, CEQA Historical Resource Evaluation Report, 2018
- Sunset & Western, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- Farmers & Merchants Bank Building, Los Angeles, Preservation Plan, 2017
- Postwar Development and Architecture in Fremont Historic Context Statement, 2017
- Los Angeles Wholesale Flower Terminal, Historical Resource Evaluation Report, 2017
- City of Hope Master Plan, Duarte, CEQA Historical Resource Technical Report, 2017
- Vermont Corridor Development, Historical Resources Evaluation Report, 2017
- Art Center College of Design Master Plan, Pasadena, CEQA Historical Resource Technical Report, 2016
- 1440-52 Gordon St., Los Angeles, CEQA Historical Resource Evaluation Report, 2016
- 8430 Reseda Blvd., Los Angeles, CEQA Historical Resource Evaluation Report, 2016



EMILY RINALDI is an Associate Architectural Historian at GPA. She has been involved in the field of historic preservation since 2011. Emily graduated from Columbia University with a Master of Science in Historic Preservation, receiving the school's highest honor for her thesis work. She has since worked in private architecture and historic preservation consulting in both the New York metropolitan area and California. Emily joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; Historic Structure Reports; local landmark nominations; Federal Rehabilitation Tax

Credit and Mills Act applications; historic context statements; large-scale historic resource surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. She is also experienced in providing property owners with expert guidance in the rehabilitation and restoration of historic buildings, having completed numerous projects in New York and Los Angeles.

Educational Background:

- M.S., Historic Preservation, Columbia University, 2013
- B.A., History, New York University, 2009
- B.A., Political Science, New York University, 2009

Professional Experience:

- GPA Consulting, Associate Architectural Historian, 2017-Present
- Building Conservation Associates, Inc., Historic Preservationist, 2015-2017
- Avery Drawings & Archives, Columbia University, Graduate Intern, 2012-2013
- Docomomo, US, Intern, 2012

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities:

- Vernacular Architecture Forum, Image Editor for *Buildings & Landscapes*, 2014-Present

Selected Projects:

- Elks Lodge No. 99, Los Angeles, Federal Rehabilitation Tax Credit Application, 2019
- Casa de Rosas, Los Angeles, Federal Rehabilitation Tax Credit Application, 2019
- 617 N. Rossmore Avenue, Los Angeles, CEQA Historical Resource Technical Report, 2018
- 1524 N. Cassil Place, Los Angeles, CEQA Historical Resource Technical Report, 2018
- Ahmanson Bank & Trust Building, Beverly Hills, Preservation Plan and Secretary of the Interior's Standards Compliance, 2018
- Westlake Theater, Preservation Plan and Secretary of the Interior's Standards Compliance, 2018
- 1003 Washington Boulevard, Los Angeles, CEQA Historical Resource Evaluation Report, 2018
- 11434 W. Pico Boulevard, Los Angeles, CEQA Historical Resource Evaluation Report, 2018
- 713 E. 5th Street, Los Angeles, CEQA Historical Resource Technical Report, 2017
- 1129 E. 5th Street, Los Angeles, CEQA Historical Resource Technical Report, 2017
- 314-18 Firmin Street, Los Angeles, CEQA Historical Resource Evaluation Report, 2017
- Los Angeles Stock Exchange, Los Angeles, Preservation Plan and Secretary of the Interior's Standards Compliance, 2017
- Joannes Brothers Company Building, Historic Structure Report and Los Angeles Historic-Cultural Monument Nomination, 2017
- 823 Westbourne Drive, West Hollywood, CEQA Historical Resource Evaluation Report, 2017



Appendix B - Entitlement Submittal



ARTISAN HOLLYWOOD

ENTITLEMENT SUBMITTAL

October 20, 2020

1520-1542 Cahuenga Blvd.,
6350 Selma Ave., and 1523-1549 Ivar Ave.
Los Angeles, CA 90068

AP CAHUENGA OWNER VIII, L.P.

c/o ARTISAN REALTY ADVISORS

3000 OLYMPIC BLVD.
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TEL# 310.209.8800

AGENCE TER

LANDSCAPE ARCHITECT

850 S. BROADWAY
SUITE #600
LOS ANGELES, CA
90014 USA

TEL# 213.328.7489

RESIDENTIAL
UNIT SUMMARY

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	UNITS/LEVEL
L25 Roof / Amenity					
L24 Residential	0	2	3	3	8
L23 Residential	0	2	3	3	8
L22 Residential	0	2	3	3	8
L21 Residential	0	7	4	0	11
L20 Residential	0	7	4	0	11
L19 Residential	6	4	4	0	14
L18 Residential	6	4	4	0	14
L17 Residential	6	4	4	0	14
L16 Residential	6	4	4	0	14
L15 Residential	6	4	4	0	14
L14 Residential	6	4	4	0	14
L13 Residential	6	4	4	0	14
L12 Residential	6	4	4	0	14
L11 Residential	6	4	4	0	14
L10 Residential	6	4	4	0	14
L09 Residential	6	4	4	0	14
L08 Residential	6	4	4	0	14
L07 Residential	6	4	4	0	14
L06 Residential	6	4	4	0	14
L05 Residential	6	1	1	0	8
L04 Residential	2	6	1	1	10
L03 Residential					0
L02 Residential	0	10	0	0	10
Unit Totals (Market+Affordable)	92	93	75	10	270

	Market	Affordable	Combined
STUD...	83	9	92
1 BEDROOM	84	9	93
2 BEDROOM	67	8	75
3 BED	9	1	10
TOTAL UNITS	243	27	270

NOTE:
PER T.O.C. TIER 3
REQUIREMENTS, 10 PERCENT
OF UNITS ARE RESTRICTED TO
EXTREMELY LOW INCOME
HOUSEHOLDS.

PARKING
PROVIDED

Vehicular Parking Calculations	
Residential Parking Provided	262 Spaces
Required Residential Parking (per L.A.M.C.)	135 Spaces
Per Transit Oriented Communities, Tier 3, 0.5 spaces per unit 270 Units x(0.5) = 135 spaces	
Commercial Parking Provided	58 Spaces
Required Commercial Parking (per L.A.M.C.)	58 Spaces
Per Hollywood Redevelopment Plan, 1 space per 500 SF Existing Commercial: (33,828 SF)/500 x 0.7 = 48 Spaces Per Transit Oriented Communities, Tier 3, 30% reduction New Commercial: (6,790 SF)/500 x 0.7 = 10 spaces	
Total Parking Spaces Provided	320 Spaces
Total Required Parking	193 Spaces
Total ADA Spaces Provided	8 Spaces
Total Required ADA Parking	8 Spaces

Bicycle Parking Calculations	
Short-Term Bicycle Parking Provided	19 Spaces
Residential Required [per L.A.M.C. Table 12.21 A.16 (a)(1)(i)]	15 Spaces
Units 1-25 = 1/10 Unit = 3 Spaces Units 26-100 = 1/15 Unit = 5 Spaces Units 101-200 = 1/20 Unit = 5 Spaces Units 201-270 = 1/40 Unit = 2 Spaces	
Commercial Required	4 Spaces
6,790 SF at 2 Short-term spaces/2,000 SF = 4 Spaces	
Required Short-Term Bicycle Parking	19 Spaces
Long-Term Bicycle Parking Provided	147 Spaces
Residential Required [per L.A.M.C. Table 12.21 A.16 (a)(1)(i)]	143 Spaces
Units 1-25 = 1/1 Unit = 25 Spaces Units 26-100 = 1/1.5 Unit = 50 Spaces Units 101-200 = 1/2 Unit = 50 Spaces Units 201-270 = 1/4 Unit = 18 Spaces	
Commercial Required	4 Spaces
6,790 SF at 2 Long-term spaces/2,000 SF = 4 Spaces	
Required Long-Term Bicycle Parking	147 Spaces

LONG-TERM BICYCLE STORAGE AND WORK AREA
PROVIDED ON LEVEL 02. SEE: SHEET A2.06

OPEN SPACE
REGULATIONS

SUMMARY OF OPEN SPACE REGULATIONS

Residential Uses	
Studios & 1 Bedroom Units	100 sf / unit (dwelling unit <3 habitable rooms)
1+Den & 2 Bedroom Units	125 sf / unit (dwelling unit =3 habitable rooms)
2+Den & 3 Bedroom Units	175 sf / unit (dwelling unit >3 habitable rooms)

REQUIRED OPEN SPACE

Unit Type	Qty.	SF/Unit	Area
Studio	92	100	9,200 SF
1 Bedroom	93	100	9,300 SF
2 Bedroom	75	125	9,375 SF
3 Bedroom	10	175	1,750 SF
SUBTOTAL REQUIRED OPEN SPACE			29,625 SF

PRIVATE OPEN SPACE PROVIDED

	Units w/ Balconies	Min. Balcony Area	Total Area Provided
Private Open Space (Balconies)	134	50 sf	6,700 SF

COMMON AREA OPEN SPACE PROVIDED

Floor	Open Space Area	Indoor	Outdoor
Level 25	Roof Deck	1,801	3,969
Level 04	Amenity	3,858	14,590
Sub-Total Open Space:		5,659 SF	18,559 SF
TOTAL INDOOR & OUTDOOR COMMON OPEN SPACE:		24,218 SF	

Maximum Allowed Indoor Amenity Space (25% of Open Space):	7,407 SF
Total Indoor Amenity Space Provided:	5,659 SF

TOTAL OF PRIVATE & COMMON OPEN SPACE:	30,918 SF
---------------------------------------	-----------

Planted Area Required based on Common Open Space:	Common Open Space	18,559 SF
	x 25%	
Total Planted Area Req'd:		4,640 SF
PLANTED AREA PROVIDED:		5,300 SF

TREES REQUIRED

One 24" box for every 4 units:	270 units / 4 =	68 Trees Required/Provided
--------------------------------	-----------------	----------------------------

LEGAL
DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY ORDER No. 00092046-997-LT1-JC4 DATED MAY 25, 2018)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF BLOCK 4 OF HOLLYWOOD AND IVAR AVENUE, VACATED, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST QUARTER CORNER OF LOT "A", TRACT NO. 2129, AS PER MAP RECORDED IN BOOK 24 PAGE 68 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT "A", 363.21 FEET TO THE NORTHEAST CORNER OF SAID LOT "A", IN THE CENTER LINE OF IVAR AVENUE, VACATED, AS SAID AVENUE IS SHOWN ON SAID MAP OF HOLLYWOOD, THENCE NORTHERLY ALONG SAID CENTER LINE 52.35 FEET TO THE SOUTH LINE OF THE NORTH 16.3 FEET OF LOT 13 IN SAID BLOCK 4; THENCE WESTERLY ALONG SAID SOUTH LINE, 211.61 FEET TO THE EASTERLY LINE OF LOT 4 IN SAID BLOCK 4; THENCE NORTHERLY ALONG SAID EASTERLY LINE 0.30 FEET TO THE SOUTH LINE OF THE NORTHERLY 16 FEET OF SAID LOT 4; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 171.59 FEET TO THE EASTERLY LINE OF CAHUENGA BOULEVARD, 75 FEET WIDE; THENCE SOUTHERLY ALONG SAID BOULEVARD, 50.53 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF LYING EASTERLY OF THE EASTERLY LINE OF IVAR AVENUE, AS DESCRIBED IN THE FINAL DECREE OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. 202550, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 9421 PAGE 173 OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF LOT A OF TRACT NO. 2129, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGE 68 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE EASTERLY LINE OF IVAR AVENUE AS DESCRIBED IN THE FINAL DECREE OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 202550 A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 9421 PAGE 173 OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 3:

THOSE PORTIONS OF LOTS 16, 15, 14 AND THE NORTH 16.3 FEET OF LOT 13, ALL IN BLOCK 4 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28, PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE CENTER LINE OF IVAR STREET, AS CONDEMNED BY THE CITY OF LOS ANGELES, CALIFORNIA.

PARCEL 4:

THE SOUTH 20 FEET OF LOT 2 AND THE NORTH 20 FEET OF LOT 3 IN BLOCK 4 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WEST 10 FEET THEREOF, AS CONVEYED TO THE CITY OF LOS ANGELES FOR STREET PURPOSES.

PARCEL 5:

THE EAST 171.5 FEET OF THE SOUTH 45 FEET OF LOT 3 AND THE EAST 171.5 FEET OF THE NORTH 16 FEET OF LOT 4 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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A0.00	COVER SHEET - ENTITLEMENT SET
A0.10	BUILDING INFORMATION AND ZONING SUMMARY
A0.11	AREA DIAGRAM
A0.20	EXISTING SITE PHOTOS
A0.21	EXISTING SITE PHOTOS
A0.22	EXISTING SITE PHOTOS
A0.23	EXISTING SITE PHOTOS
A0.30	RENDERING
A0.40	RENDERING
A0.50	CIRCULATION DIAGRAMS
A1.10	SITE PLAN
A2.02	LEVEL P4
A2.03	LEVEL P2 - P3
A2.04	LEVEL P1
A2.05	LEVEL 01 - GROUND
A2.06	LEVEL 02
A2.07	LEVEL 03
A2.08	LEVEL 04 - AMENITY DECK
A2.09	LEVEL 05
A2.10	TYPICAL LEVEL 06 - LEVEL 19
A2.11	TYPICAL LEVEL 20 - LEVEL 21
A2.12	TYPICAL LEVEL 22 - LEVEL 24 (PENTHOUSE)
A2.13	LEVEL 25 - ROOF DECK
A2.14	ROOF PLAN
A3.01	BUILDING SECTION
A3.02	BUILDING SECTION
A4.01	EXTERIOR ELEVATION
A4.02	EXTERIOR ELEVATION
L1.00	LANDSCAPE - GROUND LEVEL 01
L1.10	LANDSCAPE - AMENITY LEVEL 04
L1.20	LANDSCAPE - ROOF DECK LEVEL 25

PROJECT
INFORMATION

SITE ADDRESS 1520-1542 CAHUENGA BLVD., 6350 SELMA AVE., AND 1523-1549 IVAR AVE. LOS ANGELES, CA 90068 UNITED STATES		
OWNER AP CAHUENGA OWNER VIII, L.P. C/O ARTISAN REALTY ADVISORS	ARCHITECT GENSLER	LAND USE ATTORNEY ARMBRUSTER GOLDSMITH & DELVAC LLP
3000 OLYMPIC BOULEVARD SUITE 1255 SANTA MONICA, CA 90404 UNITED STATES	500 S FIGUEROA STREET LOS ANGELES, CA 90071 UNITED STATES	12100 WILSHIRE BOULEVARD SUITE 1600 LOS ANGELES, CA 90025 UNITED STATES

25 STORY RESIDENTIAL BUILDING. 23 LEVELS OF RESIDENTIAL ABOVE GROUND FLOOR AND 1 LEVEL OF ABOVE GRADE PARKING AND 4 LEVELS OF BELOW GRADE PARKING. GROUND FLOOR (LEVEL 01) CONTAINS RESIDENTIAL LOBBY, COMMERCIAL SPACE, AND LOADING ZONE. LEVEL 04 AND LEVEL 25 (ROOF LEVEL) CONTAIN OUTDOOR AND INDOOR AMENITY PROGRAM FOR RESIDENTIAL USE.

PROJECT
DESCRIPTION

ZONING
INFORMATION

ZONE	C4-2D-SN, C4-2D	
LOT AREA	SITE GROSS AREA (PRE-DEDICATION) SITE NET AREA (POST- DEDICATION)	67,581 SF 66,896 SF
DEDICATIONS	ALONG CAHUENGA BLVD AND CORNER OF SELMA / IVAR	SEE A1.011
RESIDENTIAL DENSITY	R5 DENSITY (1:200 SF)	334 UNITS ALLOWED
FLOOR AREA RATIO	3:1 PER D LIMITATION	200,688 SF OF FLOOR AREA
SETBACKS (YARDS DETERMINED PER TRACT MAP)	IVAR AVENUE (FRONT) SELMA AVENUE (FRONT) CAHUENGA BLVD (FRONT) SOUTHERN AND INTERIOR SIDE YARDS	NONE NONE NONE 16'-0" AT FIRST RESIDENTIAL LEVEL
BUILDING HEIGHT	UNLIMITED	268'-0" TO PARAPET; 286'-0" TO TOP OF MECHANICAL/PENTHOUSE PROJECTIONS
DENSITY BASE INCENTIVE	70 PERCENT	NOT UTILIZED; 270 UNITS PROPOSED
AFFORDABLE UNITS	10 PERCENT EXTREMELY LOW	27 UNITS
F.A.R. BASE INCENTIVE	50 PERCENT INCREASE; 4.5:1	301,032 SF OF FLOOR AREA PERMITTED; 300,996 SF PROPOSED, SEE: A0.11
RESIDENTIAL MINIMUM PARKING	0.5 SPACE/UNIT	SEE PARKING TABLE
PARKING	30 PERCENT REDUCTION IN EXISTING AND PROPOSED COMMERCIAL PARKING	SEE PARKING TABLE
SETBACK ADDITIONAL INCENTIVE	RAS3 ZONE REQUIREMENTS	5'-0" SIDE YARD SETBACKS AT FIRST RESIDENTIAL LEVEL AND REDUCED TO ZERO-FOOT YARDS AT LEVEL 02

VICINITY
MAP



ARTISAN
HOLLYWOOD

1520-1542 Cahuenga Blvd.,
6350 Selma Ave., and 1523-1549 Ivar Ave.
Los Angeles, CA 90068

AP CAHUENGA OWNER VIII, L.P.

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Date	Description
------	-------------

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

ARTISAN HOLLYWOOD

Project Number

05.1593.000

Description

BUILDING INFORMATION AND
ZONING SUMMARY

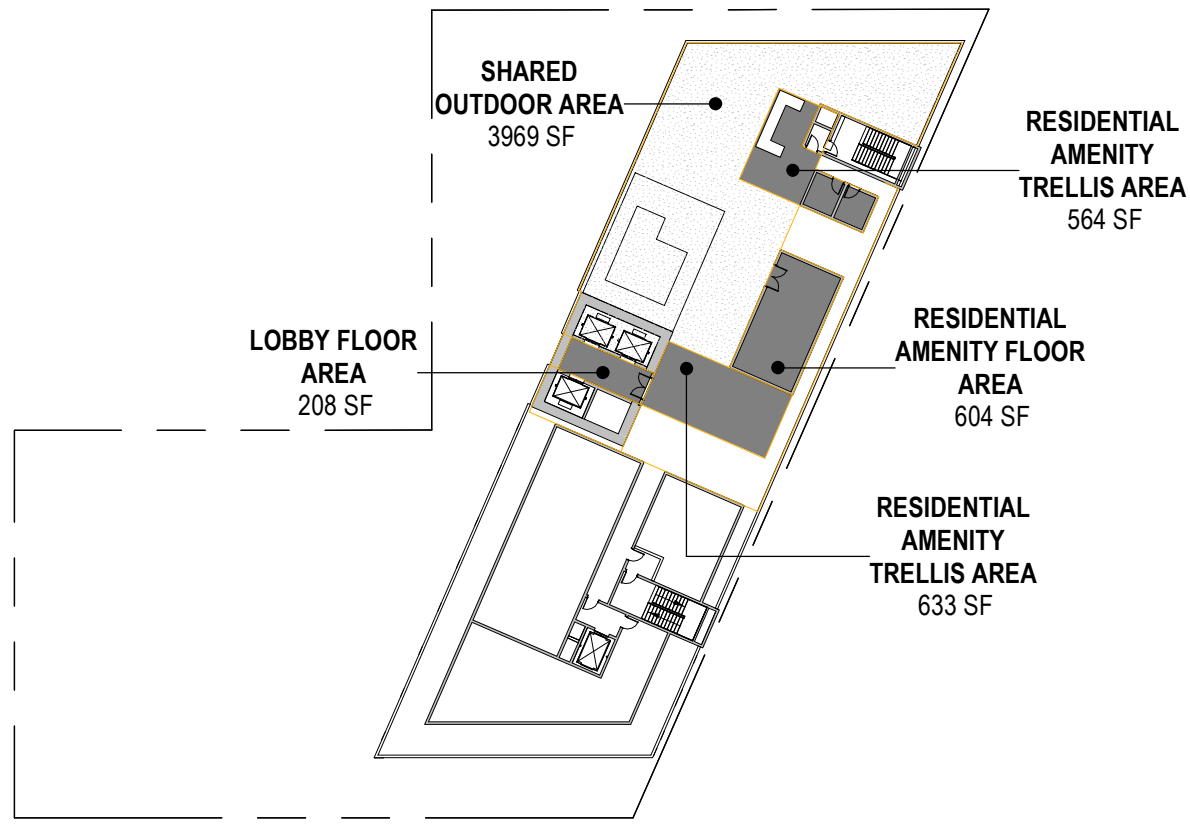
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As indicated

A0.10

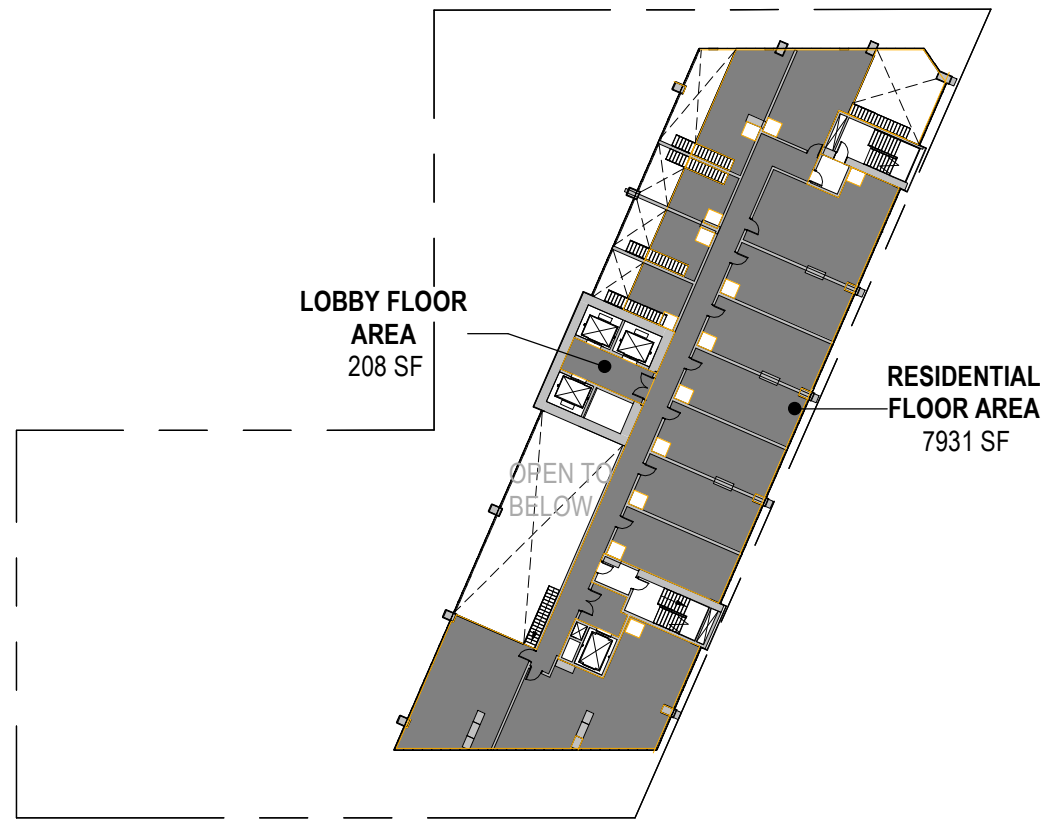
09 LEVEL 25 ROOF - AREA PLAN

SCALE: 1" = 50'-0"



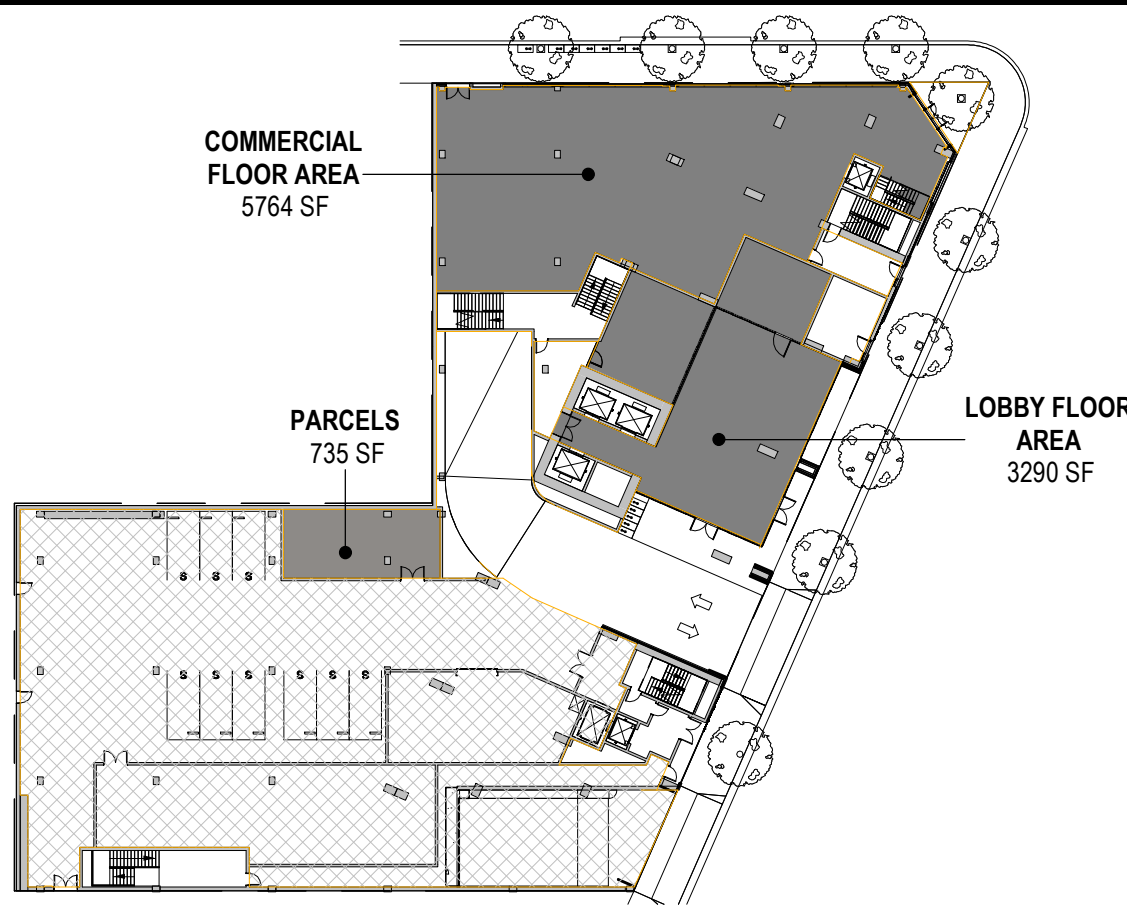
05 LEVEL 05 - AREA PLAN

SCALE: 1" = 50'-0"



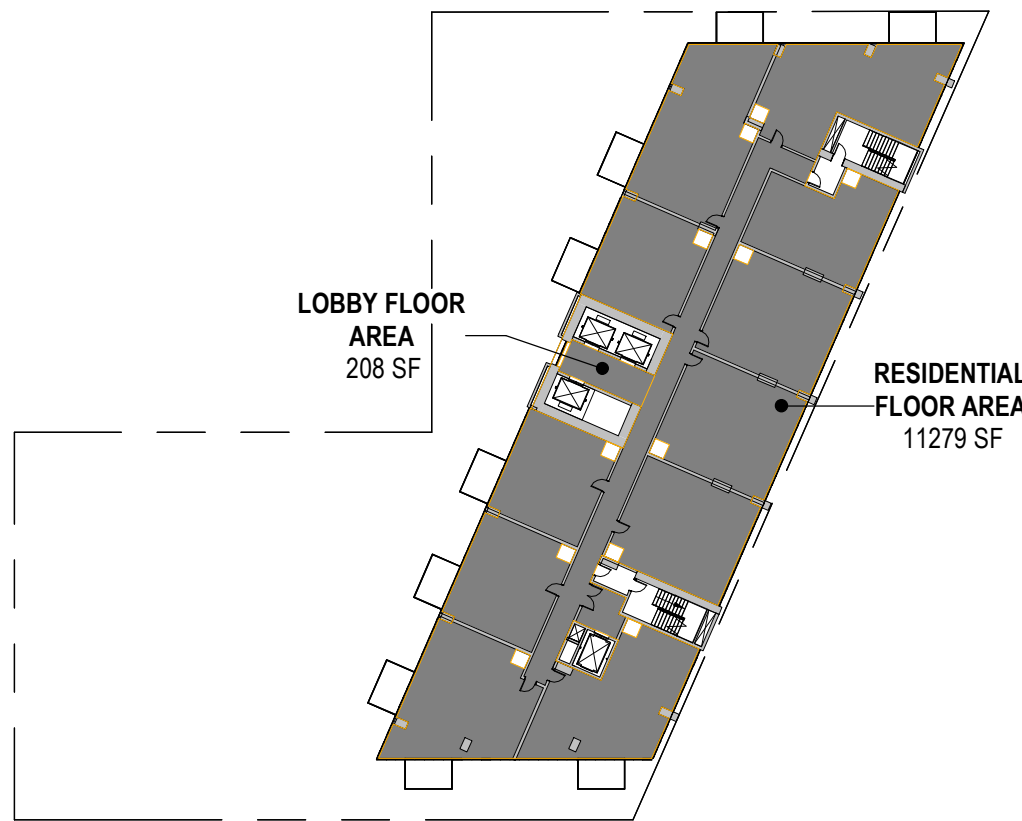
01 GROUND LEVEL - AREA PLAN

SCALE: 1" = 50'-0"



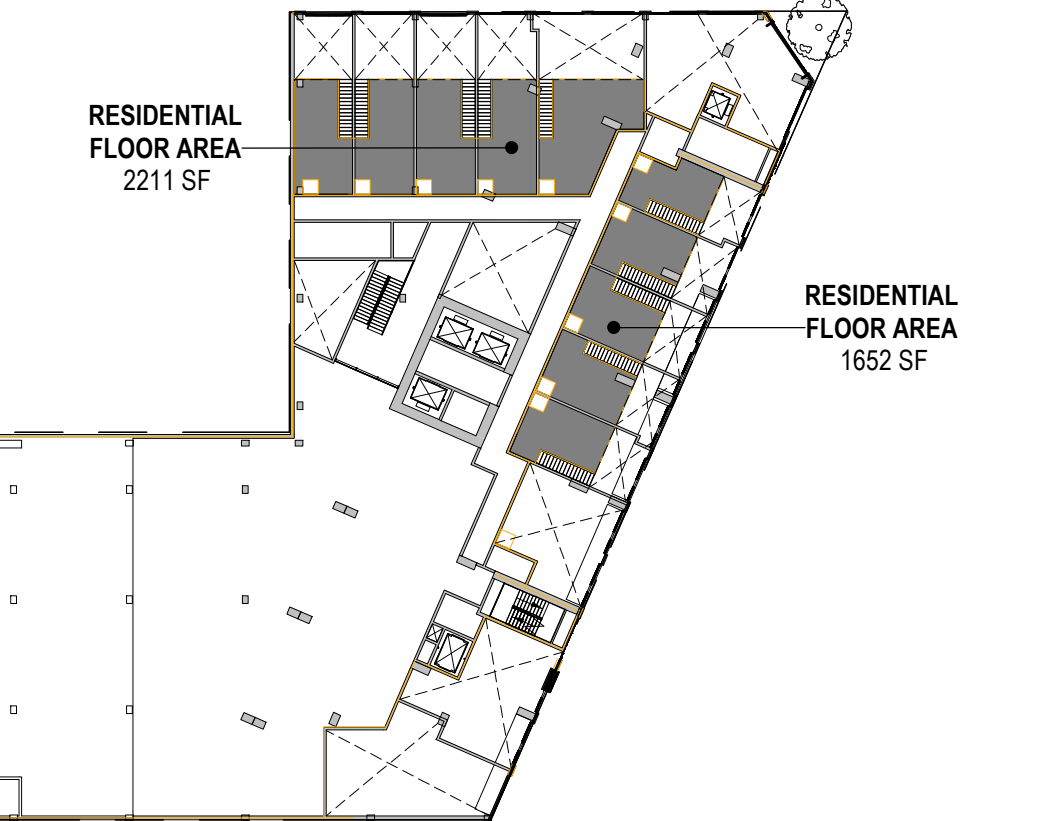
10 LEVEL 22-24 AREA PLANS TYP.

SCALE: 1" = 50'-0"



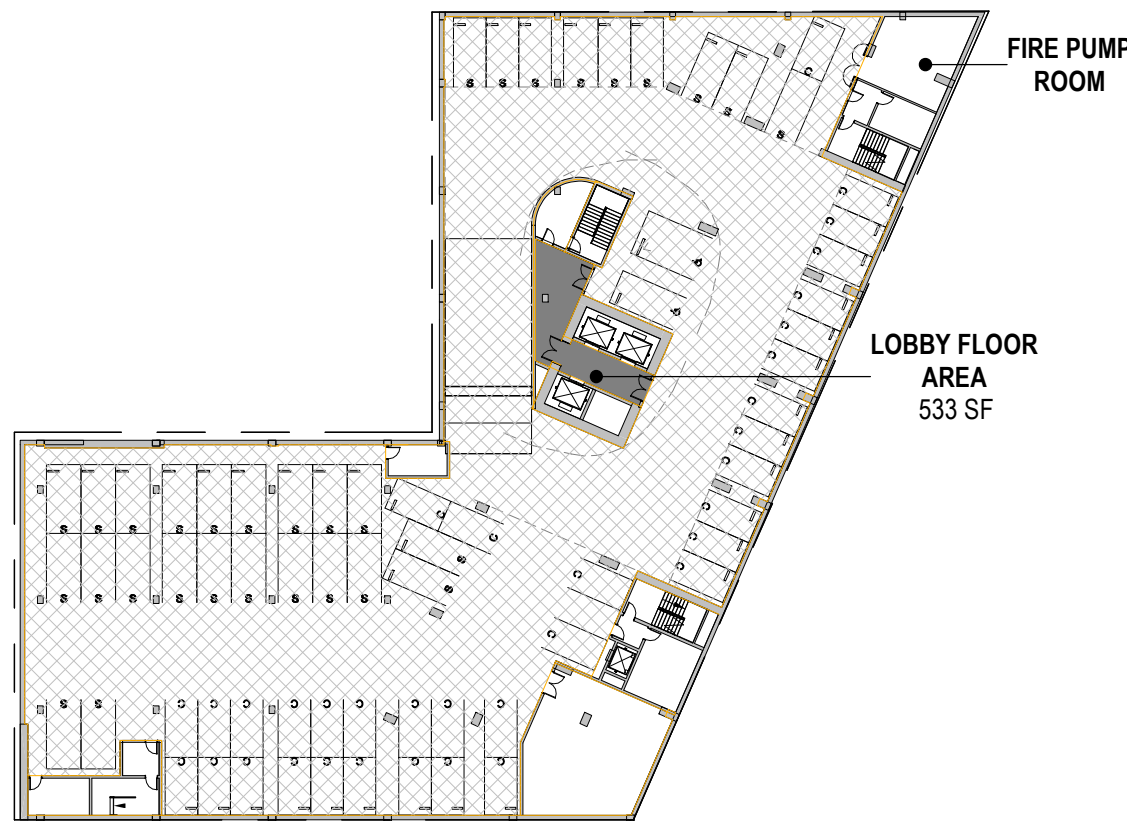
06 LEVEL 04 - AREA PLAN

SCALE: 1" = 50'-0"



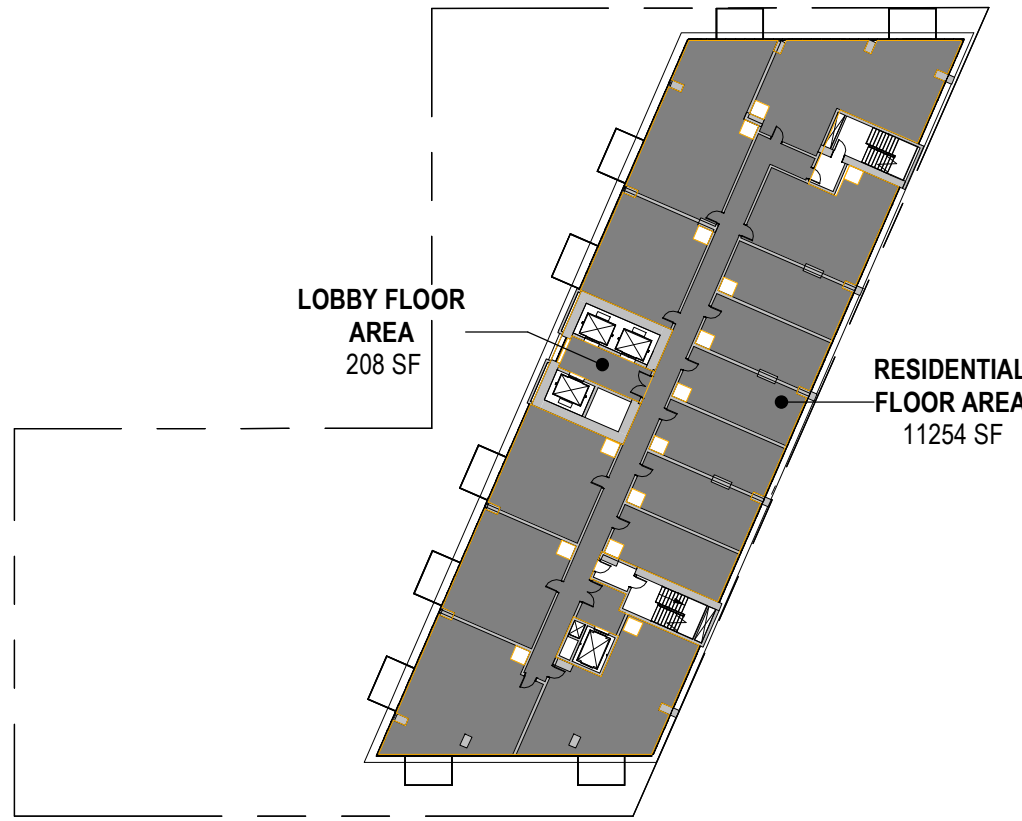
02 PARKING LEVEL 01 - AREA PLAN

SCALE: 1" = 50'-0"



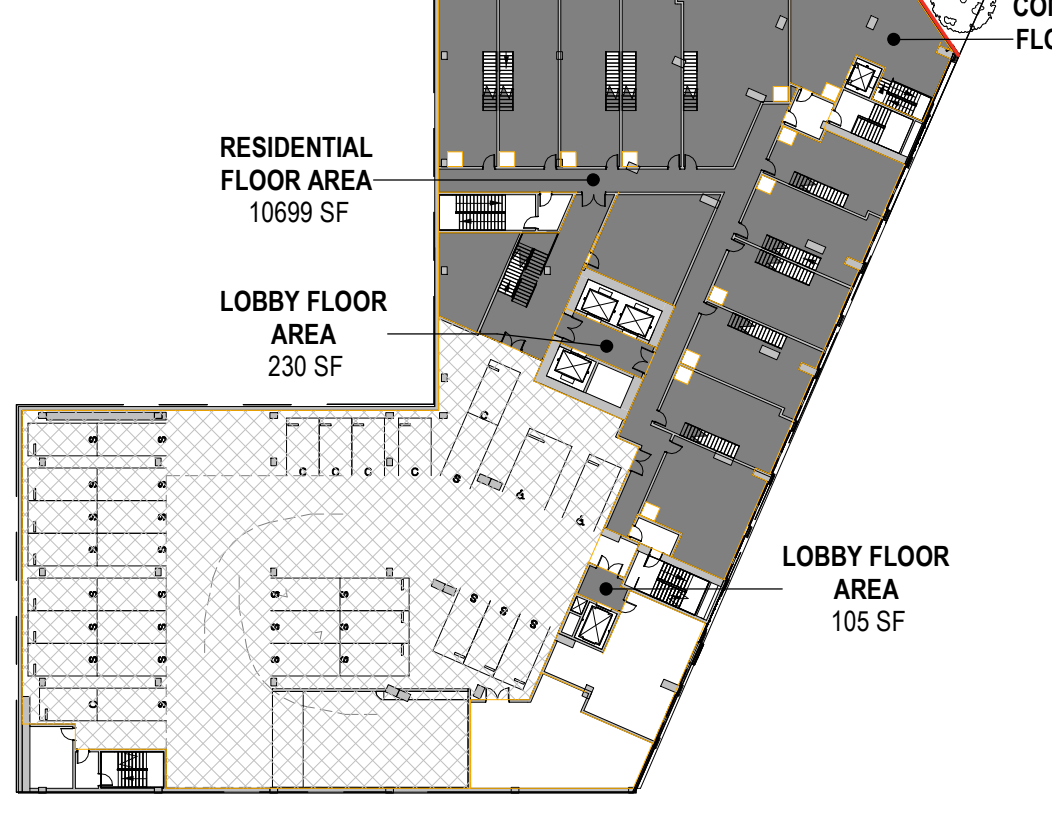
11 LEVELS 20-21 - AREA PLANS TYP.

SCALE: 1" = 50'-0"



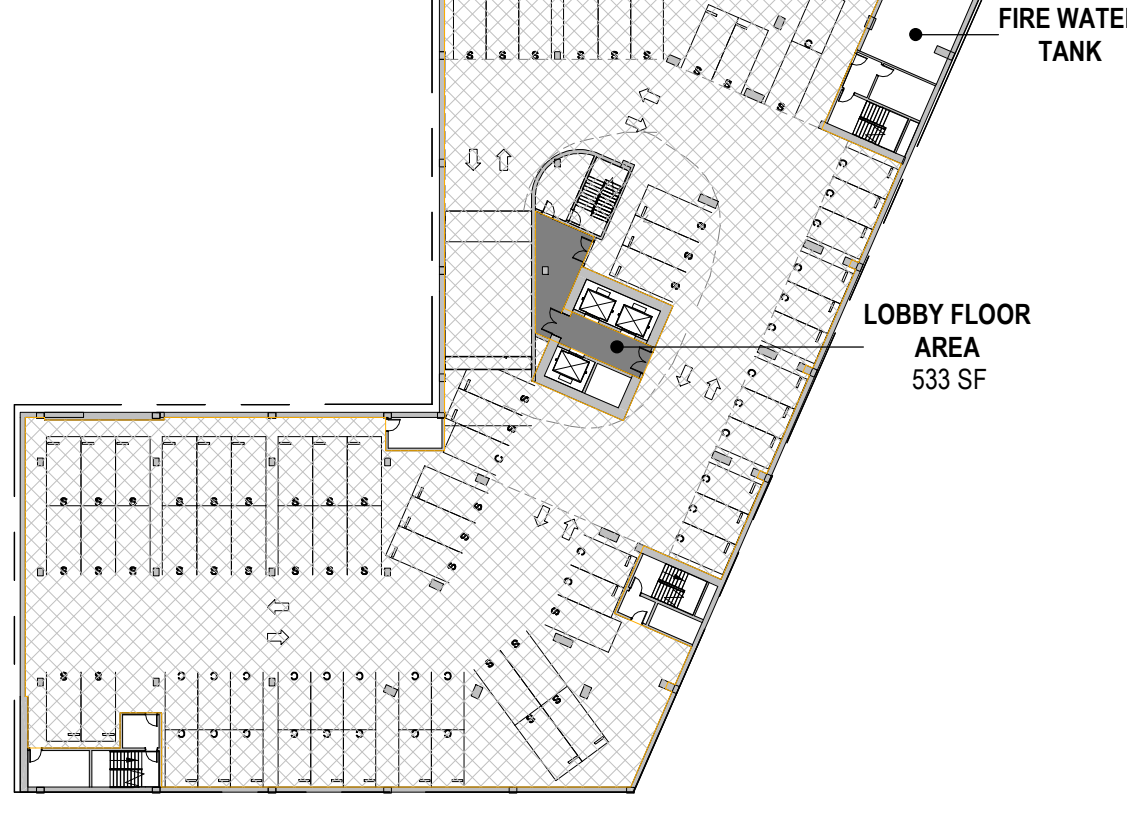
7 LEVEL 03 - AREA PLAN

SCALE: 1" = 50'-0"



03 PARKING LEVEL 02 - AREA PLAN

SCALE: 1" = 50'-0"



12 LEVELS 06-19 - AREA PLANS TYP.

SCALE: 1" = 50'-0"



08 LEVEL 02 - AREA PLAN

SCALE: 1" = 50'-0"



04 PARKING LEVEL 03-04 - AREA PLAN

SCALE: 1" = 50'-0"



AREA SUMMARY FLOOR BY FLOOR

FLOOR AREA PER F.A.R. (L.A.M.C.)		
L25	Roof Amenity	2,009 sf
L24	Residential	11,533 sf
L23	Residential	11,533 sf
L22	Residential	11,533 sf
L21	Residential (†)	11,427 sf
L20	Residential	11,487 sf
L19	Residential	11,487 sf
L18	Residential	11,462 sf
L17	Residential (†)	11,402 sf
L16	Residential	11,462 sf
L15	Residential	11,462 sf
L14	Residential	11,462 sf
L13	Residential (†)	11,402 sf
L12	Residential	11,462 sf
L11	Residential	11,462 sf
L10	Residential	11,462 sf
L09	Residential (†)	11,402 sf
L08	Residential	11,462 sf
L07	Residential	11,462 sf
L06	Residential	11,462 sf
L05	Residential	8,139 sf
L04	Residential (†)	10,750 sf
L04	Exterior Amenity	600 sf
L03	Residential - Lofts	3,863 sf
L02	Residential	11,034 sf
L02	Commercial	1,026 sf
L01	Lobby	3,290 sf
L01	Loading/Back of House	735 sf
L01	Commercial	5,764 sf
P1	Parking (Basement)	533 sf
P2	Parking (Basement)	533 sf
P3	Parking (Basement)	533 sf
P4	Parking (Basement)	533 sf
Total Residential Floor Area		260,378 sf
Proposed Commercial Area		6,790 sf
Existing Commercial Area to Remain		33,828 sf
Total Floor Area, Commercial + Residential, per F.A.R.		300,996 sf
Total Allowable Area, per F.A.R.		301,032 sf
66,896 SF (SITE NET AREA) x 4.5 (F.A.R.)		

NOTES:

1. EXISTING FLOOR AREA CALCULATED PER L.A.M.C., BASED ON AS-BUILT DRAWINGS.

2. APPROXIMATELY 60 SF PLUMBING ROOM WILL OCCUR ONCE EVERY (5) FLOORS. FLOORS WITH PLUMBING ROOM REPRESENTED WITH (†)

VICINITY MAP



ARTISAN HOLLYWOOD

1520-1542 Cahuenga Blvd.,
6350 Selma Ave., and 1523-1549 Ivar Ave.
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Fax 213.327.3601

Date Description

Seal / Signature

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Project Name
ARTISAN HOLLYWOOD

Project Number
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Description
AREA DIAGRAM

Scale
As indicated

A0.11

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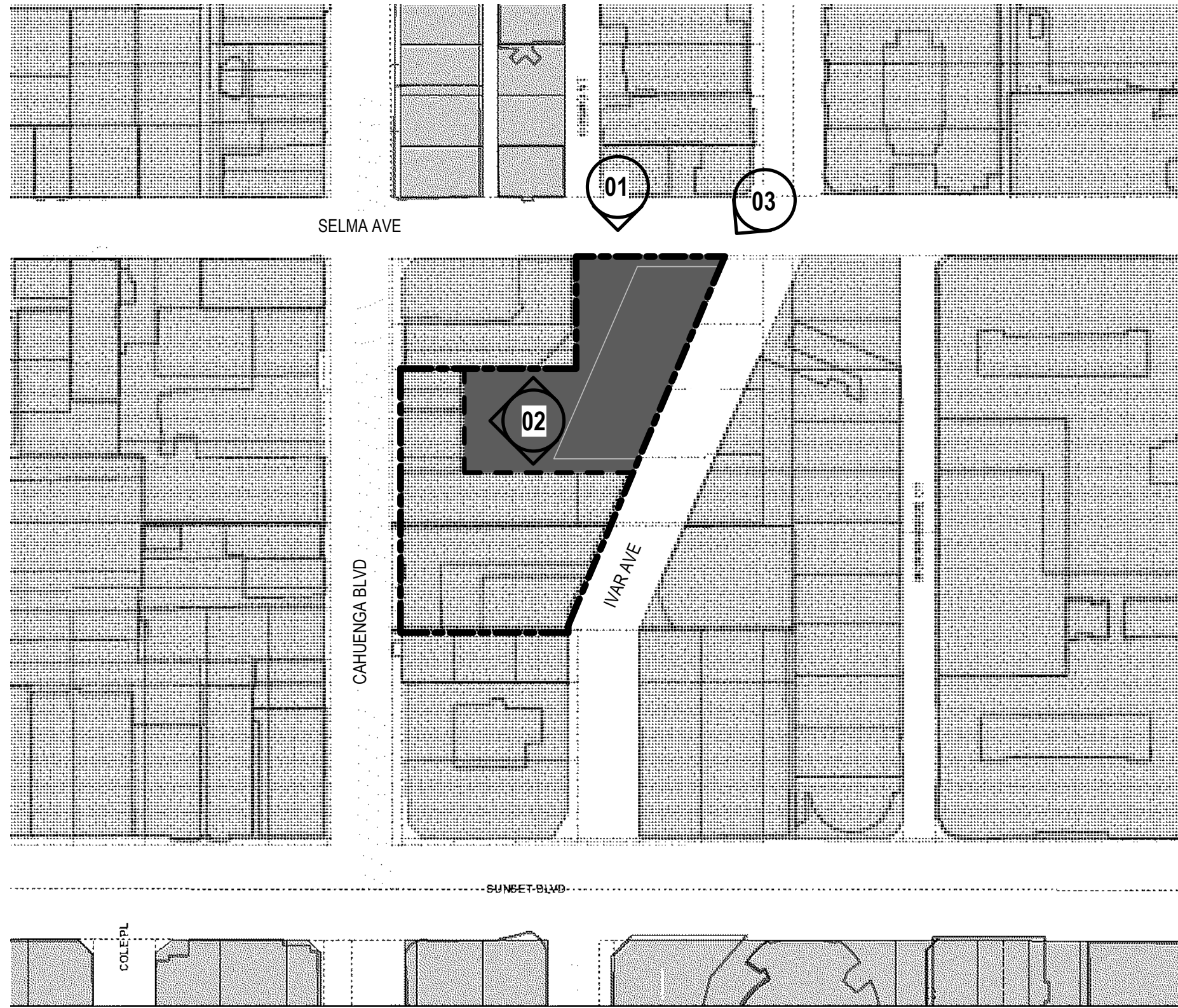
01 VIEWS ALONG SELMA LOOKING AT THE NORTH EDGE OF THE PROPERTY



02 VIEW AROUND THE EDGE CONDIONS OF THE EXISTING SURFACE PARKING LOT



03 VIEW AT THE CORNER OF IVAR AND SELMA



01 KEY PLAN

ARTISAN HOLLYWOOD

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Description
EXISTING SITE PHOTOS

Scale
NOT TO SCALE

A0.20



01 EXISTING SURFACE LOT ON SITE TOWARD IVAR AVE.



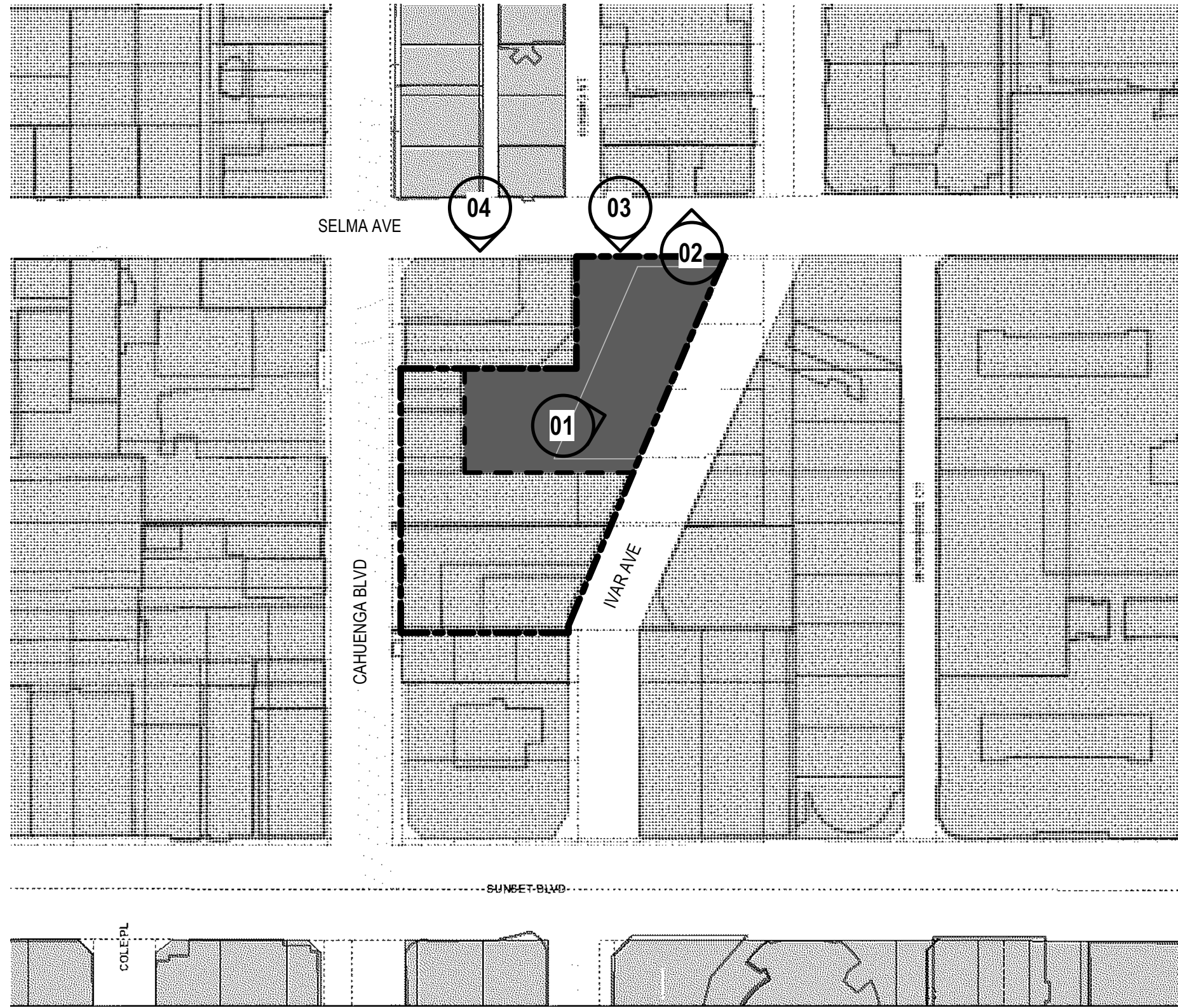
02 EXISTING RETAIL STOREFRONT ACROSS THE STREET ON SELMA AVE.



03 EXISTING SURFACE LOT ON SITE FROM SELMA AVE.



04 EXISTING NEIGHBORING RETAIL FROM SELMA AVE.



01 KEY PLAN

ARTISAN HOLLYWOOD

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Description

EXISTING SITE PHOTOS

Scale

NOT TO SCALE

A0.21

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01 EXISTING RETAIL STOREFRONT FOR "SPACE 15 TWENTY" ALONG CAHUENGA BLVD.



03 EXISTING RETAIL FOR "SPACE 15 TWENTY" ALONG IVAR AVE.



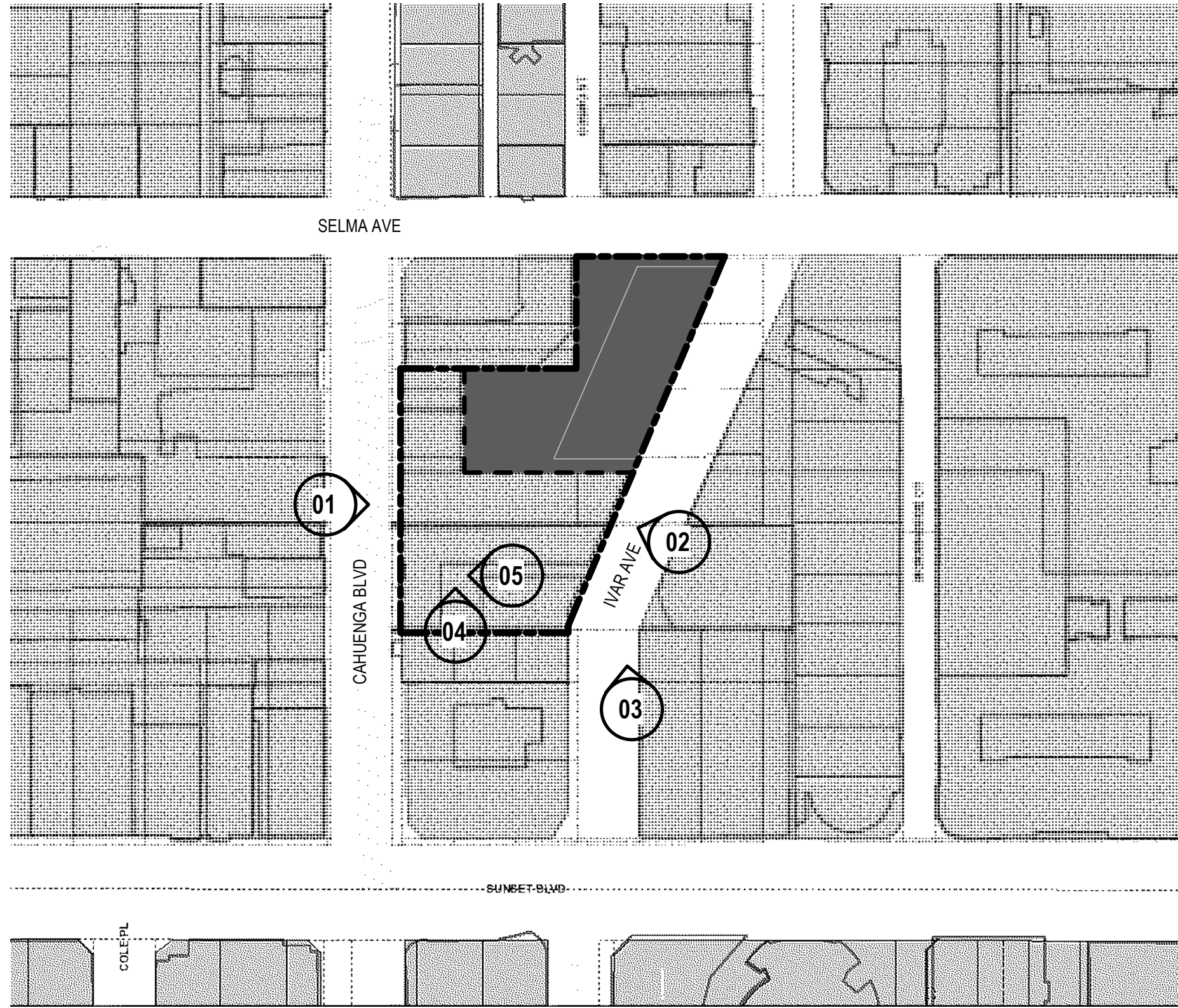
02 EXISTING RETAIL FOR "SPACE 15 TWENTY" ALONG IVAR AVE.



05 EXISTING COURTYARD FOR "SPACE 15 TWENTY"



04 EXISTING COURTYARD FOR "SPACE 15 TWENTY"



01 KEY PLAN

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Project Name

ARTISAN HOLLYWOOD

Project Number

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Description

EXISTING SITE PHOTOS

Scale

NOT TO SCALE

A0.22

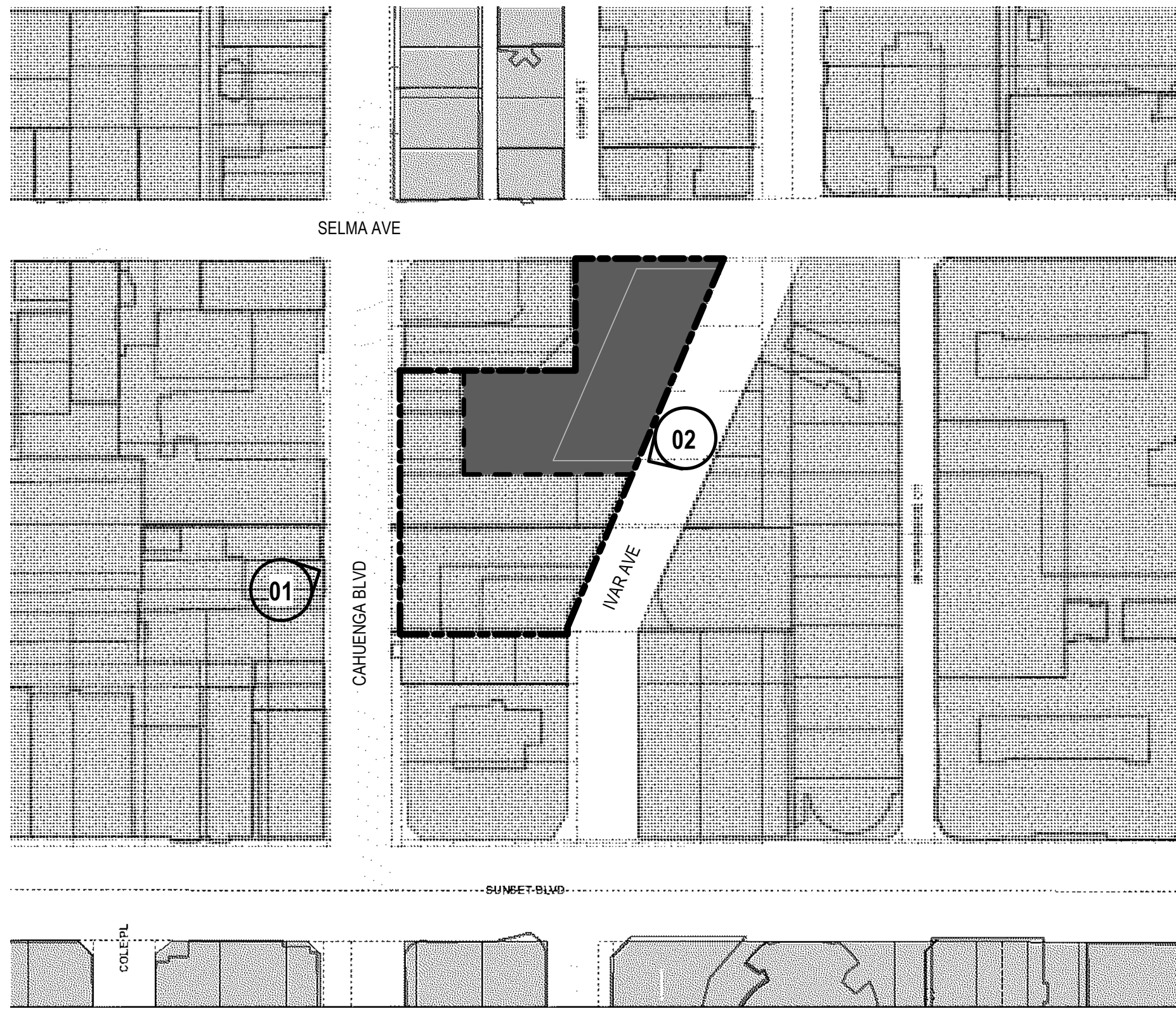
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01 AERIAL VIEW LOOKING NORTH EAST TOWARD HOLLYWOOD HILLS AND GRIFFITH PARK



02 VIEW OF THE SOUTHERN EDGE OF THE SITE ON IVAR.



01 KEY PLAN

ARTISAN HOLLYWOOD

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6350 Selma Ave., and 1523-1549 Ivar Ave.
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△ Date Description

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name
ARTISAN HOLLYWOOD

Project Number
05.1593.000

Description
EXISTING SITE PHOTOS

Scale
NOT TO SCALE

A0.23



02 NORTH WEST CORNER FROM CAHUENGA AND SELMA

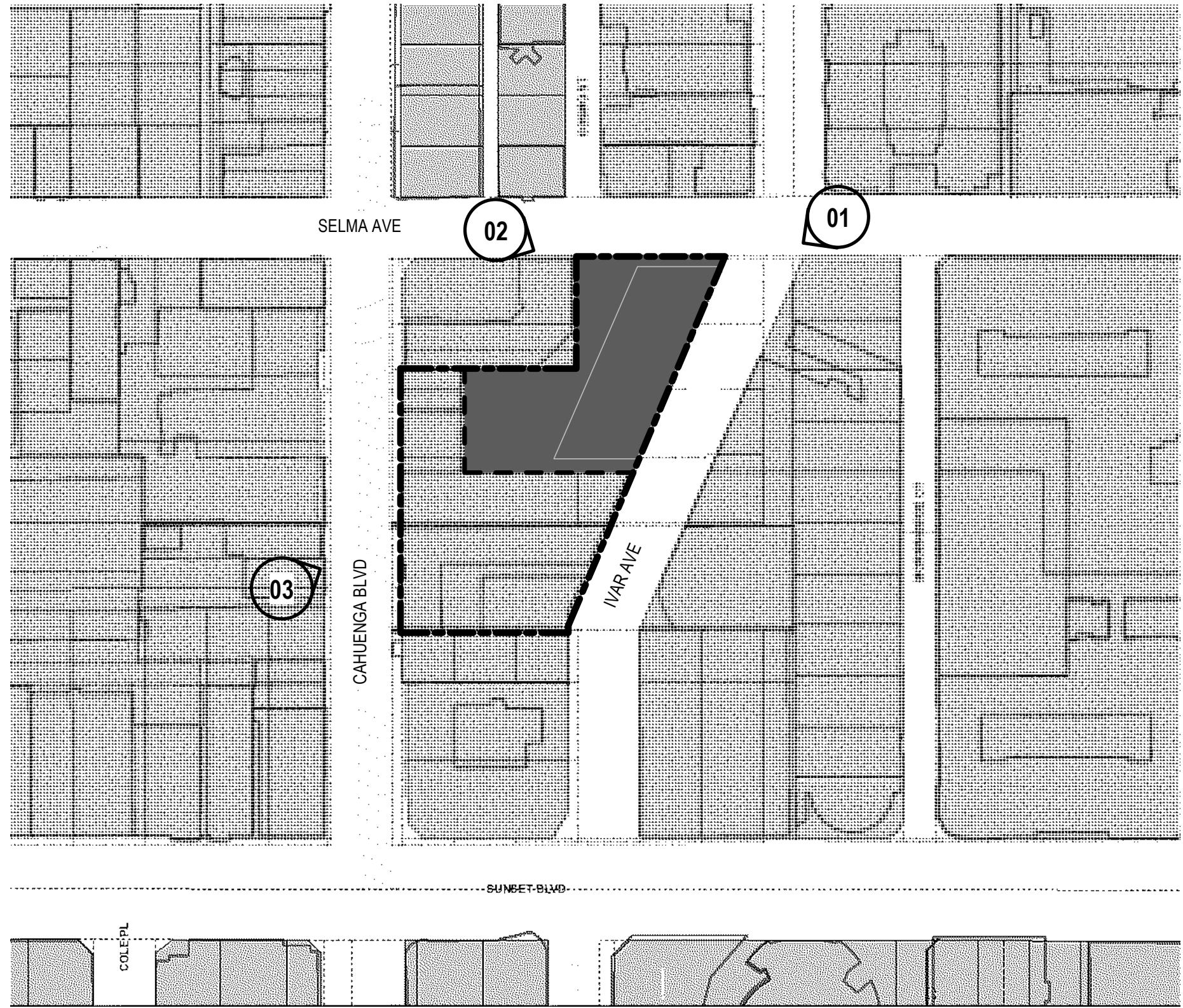


01 NORTH EAST CORNER FROM IVAR AND SELMA

SIGNAGE DEPICTED IS CONCEPTUAL; NO SIGNAGE APPROVALS SOUGHT AT THIS TIME



03 SOUTH FACADE BIRD'S EYE



01 KEY PLAN

ARTISAN HOLLYWOOD

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Los Angeles, CA 90068

AP CAHUENGA OWNER VIII, L.P.

c/o ARTISAN REALTY ADVISORS

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United States

Tel 310.315.4851

Gensler

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United States

Tel 213.327.3600
Fax 213.327.3601

Date	Description
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Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

ARTISAN HOLLYWOOD

Project Number

05.1593.000

Description

RENDERING

Scale

NOT TO SCALE

A0.30

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01 NORTH EAST RETAIL CORNER AT IVAR AND SELMA

SIGNAGE DEPICTED IS CONCEPTUAL; NO SIGNAGE APPROVALS SOUGHT AT THIS TIME



02 SOUTH EAST RETAIL ON IVAR



01 KEY PLAN

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Description

RENDERING

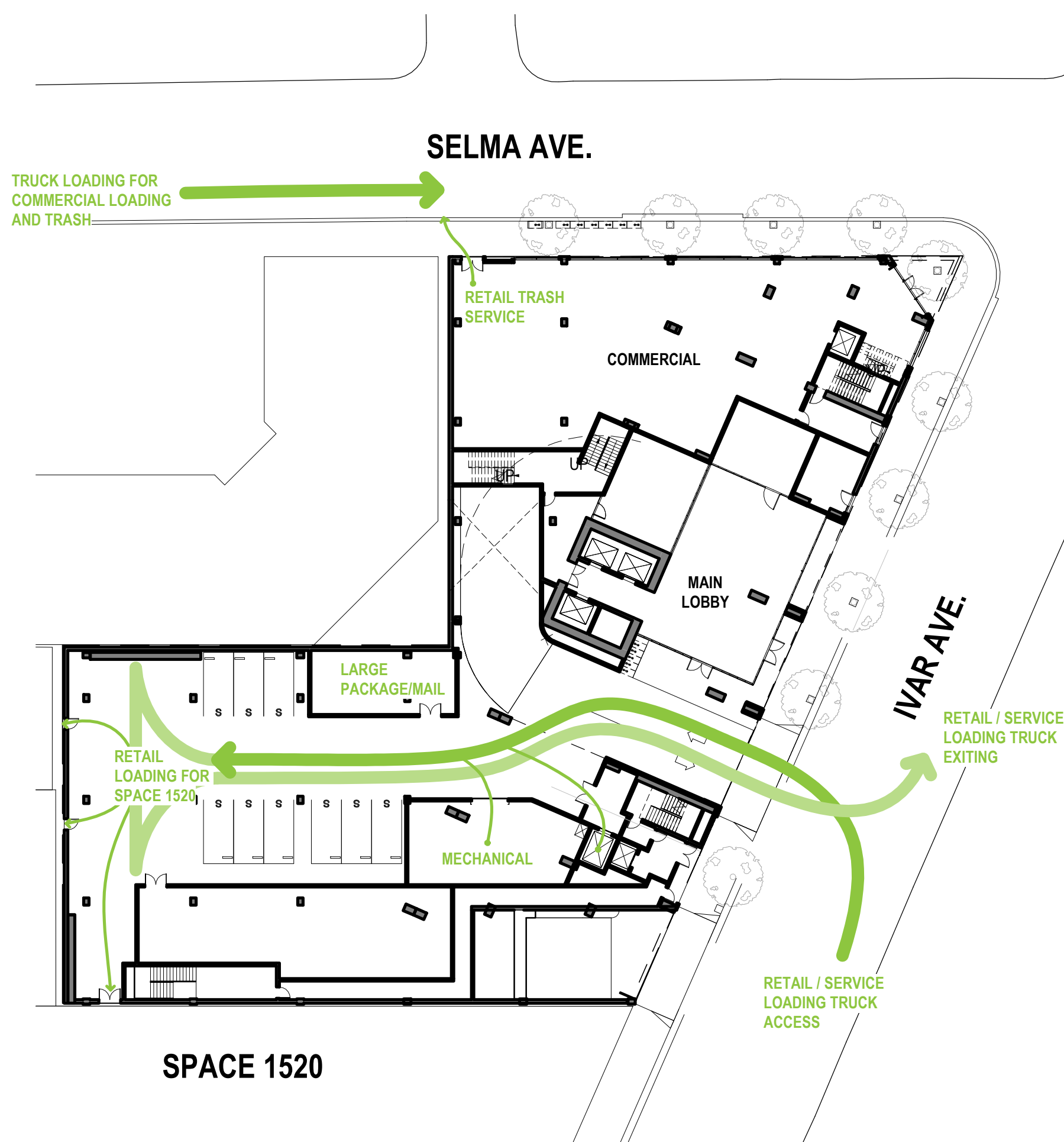
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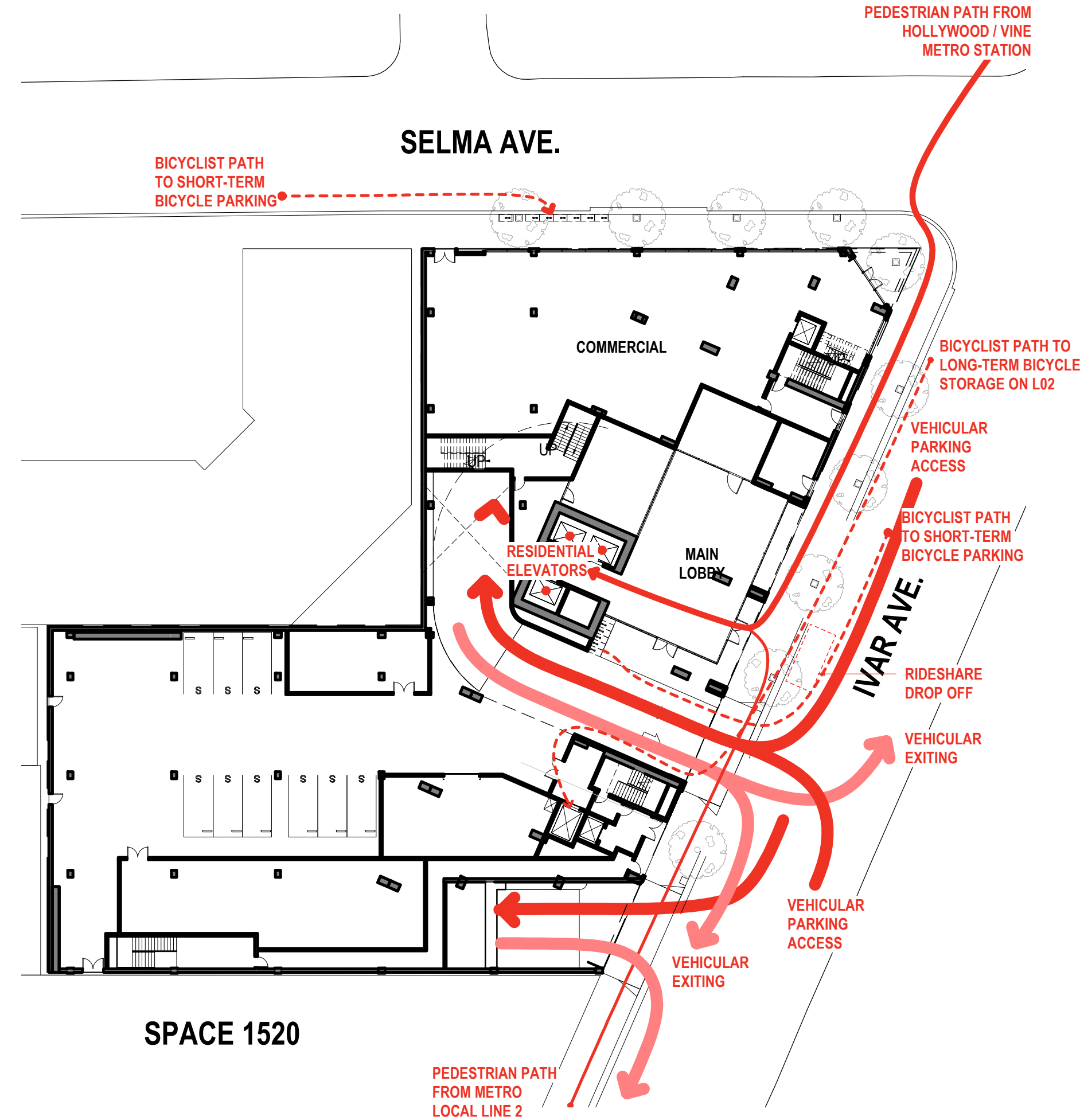
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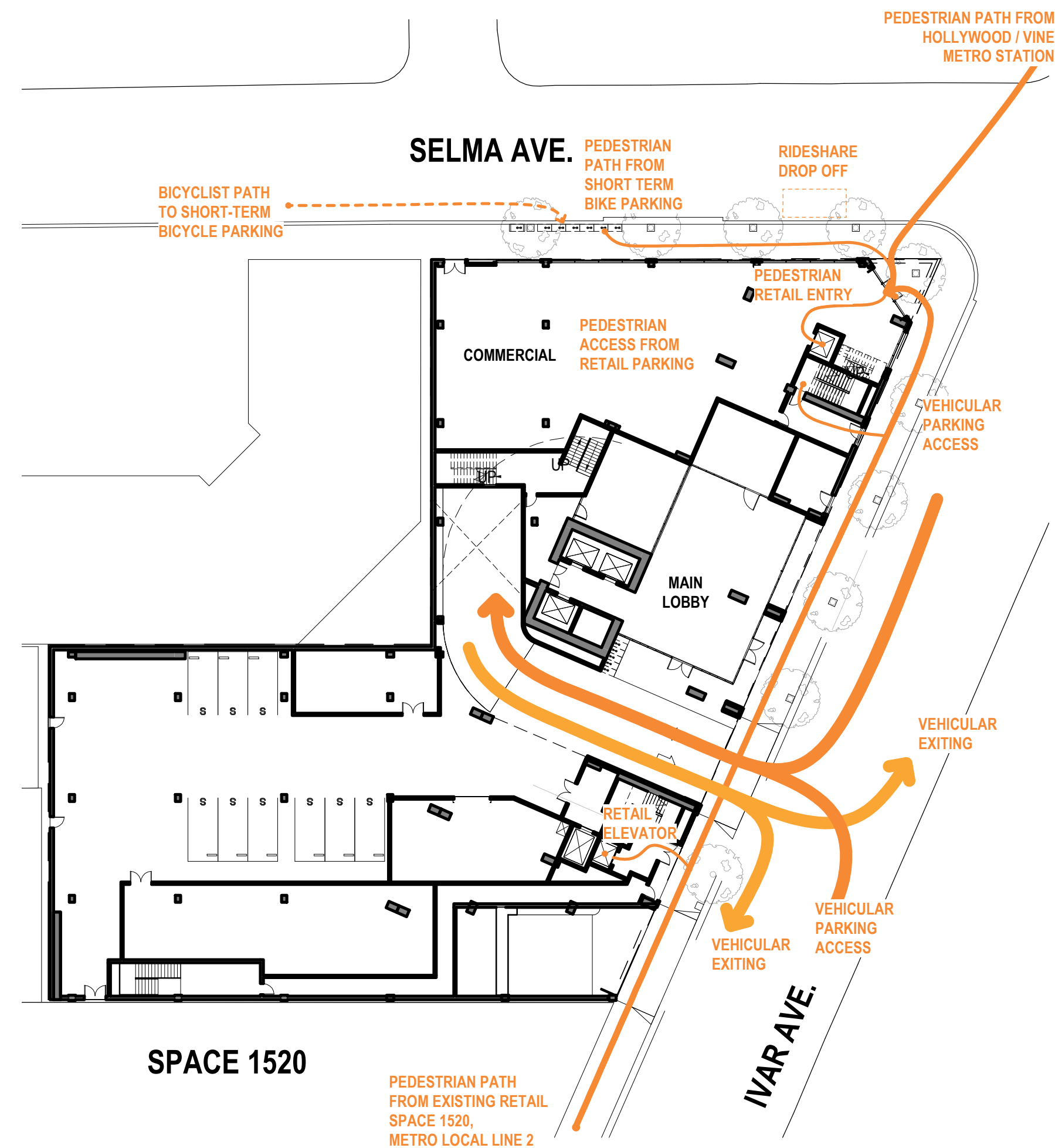
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v18.20200915_detailed.rvt 9/25/2020 5:00:00 PM



03 CIRCULATION DIAGRAM - SERVICE
SCALE: 1/32" = 1'-0"



01 CIRCULATION DIAGRAM - RESIDENT
SCALE: 1/32" = 1'-0"



02 CIRCULATION DIAGRAM - RETAIL
SCALE: 1/32" = 1'-0"

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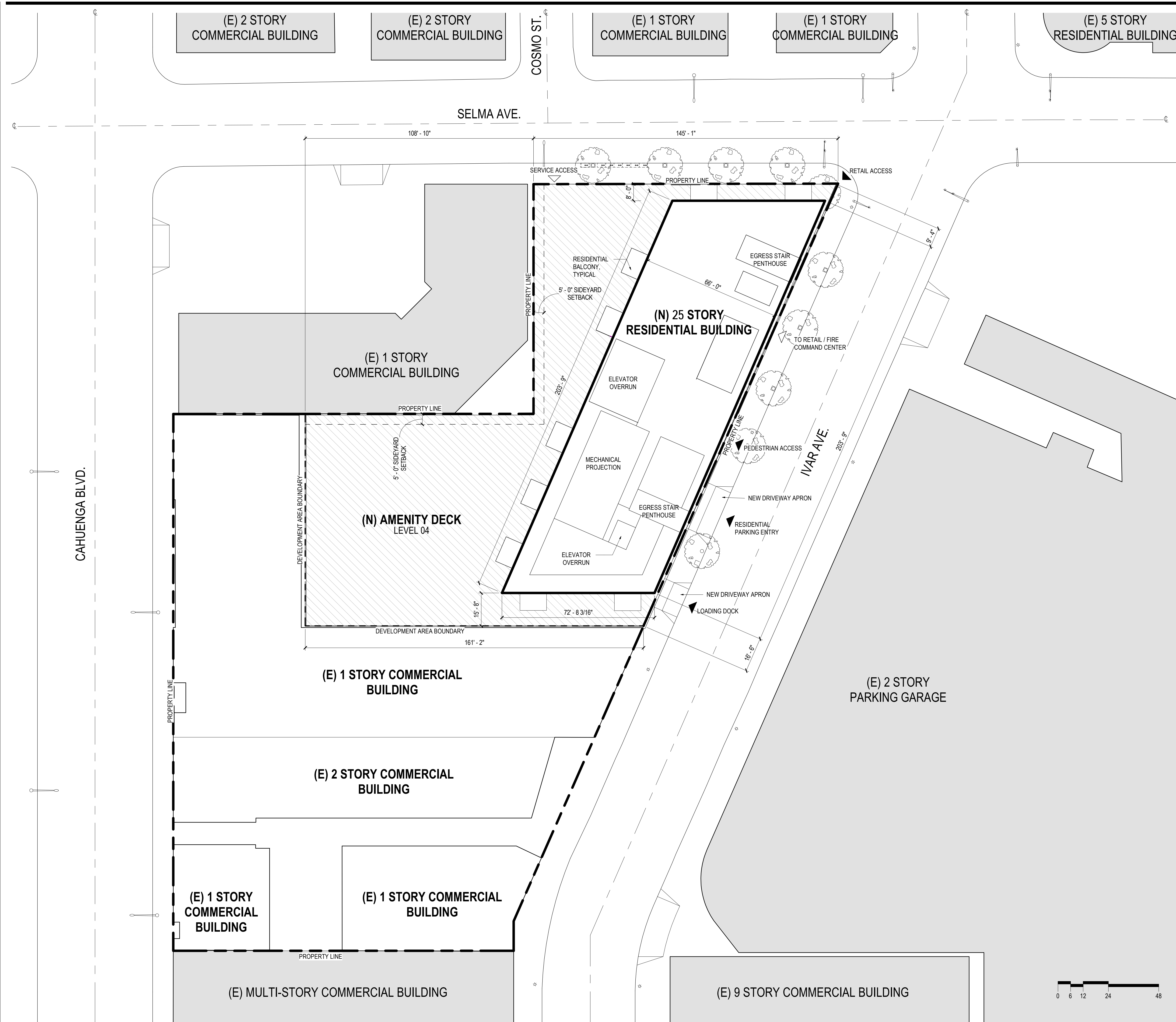
Project Number
05.1593.000

Description
CIRCULATION DIAGRAMS







Scale
1/32" = 1'-0"

A0.50

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LEGEND

- | | |
|---|-----------------------|
|  | (E) STREET LIGHT A |
|  | (E) STREET LIGHT B |
|  | (E) TRAFFIC SIGNAL |
|  | (E) PEDESTRIAN SIGNAL |
|  | PRIMARY ENTRY POINT |
|  | SECONDARY ENTRY POINT |

GENERAL NOTES

1. SEE A0.10 FOR AREA CALCULATIONS, F.A.R. CALCULATIONS, AND PARKING TABLE
2. SEE LANDSCAPE FOR TREE SIZES, TYPE, AND GENERAL LOCATION
3. PROJECT WILL CONFORM TO CALIFORNIA BUILDING CODE AND LOS ANGELES BUILDING CODE REQUIREMENTS FOR FIRE RATED SEPARATIONS AND ENCLOSURES

KEY PLAN

Date	Description
--	-------------

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Project Name

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Project Number:

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Description

SITE PLAN

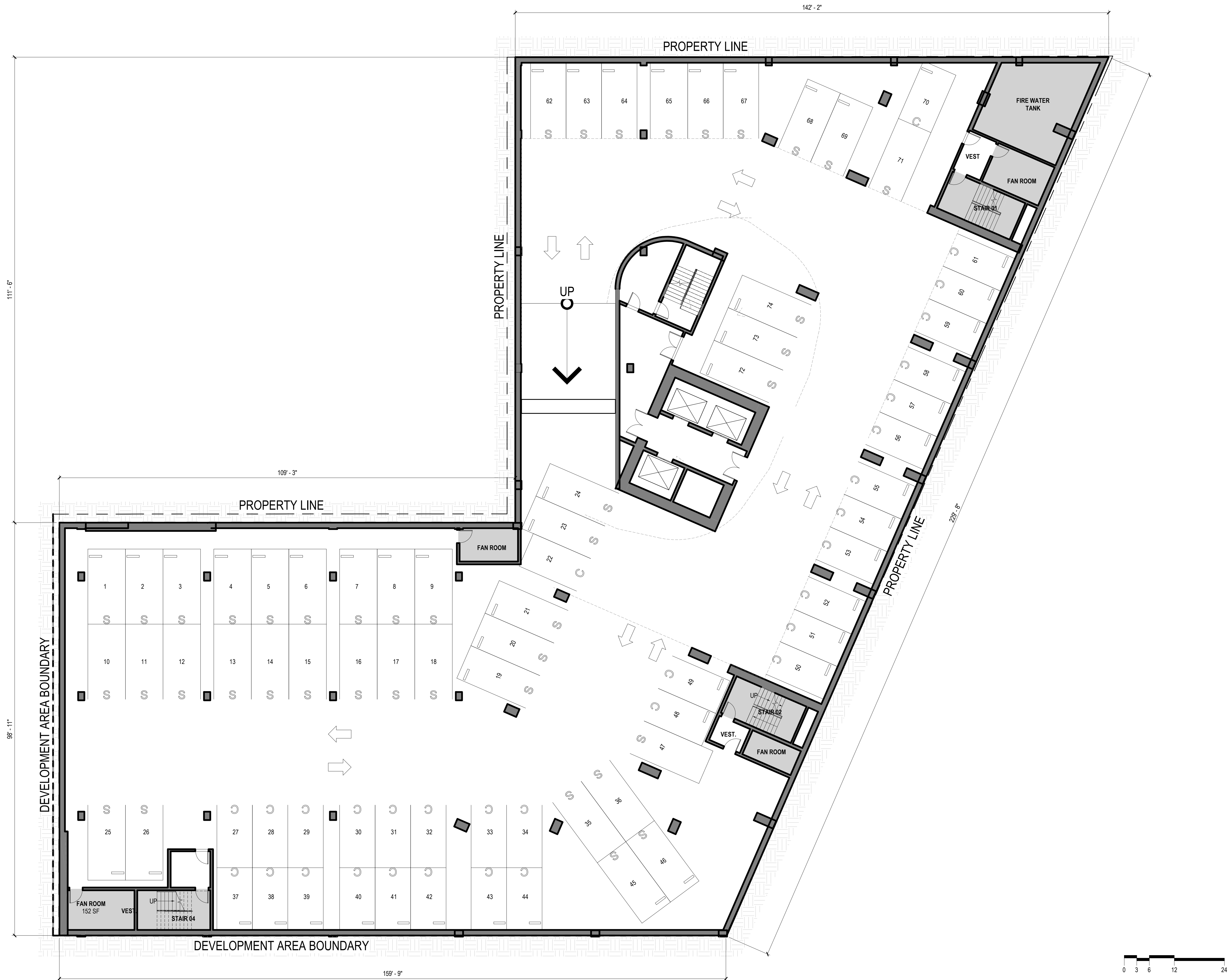
Scale

$$3/64'' = 1'-0''$$

A1.10

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Project Number

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Description

LEVEL P4

Scale

3/32" = 1'-0"

A2.02

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Description

LEVEL P2 - P3

Scale

3/32" = 1'-0"

A2.03

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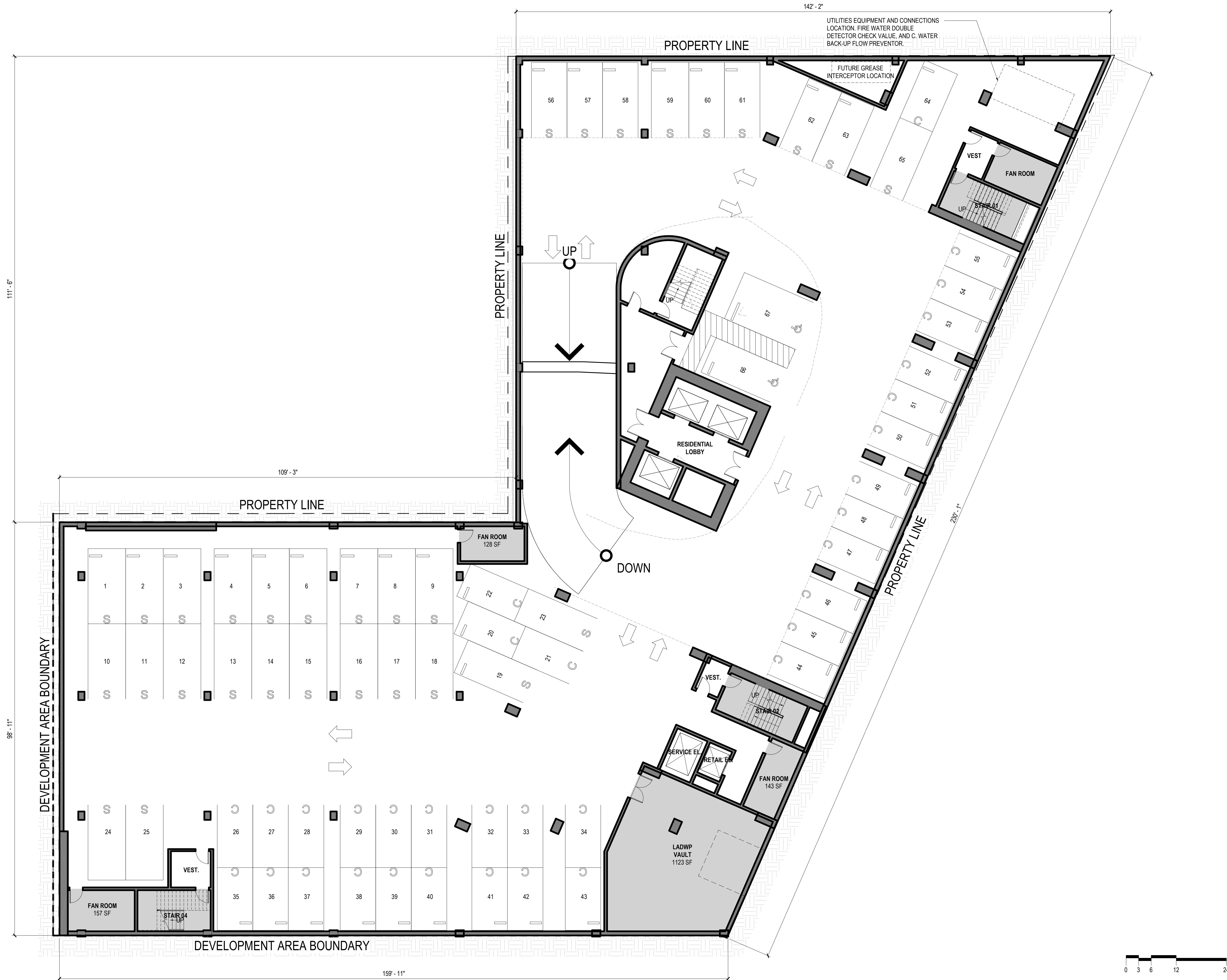
Project Number
05.1593.000

Description
LEVEL P1

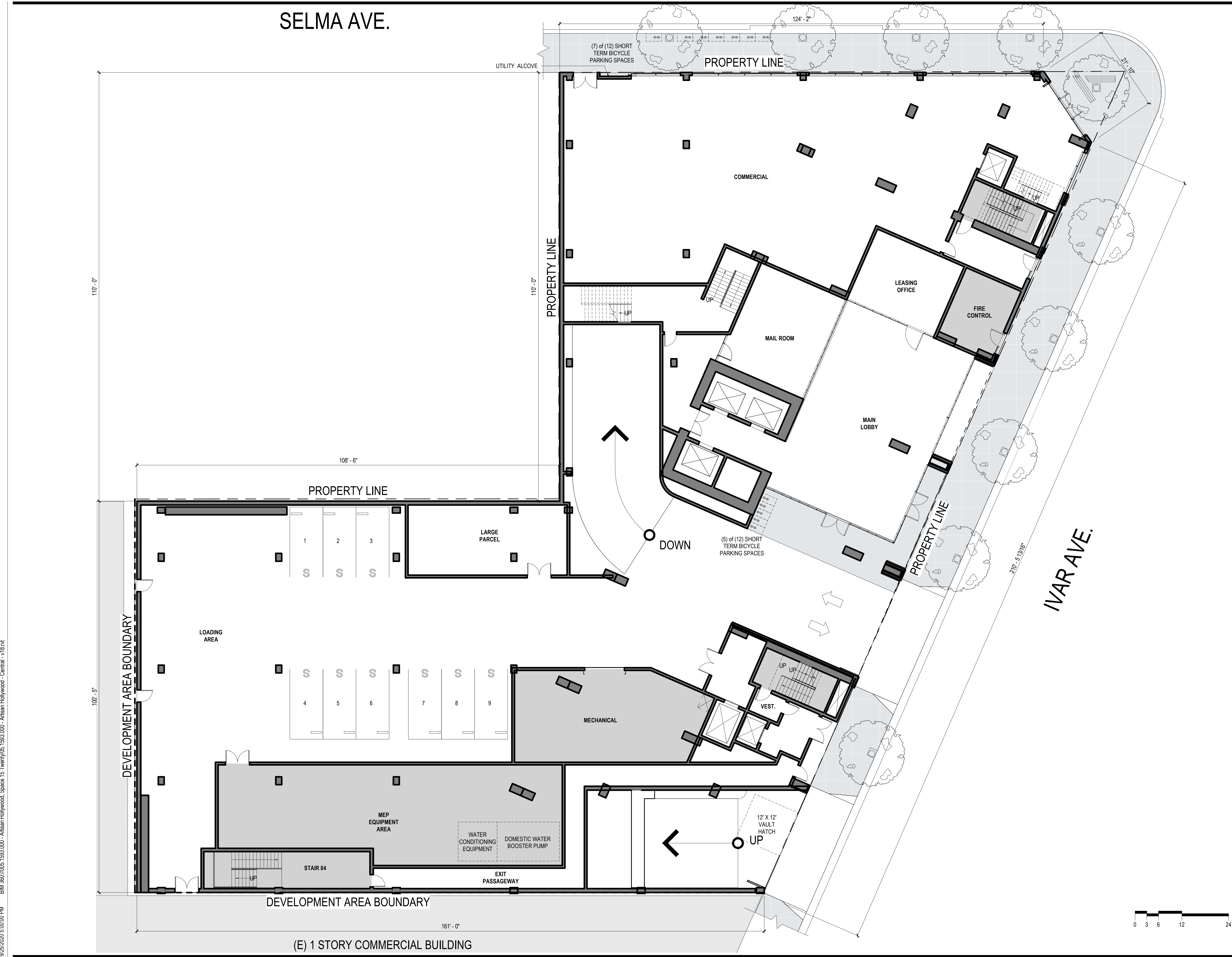
Scale
3/32" = 1'-0"

A2.04

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Project Name
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Project Number
05.1593.000
Description
LEVEL 01 - GROUND

Scale
3/32" = 1'-0"

A2.05

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Description

LEVEL 02

Scale

3/32" = 1'-0"

A2.06

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Description

LEVEL 03

Scale

3/32" = 1'-0"

A2.07

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Project Number

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Description

LEVEL 04 - AMENITY DECK

Scale

3/32" = 1'-0"

A2.08

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Project Number	05.1593.000
Description	LEVEL 05

Scale

$3/32" = 1'-0"$

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United States

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United States

Date	Description
11/11/2023	Received from Mr. Smith
11/12/2023	Paid to Mrs. Jones
11/13/2023	Received from Mr. Brown
11/14/2023	Paid to Mr. Green
11/15/2023	Received from Mr. White
11/16/2023	Paid to Mr. Black
11/17/2023	Received from Mr. Grey
11/18/2023	Paid to Mr. Gold
11/19/2023	Received from Mr. Silver
11/20/2023	Paid to Mr. Copper
11/21/2023	Received from Mr. Iron
11/22/2023	Paid to Mr. Steel
11/23/2023	Received from Mr. Aluminum
11/24/2023	Paid to Mr. Zinc
11/25/2023	Received from Mr. Nickel
11/26/2023	Paid to Mr. Cobalt
11/27/2023	Received from Mr. Manganese
11/28/2023	Paid to Mr. Magnesium
11/29/2023	Received from Mr. Calcium
11/30/2023	Paid to Mr. Sodium
12/01/2023	Received from Mr. Potassium
12/02/2023	Paid to Mr. Barium
12/03/2023	Received from Mr. Strontium
12/04/2023	Paid to Mr. Rubidium
12/05/2023	Received from Mr. Cesium
12/06/2023	Paid to Mr. Francium
12/07/2023	Received from Mr. Actinium
12/08/2023	Paid to Mr. Thorium
12/09/2023	Received from Mr. Uranium
12/10/2023	Paid to Mr. Neptunium
12/11/2023	Received from Mr. Plutonium
12/12/2023	Paid to Mr. Americium
12/13/2023	Received from Mr. Curium
12/14/2023	Paid to Mr. Berkelium
12/15/2023	Received from Mr. Californium
12/16/2023	Paid to Mr. Einsteinium
12/17/2023	Received from Mr. Fermium
12/18/2023	Paid to Mr. Mendelevium
12/19/2023	Received from Mr. Nobelium
12/20/2023	Paid to Mr. Lawrencium
12/21/2023	Received from Mr. Rutherfordium
12/22/2023	Paid to Mr. Dubnium
12/23/2023	Received from Mr. Seaborgium
12/24/2023	Paid to Mr. Bohrium
12/25/2023	Received from Mr. Hassium
12/26/2023	Paid to Mr. Meitnerium
12/27/2023	Received from Mr. Darmstadtium
12/28/2023	Paid to Mr. Roentgenium
12/29/2023	Received from Mr. Copernicium
12/30/2023	Paid to Mr. Nihonium
12/31/2023	Received from Mr. Flerovium
12/31/2023	Paid to Mr. Oganesson

Seal / Signature

Project Name

ARTISAN HOLLYWOOD

Project Number

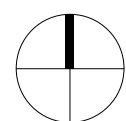
05.1593.000

Description

TYPICAL LEVEL 06 - LEVEL 19

Scale
3/32" = 1'-0"

A2.10



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Description

TYPICAL LEVEL 20 - LEVEL 21

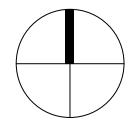
Scale

3/32" = 1'-0"

A2.11

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Description

TYPICAL LEVEL 22 - LEVEL 24
(PENTHOUSE)

Scale

3/32" = 1'-0"

A2.12

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Description

LEVEL 25 - ROOF DECK

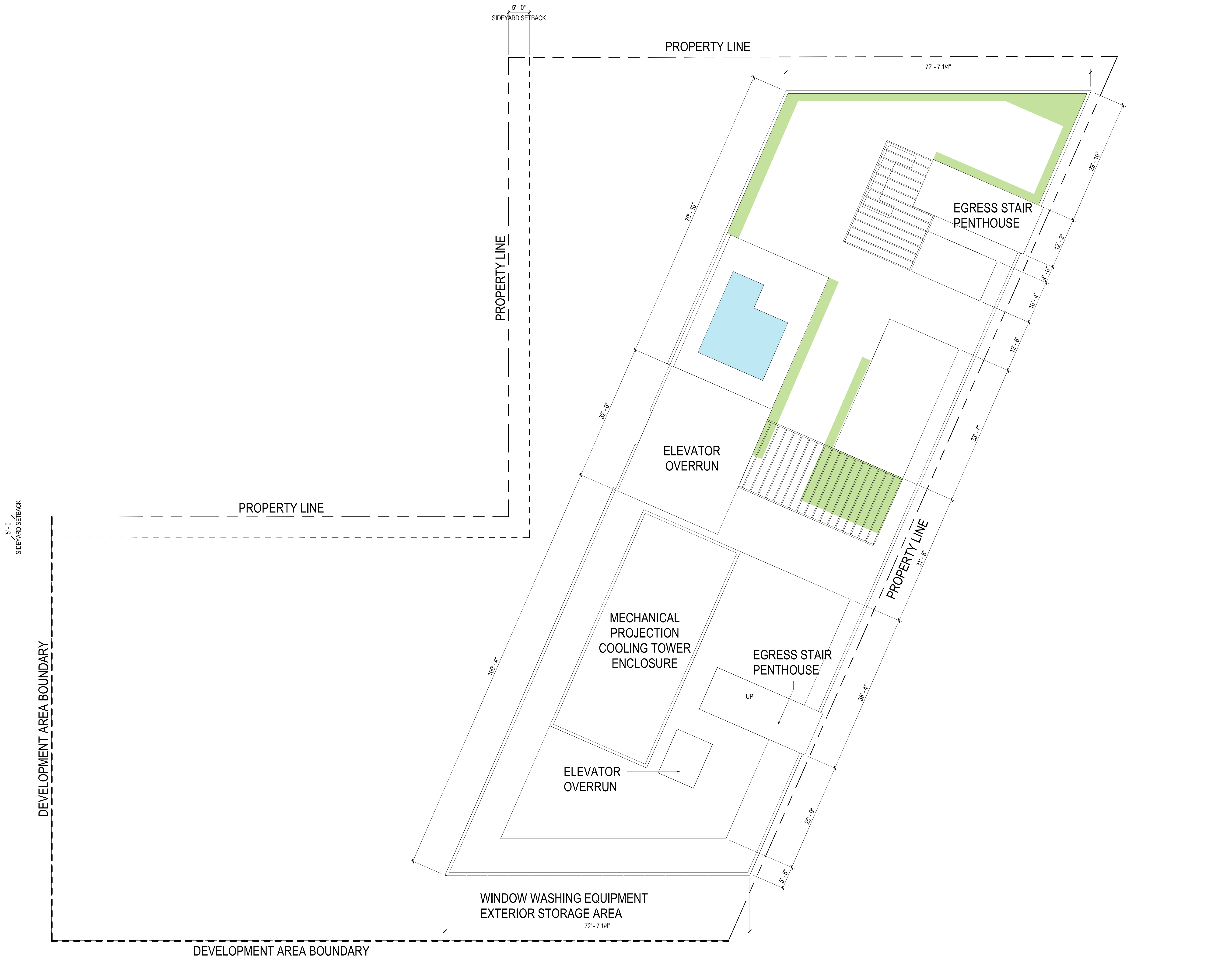
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A2.13

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Project Number

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Description

ROOF PLAN

Scale

3/32" = 1'-0"

A2.14

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Project Name

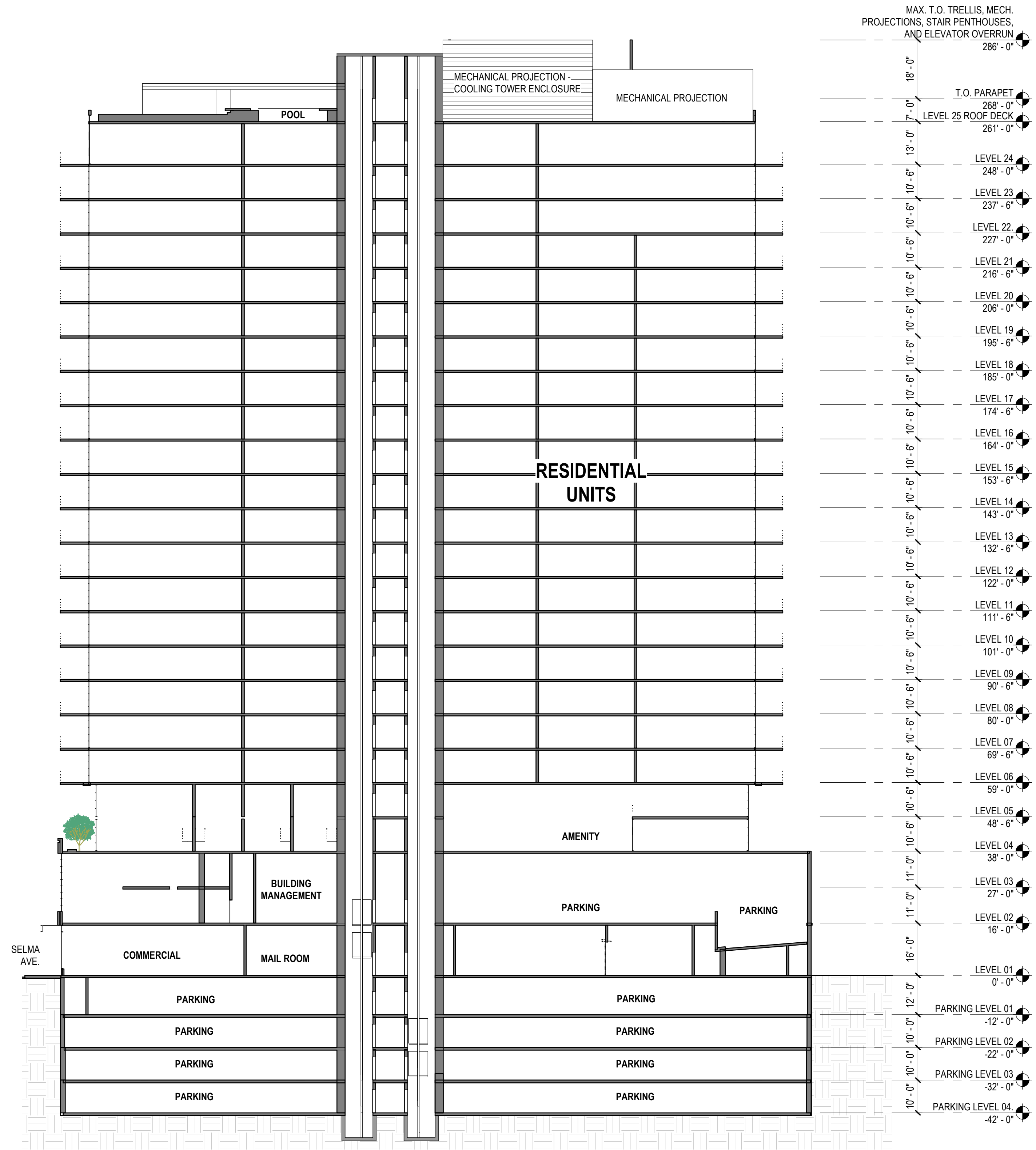
Project Number

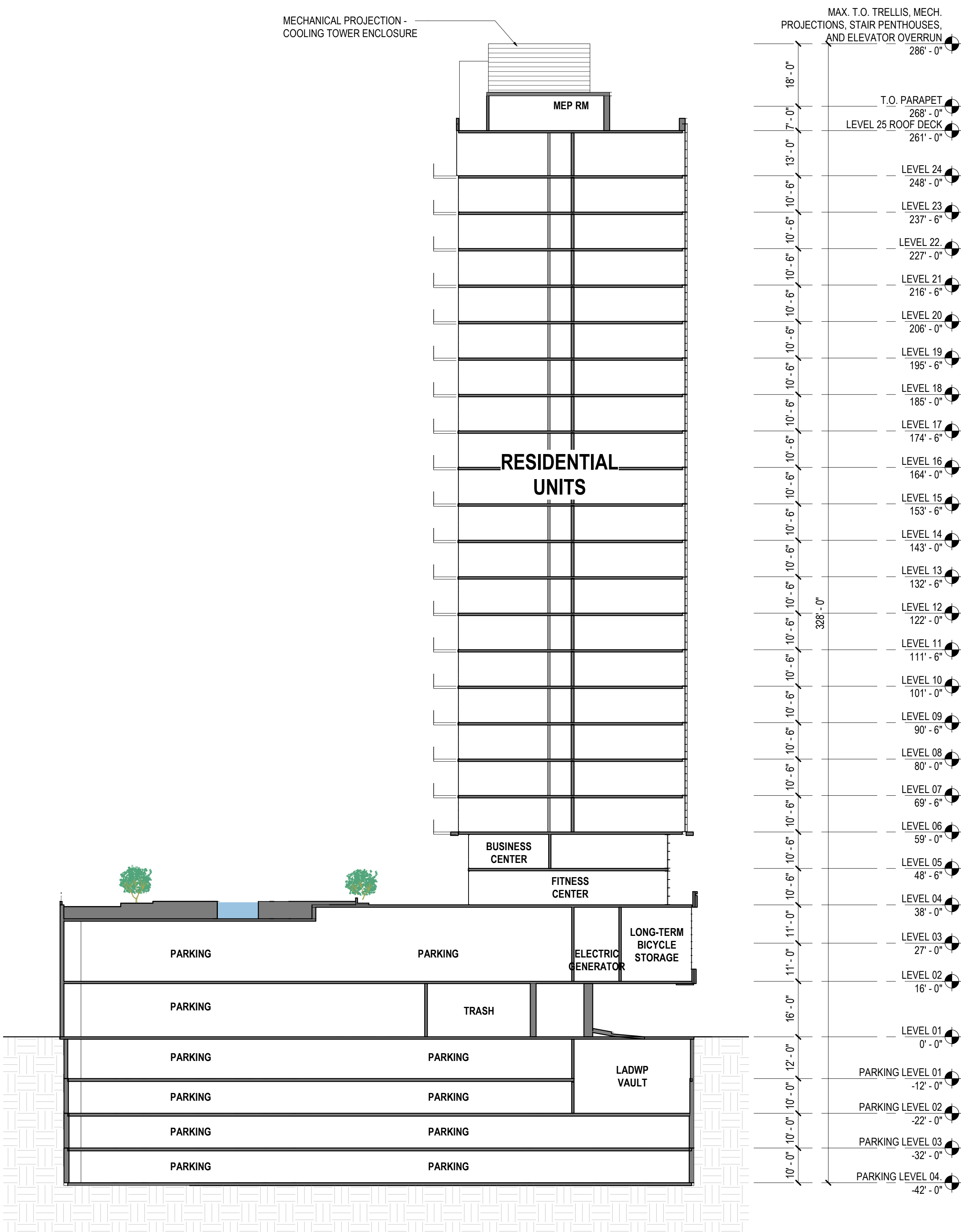
Description

Scale

$$3/64'' = 1'-0''$$

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BUILDING SECTION

Scale

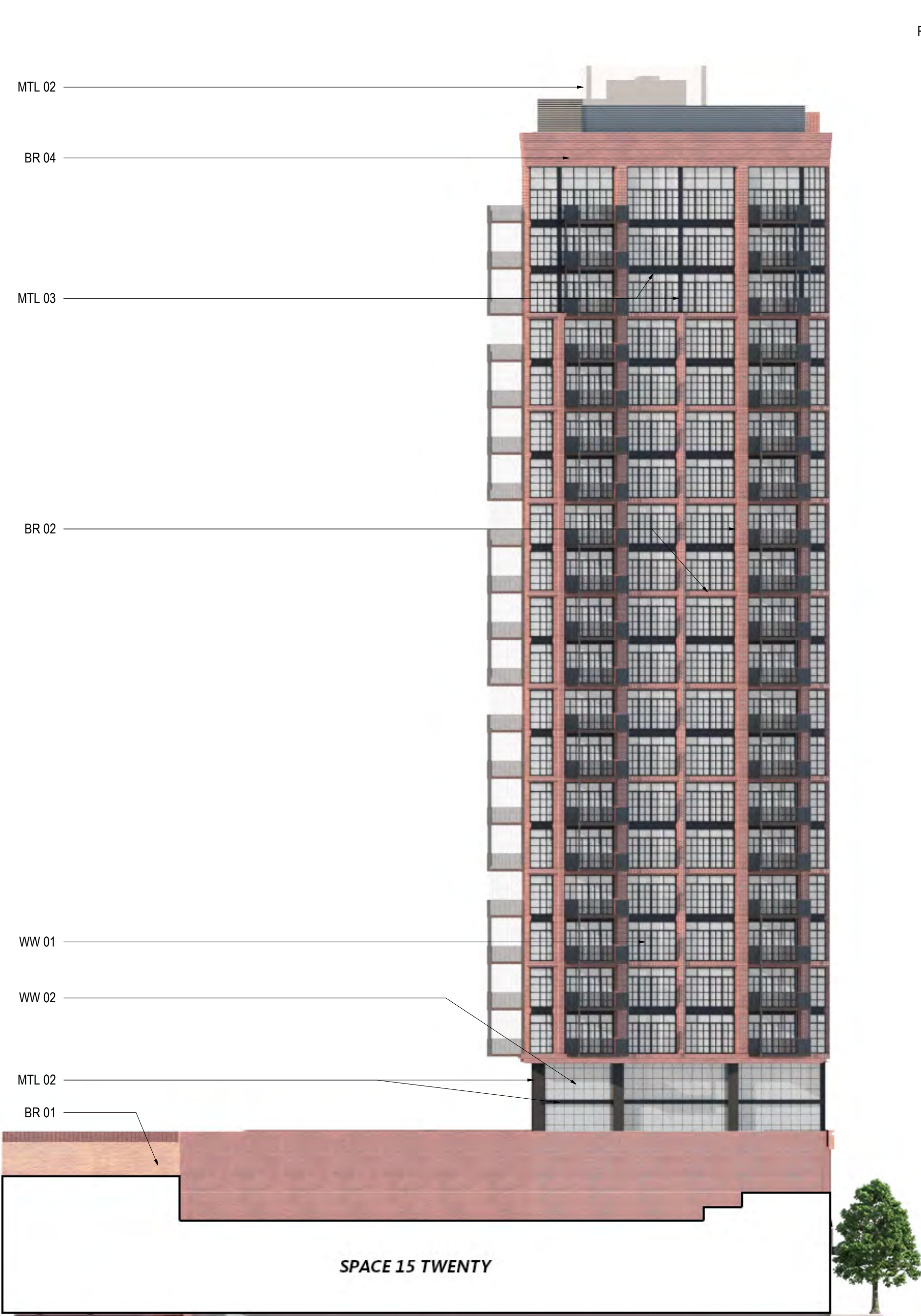
3/64" = 1'-0"

A3.02



03 KEY PLAN

BUILDING ASSEMBLY and FINISH SCHEDULE				
FINISH CODE	MATERIAL TYPE	LOCATION	FINISH	SIZE
MTL-01	ORNAMENTAL METAL; CHARCOAL GREY	BALCONY GUARDRAILS	POWDER-COATED, OR EQ EXTERIOR FACTORY FINISH	VARIABLES, SEE PLANS AND ELEVATIONS
MTL-02	METAL CLADDING; CHARCOAL GREY	CONCRETE COLUMNS AT LEVEL 4 AMENITY DECK (2X HIEGHT)	STABILIZED FOR EXTERIOR INSTALL AS REQUIRED	VARIABLES, SEE PLANS AND ELEVATIONS
MTL-03	HANGING STRUCTURAL STEEL PROFILES AND PLATE AT SLAB/BALCONY EDGES; CHARCOAL GREY	BALCONIES, BLDG EXTERIOR CLADDING, MISC @ EXPOSED BRICK LEDGERS AND JAMBS	POWDER-COATED, OR EQ EXTERIOR FACTORY FINISH	VARIABLES, SEE PLANS AND ELEVATIONS
WW-01	STEEL OR NARROW STILE ALUMINUM TRUE DIVIDED LITE WINDOW WALL W/ INSULATED GLASS UNITS AND DOORS AT BALCONIES; CHARCOAL GREY	ALL APARTMENTS, ELEVATOR LOBBIES, MAIN LOBBY, RETAIL STOREFRONTS	POWDER-COATED, OR EQ EXTERIOR FACTORY FINISH, 1-3/8" IGU (SOLARBAN 70)	VARIABLES, SEE PLANS AND ELEVATIONS
WW-02	ALUM. WINDOW WALL SYSTEM, THERMALLY BROKEN, TOP AND BOTTOM CAPTURED W/ BUTT GLAZED JAMBS , FULL HEIGHT FLOOR TO FLOOR LITES; CHARCOAL GREY	EXTERIOR ENCLOSURE AT LEVEL 3 AND 4 AMENITY DECK AND APARTMENTS	HIGH PERFORMANCE EXTERIOR GRADE FACTORY FINISH, 1-3/8" IGU (SOLARBAN 70)	VARIABLES, SEE PLANS AND ELEVATIONS
WW-03	ALUMINUM "PUNCH" WINDOW SYSTEM, NARROW STILE ALUMINUM DIVIDED LITES (SOLARBAN 70); CHARCOAL GREY	LEVEL 2 PODIUM	HIGH PERFORMANCE EXTERIOR GRADE FACTORY FINISH	VARIABLES, SEE PLANS AND ELEVATIONS
GLDR-01	FULL HEIGHT BI-FOLDING GLASS DOORS, (LAMINATED)	LEVEL 4 AMENITY DECK AND LEVEL 25 ROOF DECK, 1-9/16" IGU (SOLARBAN 70)	HIGH PERFORMANCE EXTERIOR GRADE FACTORY FINISH	VARIABLES, SEE PLANS AND ELEVATIONS
BR-01	EXTERIOR BRICK - PRECAST CONCRETE UNIT WITH HAND-SET BRICK IN-LAY	PODIUM AND PARKING LEVELS (GROUND TO LEVEL 4)	EXTERIOR	SEE ELEVATIONS
BR-02	EXTERIOR THIN BRICK OVER METAL STUD FRAMING WITH INSULATION	APARTMENT TOWER (LEVELS 6 THRU ROOF PARAPET)	EXTERIOR	SEE ELEVATIONS
BR-03	EXTERIOR BRICK - PRECAST CONCRETE UNIT WITH THIN BRICK INLAY	EXTERIOR WALLS OF APARTMENTS ADJACENT TO BALCONIES AND WINDOW WALLS	EXTERIOR	VARIABLES
BR-04	DECORATIVE BRICK COURSING	SLAB EDGES, CORNERS, PILASTERS	EXTERIOR	ASSUME 10-20% OF OVERALL EXTERIOR BRICK AREA
CONC-01	EXPOSED VERTICAL STRUCTURAL CONCRETE	INTERIOR OF PARKING LEVELS	SACKED AND PATCHED	SEE PLANS
CONC-02	ARCHITECTURAL TOPPING COAT OVER STRUCTURAL SLAB FLOOR	MAIN AND ELEVATOR LOBBIES, AND COMMON AREAS	GROUND, POLISHED AND SEALED	SEE PLANS
CONC-03	EXPOSED STRUCTURAL CONCRETE	INTERIOR OF PARKING LEVELS	TBD	SEE PLANS
CANOPY-01	ARCHITECTURAL STRUCTURAL STEEL AND FROSTED GLASS (LAMINATED); CHARCOAL...	GROUND LEVEL LOBBY AND RETAIL, LEVEL 04 AMENITY DECK	HIGH PERFORMANCE EXTERIOR GRADE FINISH	SEE ELEVATIONS



02 EXTERIOR ELEVATION - EAST

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



01 EXTERIOR ELEVATION - SOUTH

SCALE: 3/64" = 1'-0"

ARTISAN HOLLYWOOD

1520-1542 Cahuenga Blvd.,
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Fax 213.327.3601

Date Description

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

ARTISAN HOLLYWOOD

Project Number

05.1593.000

Description

EXTERIOR ELEVATION

Scale

As indicated

A4.01

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03 KEY PLAN

BUILDING ASSEMBLY and FINISH SCHEDULE				
FINISH CODE	MATERIAL TYPE	LOCATION	FINISH	SIZE
MTL-01	ORNAMENTAL METAL; CHARCOAL GREY	BALCONY GUARDRAILS	POWDER-COATED, OR EQ EXTERIOR FACTORY FINISH	VARIABLES, SEE PLANS AND ELEVATIONS
MTL-02	METAL CLADDING; CHARCOAL GREY	CONCRETE COLUMNS AT LEVEL 4 AMENITY DECK (2X HIEGHT)	STABILIZED FOR EXTERIOR INSTALL AS REQUIRED	VARIABLES, SEE PLANS AND ELEVATIONS
MTL-03	HANGING STRUCTURAL STEEL PROFILES AND PLATE AT SLAB/BALCONY EDGES; CHARCOAL GREY	BALCONIES, BLDG EXTERIOR CLADDING, MISC @ EXPOSED BRICK LEDGERS AND JAMBS	POWDER-COATED, OR EQ EXTERIOR FACTORY FINISH	VARIABLES, SEE PLANS AND ELEVATIONS
WW-01	STEEL OR NARROW STILE ALUMINUM TRUE DIVIDED LITE WINDOW WALL W/ INSULATED GLASS UNITS AND DOORS AT BALCONIES; CHARCOAL GREY	ALL APARTMENTS, ELEVATOR LOBBIES, MAIN LOBBY, RETAIL STOREFRONTS	POWDER-COATED, OR EQ EXTERIOR FACTORY FINISH, 1-3/8" IGU (SOLARBAN 70)	VARIABLES, SEE PLANS AND ELEVATIONS
WW-02	ALUM. WINDOW WALL SYSTEM, THERMALLY BROKEN, TOP AND BOTTOM CAPTURED W/ BUTT GLAZED JAMBS , FULL HEIGHT FLOOR TO FLOOR LITES; CHARCOAL GREY	EXTERIOR ENCLOSURE AT LEVEL 3 AND 4 AMENITY DECK AND APARTMENTS	HIGH PERFORMANCE EXTERIOR GRADE FACTORY FINISH, 1-3/8" IGU (SOLARBAN 70)	VARIABLES, SEE PLANS AND ELEVATIONS
WW-03	ALUMINUM "PUNCH" WINDOW SYSTEM, NARROW STILE ALUMINUM DIVIDED LITES (SOLARBAN 70); CHARCOAL GREY	LEVEL 2 PODIUM	HIGH PERFORMANCE EXTERIOR GRADE FACTORY FINISH	VARIABLES, SEE PLANS AND ELEVATIONS
GLDR-01	FULL HEIGHT BI-FOLDING GLASS DOORS, (LAMINATED)	LEVEL 4 AMENITY DECK AND LEVEL 25 ROOF DECK, 1-9/16" IGU (SOLARBAN 70)	HIGH PERFORMANCE EXTERIOR GRADE FACTORY FINISH	VARIABLES, SEE PLANS AND ELEVATIONS
BR-01	EXTERIOR BRICK - PRECAST CONCRETE UNIT WITH HAND-SET BRICK IN-LAY	PODIUM AND PARKING LEVELS (GROUND TO LEVEL 4)	EXTERIOR	SEE ELEVATIONS
BR-02	EXTERIOR THIN BRICK OVER METAL STUD FRAMING WITH INSULATION	APARTMENT TOWER (LEVELS 6 THRU ROOF PARAPET)	EXTERIOR	SEE ELEVATIONS
BR-03	EXTERIOR BRICK - PRECAST CONCRETE UNIT WITH THIN BRICK INLAY	EXTERIOR WALLS OF APARTMENTS ADJACENT TO BALCONIES AND WINDOW WALLS	EXTERIOR	VARIABLES
BR-04	DECORATIVE BRICK COURSING	SLAB EDGES, CORNERS, PILASTERS	EXTERIOR	ASSUME 10-20% OF OVERALL EXTERIOR BRICK AREA
CONC-01	EXPOSED VERTICAL STRUCTURAL CONCRETE	INTERIOR OF PARKING LEVELS	SACKED AND PATCHED	SEE PLANS
CONC-02	ARCHITECTURAL TOPPING COAT OVER STRUCTURAL SLAB FLOOR	MAIN AND ELEVATOR LOBBIES, AND COMMON AREAS	GROUND, POLISHED AND SEALED	SEE PLANS
CONC-03	EXPOSED STRUCTURAL CONCRETE	INTERIOR OF PARKING LEVELS	TBD	SEE PLANS
CANOPY-01	ARCHITECTURAL STRUCTURAL STEEL AND FROSTED GLASS (LAMINATED); CHARCOAL...	GROUND LEVEL LOBBY AND RETAIL, LEVEL 04 AMENITY DECK	HIGH PERFORMANCE EXTERIOR GRADE FINISH	SEE ELEVATIONS



02 EXTERIOR ELEVATION - NORTH

SCALE: 3/64" = 1'-0"



01 EXTERIOR ELEVATION - WEST

SCALE: 3/64" = 1'-0"

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Project Name
ARTISAN HOLLYWOOD

Project Number
05.1593.000

Description
EXTERIOR ELEVATION

Scale
As indicated

A4.02

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- KEYNOTE LEGEND**
1. CORNER CORNER PLANTER WITH SEATING
 2. INVERTED-U BICYCLE LOCKUPS (13)
 3. GARAGE ENTRANCE AND EXIT (VISITORS + COMMERCIAL TENANTS)
 4. GARAGE ENTRANCE AND EXIT (RESIDENTS)
 5. LOBBY

EXISTING UTILITIES IN THE RIGHT-OF-WAY

- TL x TRAFFIC LIGHT
PM PARKING METER
SL STREET LIGHT
FH FIRE HYDRANT
FDC FIRE POST
CW CROSSWALK SIGNAL

NOTES:

- (2) EXISTING MAGNOLIA TREES ALONG STREET TO REMAIN
- (2) EXISTING OLIVE TREES ON SITE TO BE DEMOLISHED
- PROJECT TOTAL:
 - (A) GROUND FLOOR - 8 TOTAL (MIN. 24-INCH BOX)
 - (B) AMENITY DECK LEVEL - 60 TOTAL (MIN. 24-INCH BOX)
- ALL TREES TO BE MINIMUM 24-INCH BOX SIZE - 68 NEW TREES TOTAL

TREE SPECIES LEGEND:

- SOUTHERN MAGNOLIA - *MAGNOLIA GRANDIFOLIA*
SHAMUL ASH - *FRAXINUS UHDEI*
YAUPOM HOLLY - *ILEX VOMITORIA*
COMMON ELDERBERRY - *SAMBUCUS CANADENSIS*
ROUGHLEAF DOGWOOD - *CORNUS DRUMMONDII*

TREE SPECIES



SOUTHERN MAGNOLIA
MAGNOLIA GRANDIFOLIA
PROJECT TOTAL: 7



SHAMEL ASH
FRAXINUS UHDEI
PROJECT TOTAL: 1



YAUPOM HOLLY
ILEX VOMITORIA
PROJECT TOTAL: 40

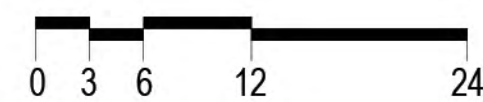
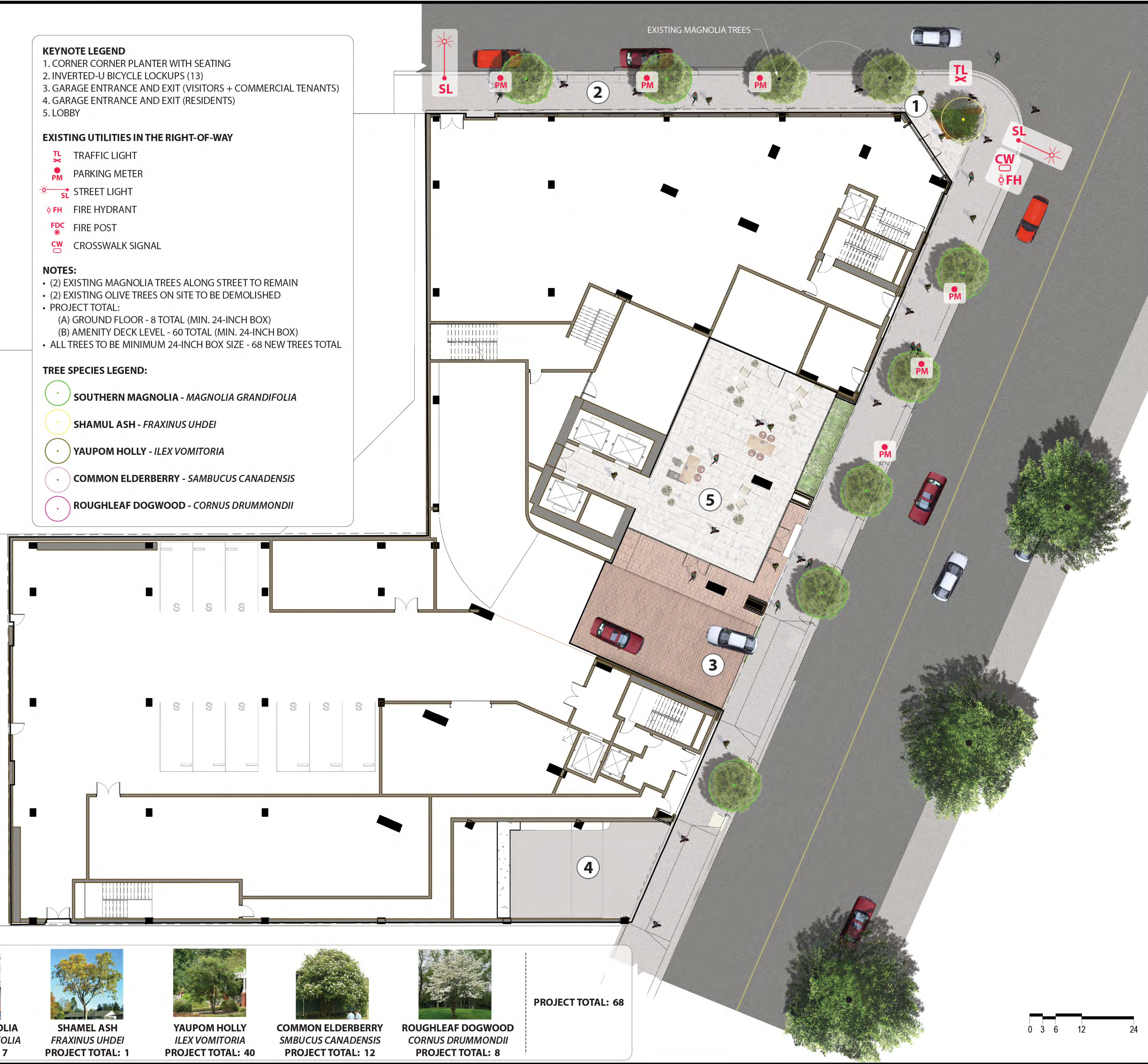


COMMON ELDERBERRY
SMBUCUS CANADENSIS
PROJECT TOTAL: 12



ROUGHLEAF DOGWOOD
CORNUS DRUMMONDII
PROJECT TOTAL: 8

PROJECT TOTAL: 68



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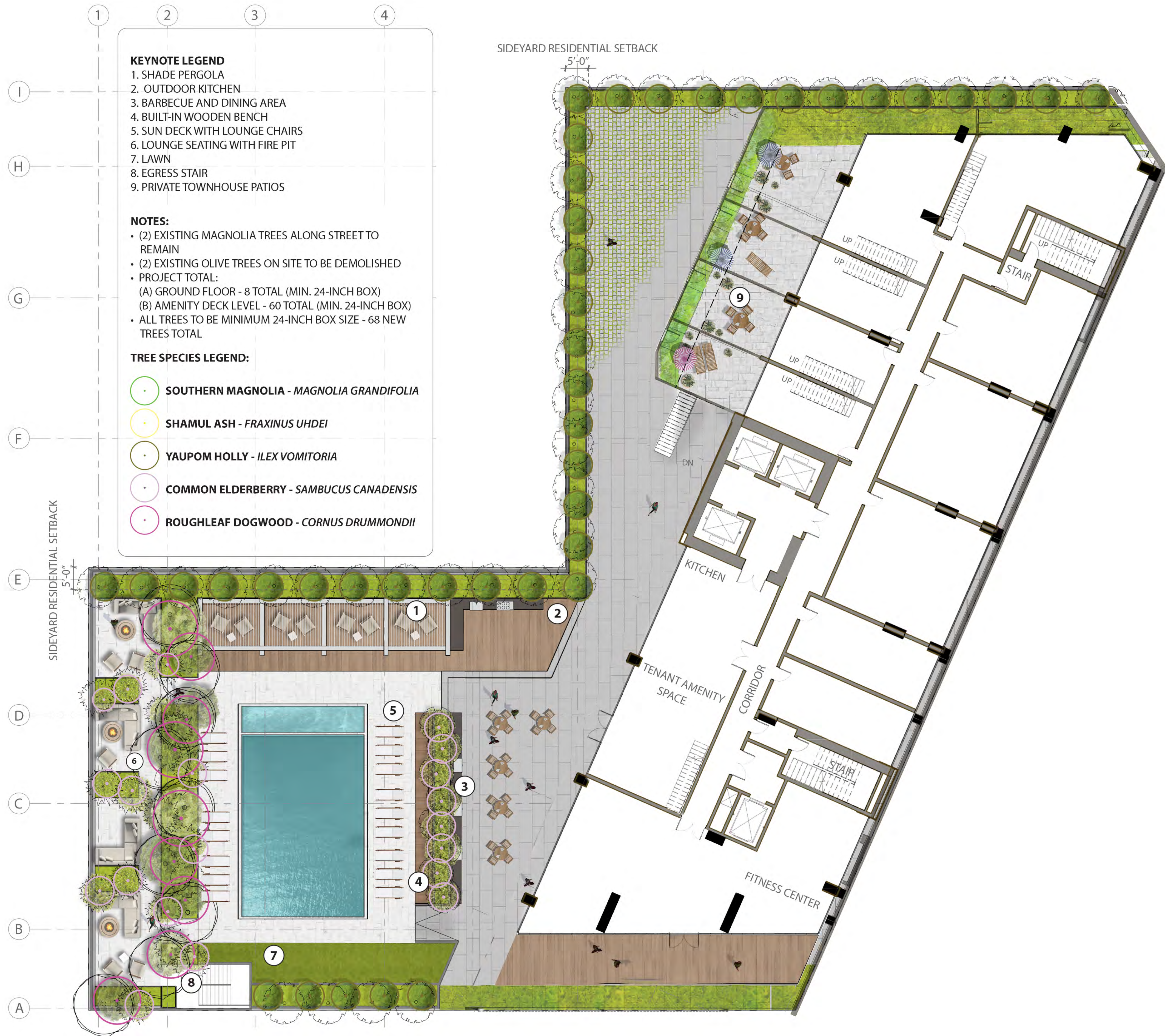
Project Name
ARTISAN HOLLYWOOD

Project Number
05.1593.000

Description
01 LANDSCAPE PLAN

Scale
1/8" = 1'-0"

L1.00



TREE SPECIES



SOUTHERN MAGNOLIA
MAGNOLIA GRANDIFOLIA
PROJECT TOTAL: 7



SHAMEL ASH
FRAXINUS UHDEI
PROJECT TOTAL: 1



YAUPOM HOLLY
ILEX VOMITORIA
PROJECT TOTAL: 40



COMMON ELDERBERRY
SMBUCUS CANADENSIS
PROJECT TOTAL: 12



ROUGHLEAF DOGWOOD
CORNUS DRUMMONDII
PROJECT TOTAL: 8

PROJECT TOTAL: 68



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Project Name
ARTISAN HOLLYWOOD

Project Number
05.1593.000

Description
01 LANDSCAPE PLAN
4th FLOOR AMENITY DECK

Scale
1/8" = 1'-0"

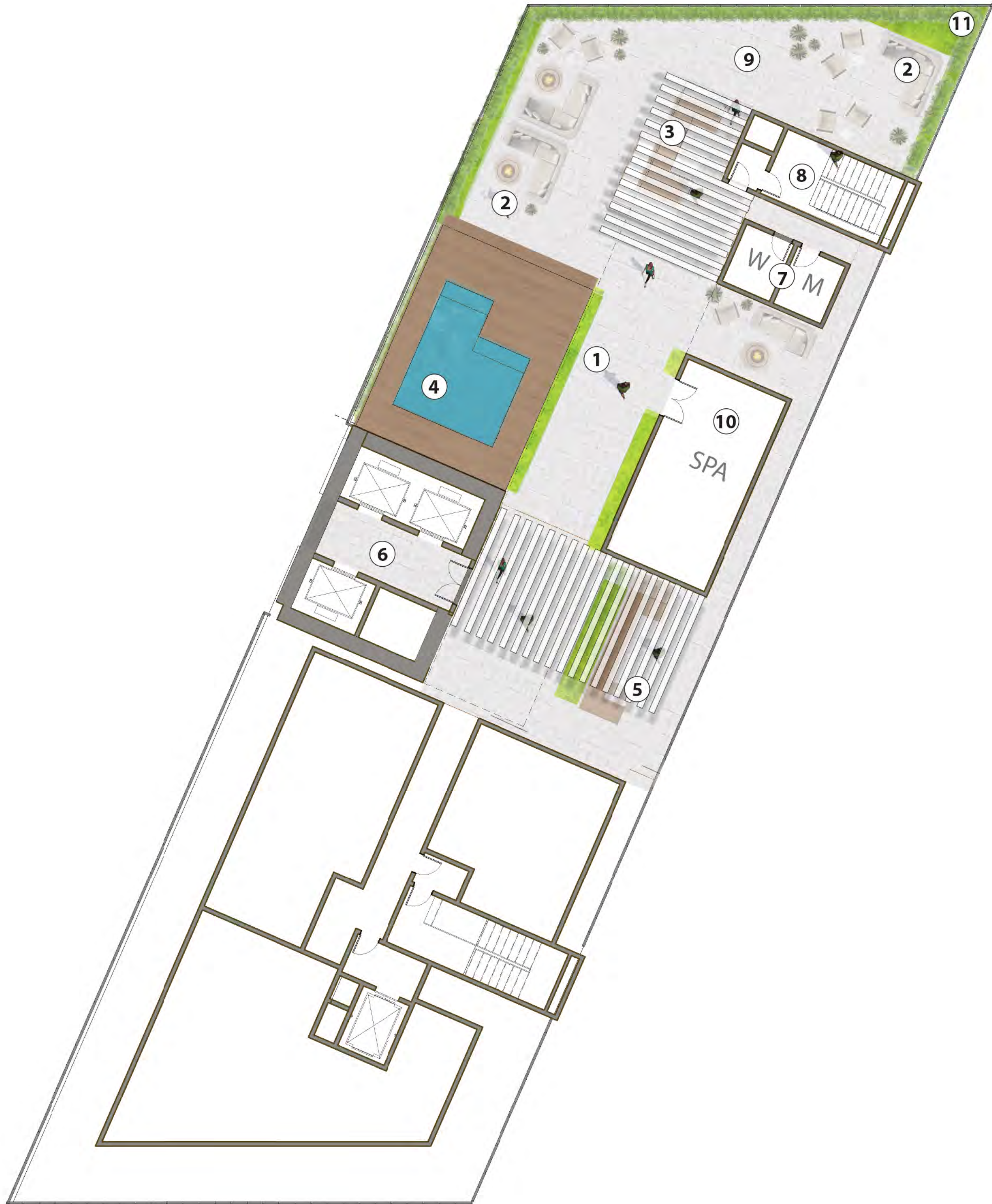
L1.10

KEYNOTE LEGEND

- 1. SHADE PERGOLA
- 2. OUTDOOR LOUNGE
- 3. WET BAR WITH SEATING
- 4. SMALL SPLASH POOL WITH SPA + WOOD DECKING
- 5. BUILT-IN BENCH AND PLANTER
- 6. ELEVATORS
- 7. RESTROOMS
- 8. STAIRS
- 9. FLEXIBLE PATIO SPACE
- 10. INDOOR SPA / WELLNESS AMENITY
- 11. DROUGHT TOLERANT, NON-FLAMMABLE PERIMETER PLANTINGS

NOTES:

- (2) EXISTING MAGNOLIA TREES ALONG STREET TO REMAIN
- (2) EXISTING OLIVE TREES ON SITE TO BE DEMOLISHED
- PROJECT TOTAL:
 - (A) GROUND FLOOR - 8 TOTAL (MIN. 24-INCH BOX)
 - (B) AMENITY DECK LEVEL - 60 TOTAL (MIN. 24-INCH BOX)
- ALL TREES TO BE MINIMUM 24-INCH BOX SIZE - 68 NEW TREES TOTAL



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Project Number
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Description
01 LANDSCAPE PLAN
25th FLOOR AMENITY DECK

Scale
1/8" = 1'-0"

L1.20





Appendix C – Summary Table of Historic Resource Survey Findings for the Project Study Area, 1979-2020



Appendix C: Previously Evaluated Properties in the Study Area

Map Reference No. (Page 19)	APN	Address	Name	Year Built	LAHCM No.	CHRIS Status Code	2010 Survey	2020 Survey
1	5546-007-012	1622 Wilcox Ave	Hotel Mark Twain (historic)	1923	N/A	7R	6Z	3CS; 5S3
2	5546-010-019	6422 Selma Ave	Concept Arts Studio (current)	1909	N/A	N/A	3CS; 5S3	5S3
3	5546-007-022	1611 Cahuenga Blvd	Department of Water & Power Building (historic)	1932	N/A	3S	3S; 3CS; 5S3	N/A
4	5546-007-023	1601 Cahuenga Blvd	Marion Building (historic)	1925	N/A	3S; 5S2	3S; 3CS; 5S3	3CS; 5S3
5	5546-008-008	1617 Cosmo St	Cosmo Lofts (current)	1920	N/A	7R	N/A	N/A
6	5546-008-010	6361 Selma Ave	Moonglow Records (historic)	1925	N/A	N/A	3CS; 5S3	3CS; 5S3
7	5546-008-011	1605 Ivar Ave	Ivar Theater (historic)	1926	N/A	7K	3CS; 5S3	N/A
8	5546-008-017	1615 Vine St	Wilkes Vine Street Theatre; Doolittle Theater; Vine Street Theater (historic) Ricardo Montalban Theatre (current)	1926	N/A	6Y	3S; 3CS; 5S3	3CS; 5S3
9	5546-011-400	6363 Sunset Blvd	RCA West Coast Headquarters (historic)	1963	N/A	N/A	3CS; 5S3	3S; 3CS; 5S3
10	5546-012-006	6360 Sunset Blvd	Cinerama Dome (historic)	1963	HCM No. 659	5S2	3S; 3CS; 5S3	N/A
11	5546-012-009	6300 Sunset Blvd	Bank of American (historic)	1966	N/A	N/A	3CS; 5S3	3S; 3CS; 5S3
n/a	Multiple	Cahuenga Boulevard between Hollywood and Sunset Boulevards	Cahuenga Boulevard Commercial Planning District	1914-1932	N/A	N/A	N/A	6LQ