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CITY PLANNING**

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November 2, 2018

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**CASE NOS. CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR AND VTT-74172-1A, LOCATED AT 5929-5945 WEST SUNSET BOULEVARD AND 1512-1540 NORTH GORDON STREET; CF 08-1509-S2 / 08-1509-S3**

Planning staff respectfully requests your consideration of the following technical modifications to the recommendation for Case Nos. CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR and VTT-74172-1A.

On August 9, 2018, the City Planning Commission considered an appeal of Case No. VTT-74172-1A for a Vesting Tentative Tract Map to permit the merger and re-subdivision of nine lots to create one master lot and one airspace lot, and the limited dedication and merger of Gordon Street below grade at a width of four feet and depth of 48.33 feet, approximately 0.3 feet below the finished grade of the public sidewalk; and Case No. CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR for the development of 299 residential units, including 269 market rate units, 15 affordable housing units at the Very Low Income level (5 percent of total units) and 15 units for workforce housing; approximately 46,110 square feet of commercial space comprised of 38,440 square feet of office space, approximately 3,700 square feet of ground floor restaurant space and approximately 3,970 square feet of ground floor community serving retail space (including up to a 1,475 square-foot coffee shop); and an approximately 18,962 square-foot public park on the north side of the project site along Gordon Street. In total, the project will contain approximately 324,693 square feet of floor area; and include a 22-story structure consisting of an 18-floor residential tower above a four-level above-grade podium structure. The project will provide approximately 508 parking spaces within the three levels of subterranean parking and three levels of above-grade parking that are currently developed on the project site, and no additional construction would be required to provide parking within the project to meet Los Angeles Municipal Code (LAMC) requirements, in conjunction with the approval of a Zone Change Ordinance that would allow for the reduction of clear space at structural elements in the project's parking structure and up to 66 percent of the parking stalls to be compact parking stalls.

At that meeting, the City Planning Commission denied the appeal, and approved the proposed project, including a Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption within the proposed 3,700 square-foot ground floor restaurant; an On-Menu Incentive for a 20 percent decrease in the total required amount of usable open space, in conjunction with Parking Option One; and a Site Plan Review for a project which creates, or results in an increase of, 50 or more dwelling units; and recommended that the City Council approve a Resolution for a General Plan Amendment to the 1988 Hollywood Community Plan to re-designate the portion of the project site located at 1528-1540 North Gordon Street (Lots 17, 18, and 19 of Bagnoli Tract No. Two), from High Medium Residential to Regional Center Commercial, a draft Ordinance effectuating a Vesting Zone Change and Height District Change from (T)(Q)C2-2D-SN to (T)(Q)C2-2D-SN, and (T)(Q)R4-1VL to (T)(Q)C2 2D, subject to conditions that would permit a total allowable floor area for the entire project site of approximately 324,693 square feet, 299 dwelling units, and building height of approximately 250 feet (22 stories), including Q Conditions to permit for the reduction of clear space at structural elements in the project's parking structure and to allow up to 66 percent of the parking stalls to be compact parking stalls.

On September 7, 2018, a second level appeal of Case No. VTT-74172-1A, and first level appeal of the Conditional Use Permit and Site Plan Review entitlements of the related to Case No. CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR were filed and are pending final decision by the City Council.

The following technical corrections are requested for your consideration to correct minor typographical errors, provide clarifying statements and/or revisions to adequately reflect the project as approved by the City Planning Commission, and are unrelated to the pending appeals. Deleted text is shown in ~~strikethrough~~ and added text is shown in underline.

#### **Corrections to Letter of Determination for Case No. VTT-74172-1A**

##### Clarification re: Description of Project in Second Paragraph, page 1

The project description should be updated to reflect that the merger and re-subdivision of the lots is being undertaken in conjunction with a larger development. See proposed additions below:

Vesting Tentative Tract Map to permit the merger and re-subdivision of nine lots to create one master lot and one airspace lot, and the limited dedication and merger of Gordon Street below grade at a width of four feet and depth of 48.33 feet, approximately 0.3 feet below the finished grade of the public sidewalk, in conjunction with a 22-story residential development consisting of an 18-story residential tower above a four-level above-grade podium structure including three levels of subterranean parking and three levels of above-grade parking and containing 299 apartment units, approximately 46,110 square feet of commercial space, and an 18,962 square-foot park.

##### Correction to CEQA Guidelines Citation, Action Item #1, page 1

The reference to CEQA Guidelines Section 16163 should be corrected to refer to CEQA Guidelines 15163:

[...] pursuant to CEQA Guidelines Sections 15162 and **46163**  
**15163**.

Clarification of Findings of Fact (CEQA), pages 45, 49, 98, 112, and 164

The project descriptions referenced on the following pages should be updated to reflect the inclusion of 15 units of workforce housing:

First sentence of first full paragraph, page 45

5929 Sunset (Hollywood), LLC (the "Applicant") proposes to modify the CRA Approved Project to allow for the development of a 299 residential apartment units, including **284 269** market rate units, **and** 15 affordable housing units at the "Very Low" income level (5 percent of total units), **and 15 units for workforce housing (5 percent of total units)**, [...]

Fourth full paragraph, page 49

The Applicant proposes to modify the CRA Approved Project to allow for the development of the Modified Project which would contain 299 residential apartment units, including **284 269** market rate units, **and** 15 affordable housing units at the "Very Low" income level (5 percent of total units), **and 15 units for workforce housing (5 percent of total units)**, [...]

Third full paragraph, page 98

Like the CRA Approved Project, the Modified Project would also directly increase population growth within the region as a result of the development of 299 new residential apartment units, including **284 269** market rate units, **and** 15 affordable housing units at the "Very Low" income level (5 percent of total units), **and 15 units for workforce housing (5 percent of total units)**.

Ninth line within the fourth full paragraph, page 112

The Modified Project would provide 299 residential apartment units with 5 percent of the total units (15 units) reserved for the "Very Low" income level **and 15 units for workforce housing (5 percent of total units)**.

Fourth full paragraph, page 164

The proposed Modified Project will contain 299 residential apartment units, of which 5 percent of the total units (15 units) will be reserved for tenants at the "Very Low" income level **and 15 units for workforce housing (5 percent of total units)**, [...]

Clarification of Findings of Fact (CEQA), page 50

The discussion of Modified Project parking spaces in the first full sentence of the page should be updated to reflect Mitigation Measure K.1-1:

The Modified Project will provide 353 residential parking spaces and 75 commercial parking spaces (for a total of 428 parking spaces), **plus 7 additional parking spaces as required by Mitigation Measures MM K.1-1 and K.1-2.**

**Corrections to Letter of Determination for Case No. CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR**

Revision to References to Director's Designee, pages C-6, F-23, F-25 and F-26

References to the Director's Designee should be revised to reference the Zoning Administrator within Entitlement Conditions of Approval Nos. 45 & 46; and third sentence of the third full paragraph on page F-23, the third sentence of the second full paragraph on page F-25, and the second sentence of the first full paragraph on page F-26 of the Conditional Use Findings.

Clarification re: Previously Approved Project, Action Item #1, page 1

Action Item #1 should be revised to clarify that the "previously approved" project was assessed in the Sunset and Gordon Mixed-Use Project EIR:

[...] that the **previously approved** project was **previously** assessed in the Sunset and Gordon Mixed-Use Project EIR [...]

Clarification re: Proposed Project, Action Item #2, page 1

Action Item #2 should be revised to clarify that the "proposed" project versus the "previously approved" project was assessed in the Sunset and Gordon Mixed-Use Project Supplemental EIR:

[...] the **proposed** project was also assessed in the Sunset and Gordon Mixed-Use Project Supplemental EIR [...]

Clarification re: (T) Condition No. 2.a.i, page T-1

Condition No. 2.a.i should be clarified by adding the case number for the revised Vesting Tentative Map:

[...] as shown on the revised Vesting Tentative Map **(VTT-74172)** stamp dated June 20, 2018 [...]

Clarification of "D" Development Limitations, Condition No. 2

Condition No. 2 should be revised to remove the reference to the maximum height of the parking structure. As the No Automated Steel Parking Structure Alternative was approved, the height of the parking structure is no longer relevant.

2. **Height.** Building height shall be limited to approximately 250 feet. ~~The height of the parking structure shall be limited to approximately 46 feet, excluding parapet walls, light stanchions, mechanical equipment, and stair/elevator overruns.~~

Revision of (Q) Qualified Condition No. A.1, page Q-1

Following the issuance of the Letter of Determination, the Applicant submitted a Revised Exhibit A, dated October 26, 2018, which has been reviewed and accepted by the Department of City Planning as the new Exhibit A.

1. **Site Development.** The use and development of the property shall be in substantial conformance with the Site Plans, Floor Plans, Building Elevations, Open Space Plan, and Landscape Plan (Exhibit A, dated ~~July 25, 2018~~ October 26, 2018) of the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning [...]

Revision of Density Bonus Condition No. 1, page C-1

Following the issuance of the Letter of Determination, the Applicant submitted a Revised Exhibit A, dated October 26, 2018, which has been reviewed and accepted by the Department of City Planning as the new Exhibit A.

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A" and dated ~~July 25, 2018~~ October 26, 2018 (hereafter referred to as "Exhibit A"), and attached to the subject case file. ~~A Revised Exhibit A shall be provided to reflect the project approval, including the "No Automated Parking Structure Alternative" and Conditions of Approval.~~ No change to the plans (except as conditioned) will be made without prior review by the Department of City Planning, Central Project Planning, and written approval by the Director of Planning [...]

Clarification of Density Bonus Condition of Approval No. 11, page C-2

Condition of Approval No. 11 (Commercial Bicycle Parking) should be clarified to specify the short-term and long-term bicycle parking requirements for office uses:

[...] while office uses require 1 per 1,000 square feet for short term and 1 per 5,000 square feet for long term bicycle parking, with a minimum of two bicycle parking spaces for both long- and short-term bicycle parking.

Clarification of General Plan Text Finding, page F-4

The following should be added to the end of the first full paragraph of page F-4 in order to further clarify that the project will include a Transportation Demand Management Plan to reduce transportation impacts.

The project's location in a transit rich corridor and in close proximity to employment, retail, restaurants, and entertainment will promote the use of transit and pedestrian trips in lieu of vehicular trips. Prospective residential and commercial tenants will have increased opportunities to access alternate modes of transportation, which will

contribute to the goal of reducing traffic congestion and improving air quality. **The project will include implementation of a Transportation Demand Management Plan (TDM Plan) approved by LADOT, which will further reduce the Project's vehicle trips. With implementation of the TDM Plan, the project will not result in any significant transportation impacts.**

Clarification of City Charter 555 Determination, pages F-12 and F-14

The following finding should be revised to clarify that the recommended General Plan Amendment applies only to a portion of the project.

First sentence of last paragraph, page F-13

The ~~proposed project~~ **specific parcels identified for re-designation (i.e., the portion of the project site located at 1528 through 1540 North Gordon Street (Lots 17, 18, and 19 of Bagnoli Tract No. 2))** has significant physical identity as **part of** a mixed-use project on a major transportation corridor (Sunset Boulevard) in close proximity to entertainment and job opportunities and in an area well-served by public transportation, including the Metro Red Line and several MTA Bus and LADOT DASH Lines [...]

Second sentence of first full paragraph, page F-14

As such, the proposed General Plan Amendment **to re-designate the portion of the project site located at 1528 through 1540 North Gordon Street (Lots 17, 18, and 19 of Bagnoli Tract No. 2)** will contribute to and strengthen the social, physical, and economic identity of the surrounding area.

Clarification of City Charter 556 Determination, page F-14

The fourth paragraph of City Charter Finding 556 should be updated to reflect the addition of the 15 units of workforce housing:

The Amendment, in conjunction with the requested Zone Change and Height District Change to (T)(Q)C2-2D and (T)(Q)C2-2D-SN, would allow for the development of a mixed-use project containing 299 residential apartment units, including 269 market rate units, and 15 affordable housing units at the Very Low income level (5 percent of total units), **and 15 units for workforce housing (5 percent of total units)**, approximately 46,110 square feet of commercial space, and an approximately 18,962 square-foot public park, for approximately 324,693 square feet of floor area on a site that is 72,154 square feet in size, for a Floor Area Ratio (FAR) of 4.5:1.

Revision of City Charter 558 Determination, page F-15

A minor typographical error in the ninth line of the first full paragraph on page F-15 should be corrected from "we" to "will":

[...] and 15 ~~we~~ **will** be for workforce housing [...]

Clarification of CEQA Findings, pages F-34, F-37, F-91, F-135

The project descriptions referenced on the following pages should be updated to reflect the inclusion of 15 units of workforce housing:

First sentence of first full paragraph, page F-34

5929 Sunset (Hollywood), LLC (the “Applicant”) proposes to modify the CRA Approved Project to allow for the development of a 299 residential apartment units, including 269 market rate units, ~~and~~ 15 affordable housing units at the “Very Low” income level (5 percent of total units), **and 15 units for workforce housing (5 percent of total units)**, [...]

Third full paragraph, page F-37

The Applicant proposes to modify the CRA Approved Project to allow for the development of the Modified Project which would contain 299 residential apartment units, including 269 market rate units, ~~and~~ 15 affordable housing units at the “Very Low” income level (5 percent of total units), **and 15 units for workforce housing (5 percent of total units)**, [...]

Sixth line within the first paragraph, page F-91

The Modified Project would provide 299 residential apartment units with 5 percent of the total units (15 units) reserved for the “Very Low” income level **and 5 percent of the total units (15 units) reserved for workforce housing** [...]

First sentence of third full paragraph, page F-135

The proposed Modified Project will contain 299 residential apartment units, of which 5 percent of the total units (15 units) will be reserved for tenants at the “Very Low” income level **and 5 percent of the total units (15 units) will be reserved for workforce housing**, and therefore qualifies for a Density Bonus under the Municipal Code (see LAMC Section 12.22 A.25(c)) [...]

Clarification of CEQA Findings, page F-37

The discussion of Modified Project parking spaces in the third sentence of the fourth full paragraph should be updated to reflect Mitigation Measure K.1-1:

The Modified Project will provide 353 residential parking spaces and 75 commercial parking spaces (for a total of 428 parking spaces), **plus 7 additional parking spaces as required by Mitigation Measures MM K.1-1 and K.1-2.**

In addition, the reference to the automated steel parking structure should be removed in the last line of the fourth full paragraph on page F-37:

Under this alternative, the Modified Project would provide approximately 508 parking spaces within the Modified Project's parking structure, which would have three levels below grade, three levels above-grade parking, ~~and the new automated steel parking structure.~~

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Mindy Nguyen  
City Planner

VPB:CTL:mn

Enclosures



# SUNSET + GORDON ENTITLEMENT SET

26 OCTOBER 2018

5929 SUNSET BOULEVARD  
HOLLYWOOD, CALIFORNIA

**EXHIBIT "A"**  
Page No. 1 of 34  
Case No. CPC-2018-1922

DRAWING INDEX	
A100	COVER SHEET
A001	PLOT PLAN
A002	CUB PLAN
A003	BUILDING KEYPLAN
G015	OPEN SPACE ANALYSIS
G020	TREE/PLANTING ANALYSIS
A1P04	LEVEL P4 (UNDER RAMP) FLOOR PLAN
A1P03	LEVEL P3 FLOOR PLAN
A1P02	LEVEL P2 FLOOR PLAN
A1P01	LEVEL P1 FLOOR PLAN
A101	LEVEL 1 FLOOR PLAN
A102	LEVEL 2 FLOOR PLAN
A103	LEVEL 3 FLOOR PLAN
A104	LEVEL 4 FLOOR PLAN
A105	LEVEL 5 FLOOR PLAN
A106	LEVEL 6, 7, 11, 12, 16, 17 FLOOR PLAN
A110	LEVEL 8-10, 13-15, 18-20 FLOOR PLAN
A121	LEVEL 21 FLOOR PLAN
A122	LEVEL 22 FLOOR PLAN
A123	ROOF PLAN
A124	EMERGENCY LANDING FLOOR (ELF) PLAN
A201	EXTERIOR ELEVATIONS- EAST
A202	EXTERIOR ELEVATIONS- SOUTH
A203	EXTERIOR ELEVATIONS- WEST
A204	EXTERIOR ELEVATIONS- NORTH
A301	BUILDING SECTION
1	BUILDING COLORS + MATERIALS
2	BUILDING COLORS + MATERIALS
L101	GROUND LEVEL TREE PLANTING PLAN
L301	GROUND LEVEL TREE PLANTING PLAN
L302	GROUND LEVEL SHRUB PLANTING PLAN
L303	GROUND LEVEL TREE PLANTING PLAN-PARK
L304	GROUND LEVEL SHRUB PLANTING PLAN-PARK
L305	LEVEL 04 & 05 TREE PLANTING PLAN
L306	LEVEL 04 & 05 SHRUB PLANTING PLAN

**PROJECT TEAM**

<p><b>OWNER</b> 5929 SUNSET (HOLLYWOOD), LLC 4700 Wilshire Boulevard Los Angeles, CA 90010 Phone: 323/860-4900 Fax: 323/860-4901 Contact: Oliver Baker / Sophie Nikkin</p>	<p><b>ARCHITECT</b> GBD ARCHITECTS, Incorporated 1120 NW Couch Street, Suite 300 Portland, Oregon 97209 Phone: 503/224-9656 Fax: 503/299-6273 Contact: Kevin Johnson / Matthew Bray</p>	<p><b>STRUCTURAL ENGINEER</b> KPFF Consulting Engineers 111 SW Fifth Avenue, Suite 2500 Portland, Oregon 97204 Phone: 503/227-3251 Fax: 503/227-7980 Contact: Nick Saari / Blake Patsy</p>	<p><b>CIVIL ENGINEER</b> KPFF Consulting Engineers 6080 Center Drive, Suite 750 Los Angeles, California 90045 Phone: 310/665-1536 Fax: 310/665-9075 Contact: Tricia Johns</p>	<p><b>GEOTECHNICAL ENGINEER</b> GEODESIGN, Incorporated 15575 SW Sequoia Parkway, Suite 100 Portland, Oregon 97224 Phone: 503/968-8787 Fax: 503/968-3068 Contact: Chris Zadoorian</p>
<p><b>LANDSCAPE ARCHITECT</b> CONCEPTUAL DESIGN &amp; PLANNING CO 3195-C Airport Loop Road, Studio One Costa Mesa, CA 92626 Phone: 949/399-0870 Fax: Contact: Matt Kohlengerger</p>	<p><b>MECHANICAL ENGINEER</b> DONALD F. DICKERSON Associates 18425 Burbank Blvd, Suite 404 Torrance, CA 91356 Phone: 818/385-3500 Fax: Contact: Phil Traflet / Andy Khechoumian</p>	<p><b>PLUMBING ENGINEER</b> DONALD F. DICKERSON Associates 18425 Burbank Blvd, Suite 404 Torrance, CA 91356 Phone: 818/385-3500 Fax: Contact: Phil Traflet / Chris Hagen</p>	<p><b>ELECTRICAL ENGINEER</b> DONALD F. DICKERSON Associates 18425 Burbank Blvd, Suite 404 Torrance, CA 91356 Phone: 818/385-3500 Fax: Contact: April Traflet / Mike Lanni</p>	<p><b>LEED CONSULTANT</b> ALLIANCE ENERGY PARTNERS 1000 Wilshire Blvd, Suite 260 Los Angeles, CA 90012 Phone: 818/921-4757 Fax: Contact: Kevin Shamim / Jesse Crawford</p>



PROJECT DEVELOPER  
5929 SUNSET (HOLLYWOOD), LLC  
Revisions:

**COVER SHEET**

File name: CVRSHT\_v01  
Project # 200645010

**VOL.1**

Date: 26 OCT. 2018  
26 OCTOBER 2018 ENTITLEMENT SET-FINAL NO. 041 - 2018 1028 FINAL  
GBD ARCHITECTS, Incorporated

**SUNSET / GORDON - PROJECT INFORMATION:**

**APPLICANT:** 5929 SUNSET (HOLLYWOOD), LLC  
 4700 WILSHIRE BOULEVARD  
 LOS ANGELES, CALIFORNIA 90010  
 TELEPHONE: 323.860.4900  
 FAX: 323.860.4901  
 CONTACT: OLIVER BAKER

**LEGAL DESCRIPTION**

**PROJECT ADDRESS:** 5929-5945 WEST SUNSET BOULEVARD AND 1512-1540 NORTH GORDON STREET  
 HOLLYWOOD, CALIFORNIA 90228

LOTS 12, 13, 14, 15 AND 16 OF BAGNOU TRACT NO. 2, IN THE CITY OF LOS ANGELES THE WEST 50 FEET OF LOT 6, OF PAUL AND ANGEL BEYES SUBDIVISION OF THENCE FACE 5 ACRES OF THE SOUTH-EAST QUARTER OF THE SOUTH-EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

LOTS 17, 18 AND 19 OF THE BAGNOU TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

**ZONE (EXISTING):** (T)(Q)R4-1VL / (T)(Q)C2-2D-SN  
**ZONE (PROPOSED):** C2-2D-SN

**LOT AREA & BUILDABLE AREA:** (REFER TO ZONING CHART BELOW)

**OPEN SPACE (LAMC SECTION 12.21 G):**

OPEN SPACE REQUIRED:	# UNITS:	AREA REQ'D:
100 SF FOR UNITS < 3 HABITABLE ROOMS	50	5,000 SF
125 SF FOR UNITS OF 3 HABITABLE ROOMS	95	11,875 SF
175 SF FOR UNITS > 3 HABITABLE ROOMS	154	26,950 SF
<b>TOTAL OPEN SPACE REQUIRED:</b>	<b>299</b>	<b>43,825 SF</b>

**OPEN SPACE PROVIDED:**

**COMMON OPEN SPACE PROVIDED (50% MINIMUM TOTAL REQUIRED OPEN SPACE)**

PUBLIC PARK	18,942 SF
LEVEL 01: RECREATION ROOM	2,775 SF
LEVEL 02: MEZZANINE (REC. ROOM)	1,483 SF
LEVEL 03: FITNESS ROOM	2,032 SF
LEVEL 05: CLUB ROOM	629 SF
<b>SUBTOTAL</b>	<b>7,099 SF (MAXIMUM 25% OF TOTAL USABLE OPEN SPACE FOR RECREATION ROOMS.)</b>
LEVEL 01: SE CORNER OUTDOOR PLAZA	1,390 SF
LEVEL 05: POOL DECK	7,283 SF
<b>SUBTOTAL</b>	<b>8,673 SF</b>
<b>TOTAL COMMON OPEN SPACE PROVIDED:</b>	<b>34,734 SF</b>

**PRIVATE OPEN SPACE PROVIDED (PRIVATE BALCONIES (50 SF)); PRIVATE BALCONIES (10 TOTAL)**

<b>OPEN SPACE SUMMARY</b>	<b>43,825 SF</b>
(A) PER LAMC SECTION 12.21(A)(2)(B) (10% MINIMUM HOURLY ON-AVERAGE HOURS ALLOWING FOR DECREASE IN OPEN SPACE REQUIREMENT)	35,040 SF
TOTAL OPEN SPACE REQUIRED WITH 20% DECREASE:	35,040 SF
TOTAL OPEN SPACE PROVIDED:	35,234 SF

\*THE TOTAL OPEN SPACE REQUIRED AFTER THE 20% REDUCTION ALLOWED AS AN ON-AVERAGE DENSITY BONUS INCENTIVE IS 33,040 SF. THEREFORE, THE MINIMUM AMOUNT OF COMMON OPEN SPACE AT 50% OF OPEN SPACE REQUIRED IS 16,520 SF AND THE MAXIMUM OPEN SPACE THAT CAN BE PROVIDED FOR WITH RECREATION ROOMS AT 25% OF OPEN SPACE REQUIRED IS 8,738 SF.

**TREES REQUIRED:**

TREES REQUIRED:	75 (20% UNITS / 1 TREE PER 4 UNITS = 75)
TREES PROVIDED:	81

**BUILDING HEIGHT:**

BUILDING HEIGHT ALLOWED:	N/A
BUILDING HEIGHT PROVIDED:	250 FEET

**YARD SETBACKS**

**YARD SETBACK SUMMARY**

DESCRIPTION	YARD SETBACKS REQUIRED	YARD SETBACKS PROPOSED
<b>FRONT YARD</b> Sunset Boulevard	Commercial & Residential: 0 feet	Commercial - 0 Residential - 0
<b>SIDE YARD</b> Gordon Street Westerly property line	Commercial: 0 feet Residential: 0 feet For Side Yards Adjacent to a Street as per LAMC 12.22.A.16 (C)(3)	Commercial: 0 feet Residential: 0 feet
<b>SIDE YARD</b> Easterly property line	Commercial: 0 feet Residential: 16 feet	Commercial: 0 feet Residential: 20 feet
<b>REAR YARD</b> Southernly property line	Commercial: 0 feet Residential: 20 feet	Commercial: 150 feet Residential: 150 feet

**PARKING**

**RESIDENTIAL**

UNIT TYPE	# OF UNITS	AUTO SPACES REQUIRED LAMC 12.21.A.16	TOTAL	10% AUTO SPACES REQUIRED BY BICYCLE	BICYCLE SPACES REQUIRED (1:1.5-4)	AUTO SPACES REQ'D AFTER REDUCTION	BICYCLE LONG TERM	BICYCLE SHORT TERM
Studio	50	1	50					
1 Bdr.	156	1	156					
2 Bdr.	93	2	186					
<b>TOTAL</b>	<b>392</b>	<b>39</b>	<b>196</b>	<b>353</b>	<b>290</b>	<b>30</b>		

**COMMERCIAL**

USE	FLOOR AREA (APPROX. SF)	SUBTOTAL	AUTO SPACES REQUIRED (2:1,000)	20% AUTO SPACES REPLACED BY BICYCLE	BICYCLE SPACES REQUIRED (1:1.5-6)	AUTO SPACES REQ'D AFTER REDUCTION	BICYCLE LONG TERM REQUIRED	BICYCLE SHORT TERM REQUIRED
Retail (Ground Floor)	3,970						2 (12,000)	2 (12,000)
Restaurant (Ground Floor)	3,700	7,670					2 (12,000)	2 (12,000)
Office Levels 1-4	38,448						8 (15,000)	4 (170,000)
<b>TOTAL</b>	<b>46,118</b>	<b>92</b>	<b>18</b>	<b>72</b>	<b>78</b>	<b>12</b>	<b>8</b>	

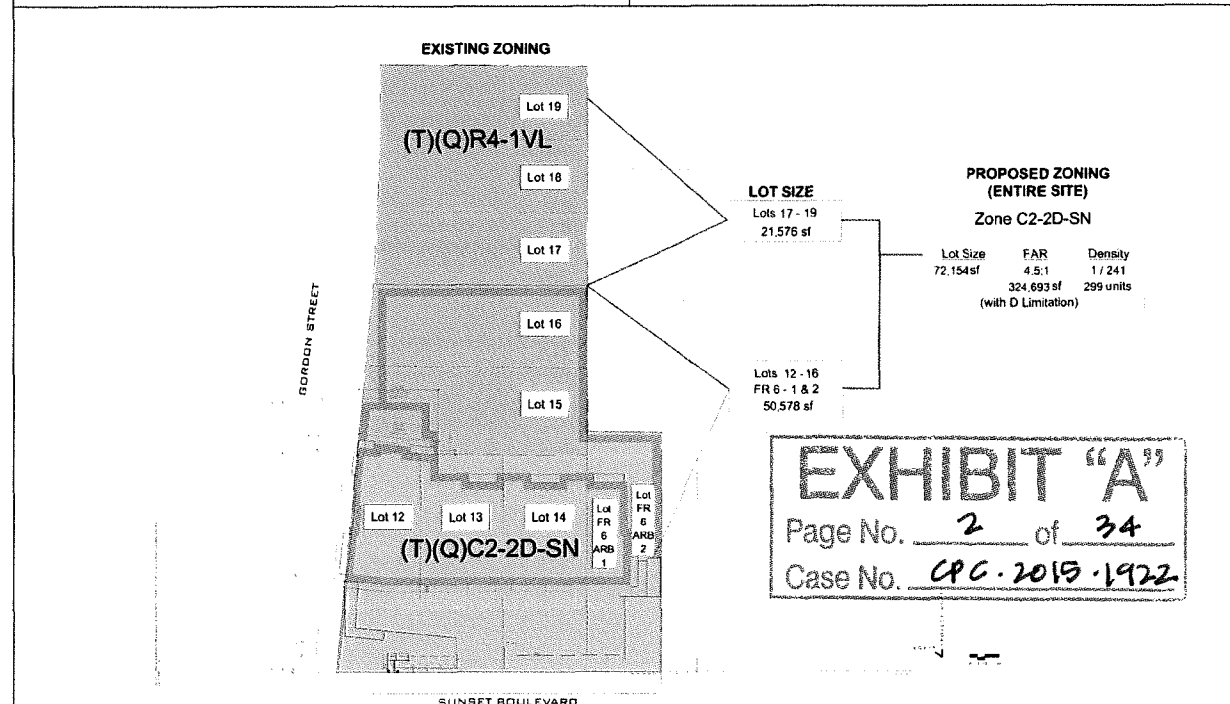
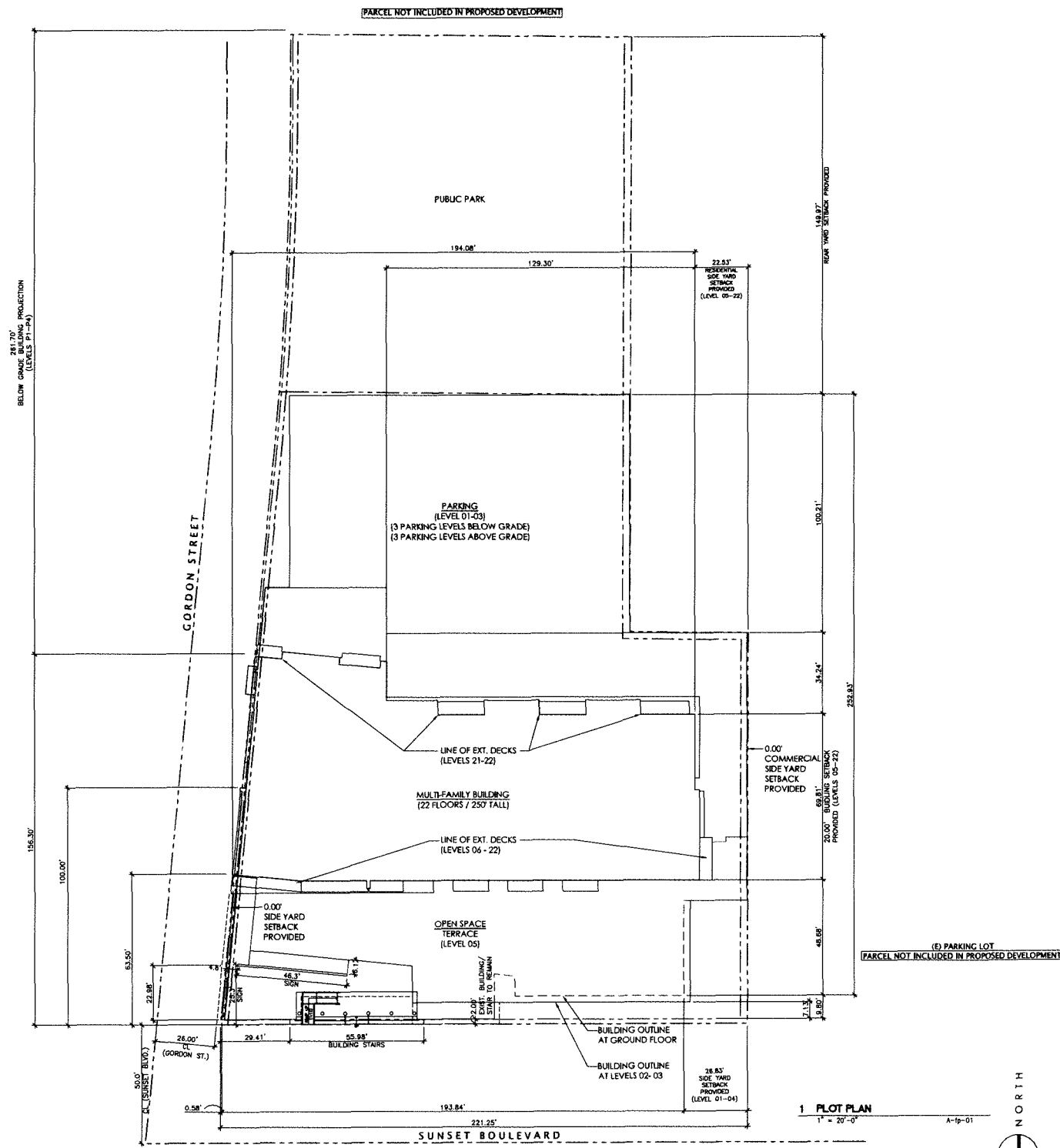
**AUTO AND BICYCLE PARKING SUMMARY**

LAND USE	MINIMUM REQUIRED AUTO PARKING SPACES	AUTO PARKING SPACES PROPOSED	BICYCLE PARKING SPACES REQUIRED / PROPOSED
<b>RESIDENTIAL</b> 299 APARTMENT UNITS (WITH 15 VERY LOW INCOME UNITS (5%) AND 15 WORK FORCE UNITS (5%))	353	426	329 299 LONG TERM 30 SHORT TERM
<b>COMMERCIAL</b> RETAIL / RESTAURANT / OFFICE (APPROX. 46,110 SQUARE FEET)	74	75	72 12 LONG TERM 8 SHORT TERM OR 82 LONG TERM OR SHORT TERM
<b>PUBLIC PARKING SPACES</b> (REQUIRED BY MITIGATION MEASURES K.1-1 AND K.1-2)	7	7	-
<b>TOTAL</b>	<b>434</b>	<b>508</b>	<b>401</b>

\*423 residential parking spaces will be provided, plus three designated Shared Ride spaces for residential tenant's use, for a total of 426 residential parking spaces.

Electric Vehicle Charging Stations  
 20% of proposed parking spaces as Electric Vehicle Ready: 102 spaces  
 Includes parking spaces with electric vehicle charging stations.

5% of proposed parking to provide Electric Vehicle-Charging Stations: 25 Electric Vehicle Charging Stations



**EXHIBIT "A"**  
 Page No. 2 of 34  
 Case No. CPC-2015-1922

LICENCED CALIFORNIA ARCHITECT  
 KEVIN P. JOHNSON C-30343

**GBD**

GBD Architects, Incorporated  
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 Portland, OR 97209  
 Tel: (503) 224-0650  
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 GBD © 2018

**SUNSET**  
 5929 SUNSET (HOLLYWOOD), LLC  
 4700 WILSHIRE BOULEVARD  
 LOS ANGELES, CALIFORNIA 90010

**PROJECT DEVELOPER:**  
 5929 SUNSET (HOLLYWOOD), LLC

Revisions:

**PLOT PLAN / PROJECT INFORMATION**

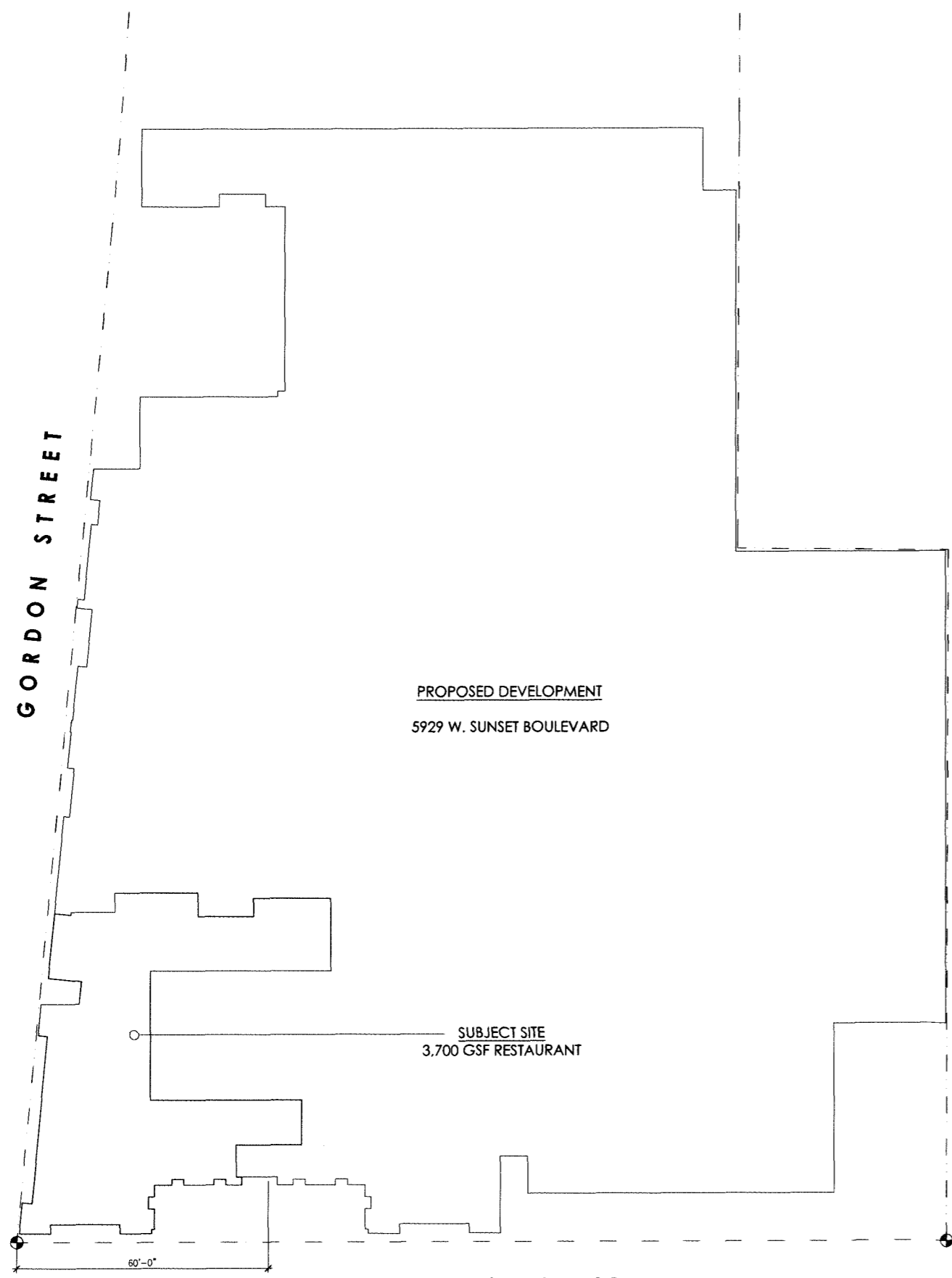
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File name: A001 PLOT  
 Project #: 20065009

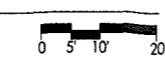
**A001**

Date: 26 OCT 2018  
 26 OCTOBER 2018 ENTITLEMENT SET-FINAL NO APT-2018 SIDE FINAL  
 \*\*\* GBD ARCHITECTS INC. APPROVED

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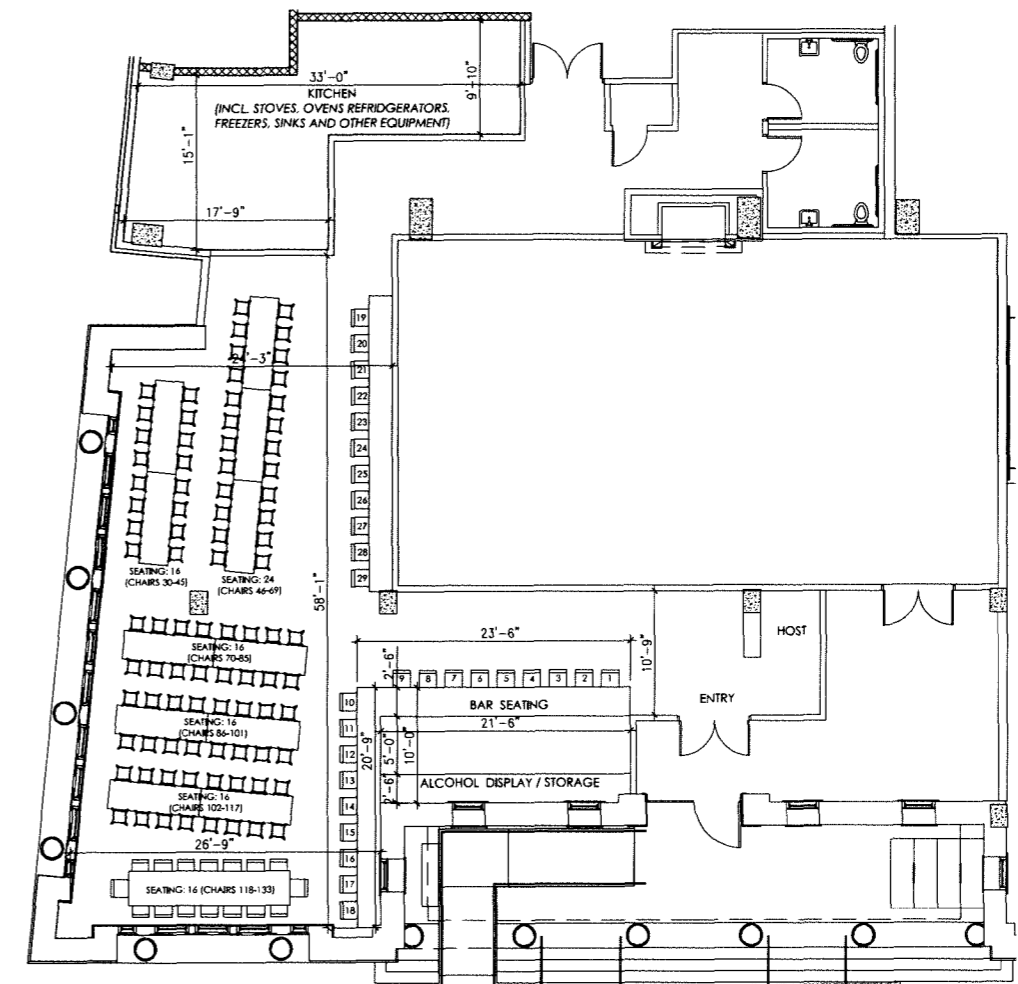


**1 PLOT PLAN**  
SCALE 1"=0" = 20'-0"



PROPOSED CUB	
<b>SUMMARY</b>	
TOTAL INDOOR AREA:	3,700 SF
TOTAL OUTDOOR AREA:	0 SF
KITCHEN AREA:	448 SF
INDOOR DINING AREA:	1,663 SF
<b>RESTAURANT</b>	
SEATING:	
INDOOR:	133
OUTDOOR:	0
TOTAL:	133
TOTAL NUMBER OF TABLES:	12

CASE NO.: \_\_\_\_\_  
DATE: 25 JULY 2018

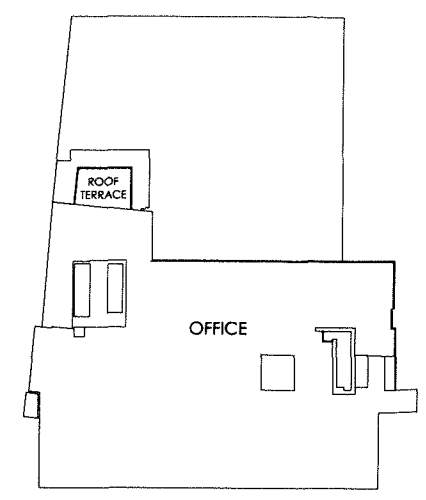


**EXHIBIT "A"**  
Page No. 3 of 34  
Case No. CPC-2016-1922

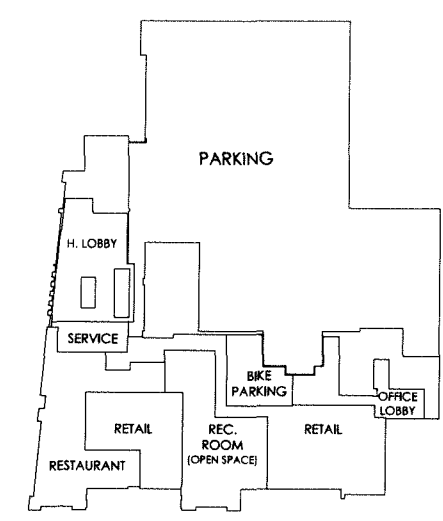
**2 SCHEMATIC INTERIOR FLOOR PLAN**  
SCALE 1/8" = 1'-0"



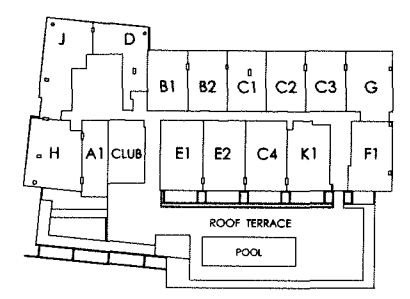
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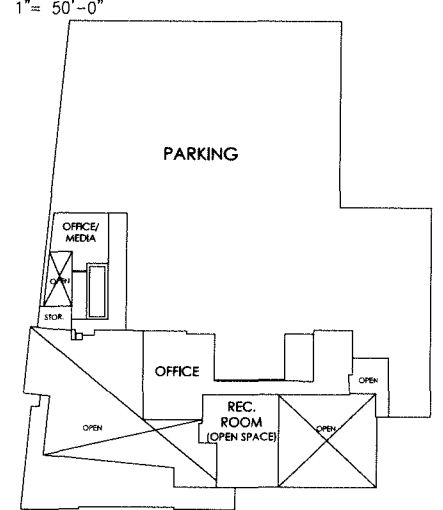
**LEVEL 4**  
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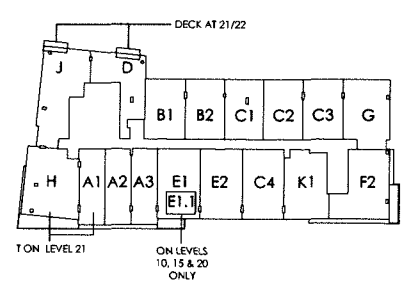
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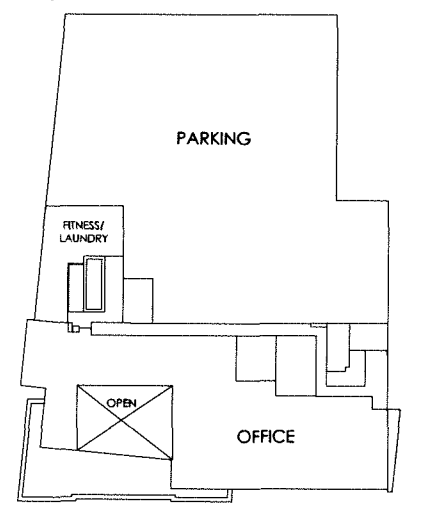
**LEVEL 5**  
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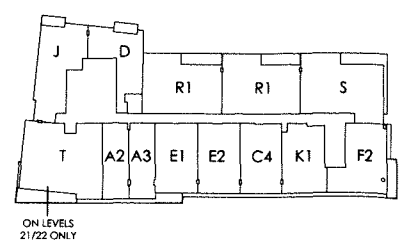
**LEVEL 2**  
1" = 50'-0"



**LEVEL 6-21**  
1" = 50'-0"



**LEVEL 3**  
1" = 50'-0"



**LEVEL 22**  
1" = 50'-0"

**EXHIBIT "A"**  
Page No. 4 of 34  
Case No. CPC-2015-1922



C:\AD\H.E.P.\2018\5000\_Hollywood\_V00\_Documents\701\_Drawing\Sheets\100\_Floor Plan Sheets\_V003\_Building Key Plan.dwg  
Rev: 27 - 2018 - 7:30am

**LEGEND**

	PRIVATE OPEN AREA
	COMMON OPEN AREA

**OPEN SPACE** (LAMC SECTION 12.21 (C))

OPEN SPACE REQUIRED:	# UNITS:	AREA REQD:
100 SF FOR UNITS < 3 HABITABLE ROOMS	30	3,000 SF
125 SF FOR UNITS OF 3 HABITABLE ROOMS	75	11,875 SF
175 SF FOR UNITS > 3 HABITABLE ROOMS	134	26,325 SF
<b>TOTAL OPEN SPACE REQUIRED:</b>	<b>299</b>	<b>43,825 SF</b>

<b>COMMON OPEN SPACE REQUIRED:</b>	<b>21,913 SF</b> (50% MINIMUM TOTAL REQUIRED OPEN SPACE)
------------------------------------	--

**OPEN SPACE PROVIDED:**

COMMON OPEN SPACE PROVIDED:	AREA
PUBLIC PARK	18,962 SF
LEVEL 01: RECREATION ROOM	2,775 SF
LEVEL 02: MEZZANINE (REC. ROOM)	1,483 SF
LEVEL 03: FITNESS ROOM	2,032 SF
LEVEL 05: CLUB ROOM	609 SF
<b>SUBTOTAL:</b>	<b>7,099 SF</b> (10.05% - MAXIMUM 20% OF TOTAL USABLE OPENSPACE FOR RECREATION ROOMS)
LEVEL 01: SE CORNER OUTDOOR PLAZA	1,390 SF
LEVEL 05: POOL DECK	7,283 SF
<b>SUBTOTAL:</b>	<b>8,673 SF</b>
<b>TOTAL COMMON OPEN SPACE PROVIDED:</b>	<b>34,734 SF</b>

<b>PRIVATE OPEN SPACE PROVIDED (PRIVATE BALCONIES (50 SF)):</b>	<b>500 SF</b>
<b>PRIVATE BALCONIES (10 TOTAL)</b>	

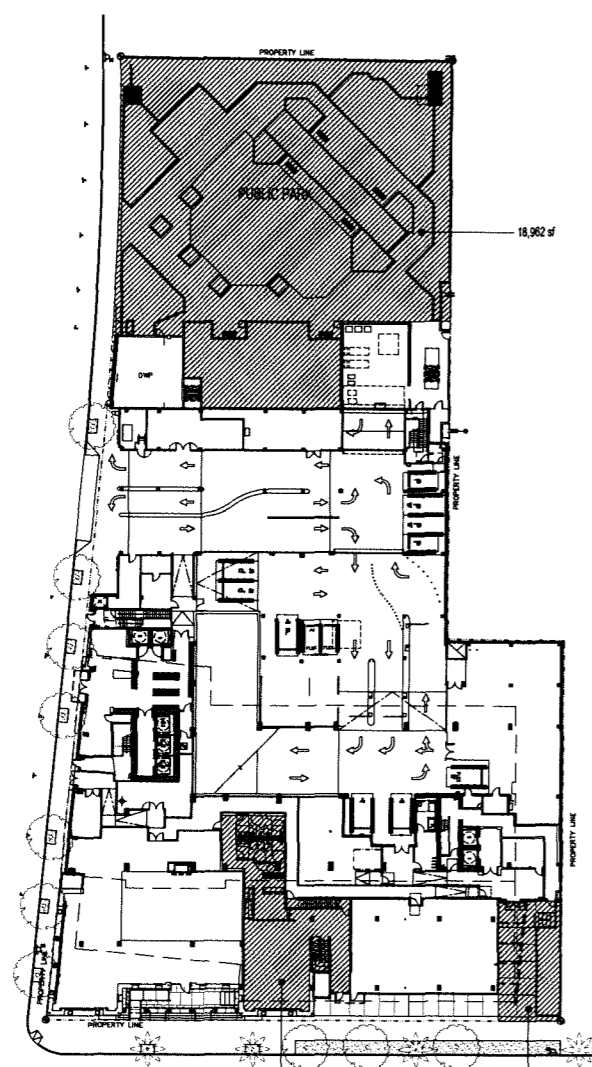
  

**OPEN SPACE SUMMARY**

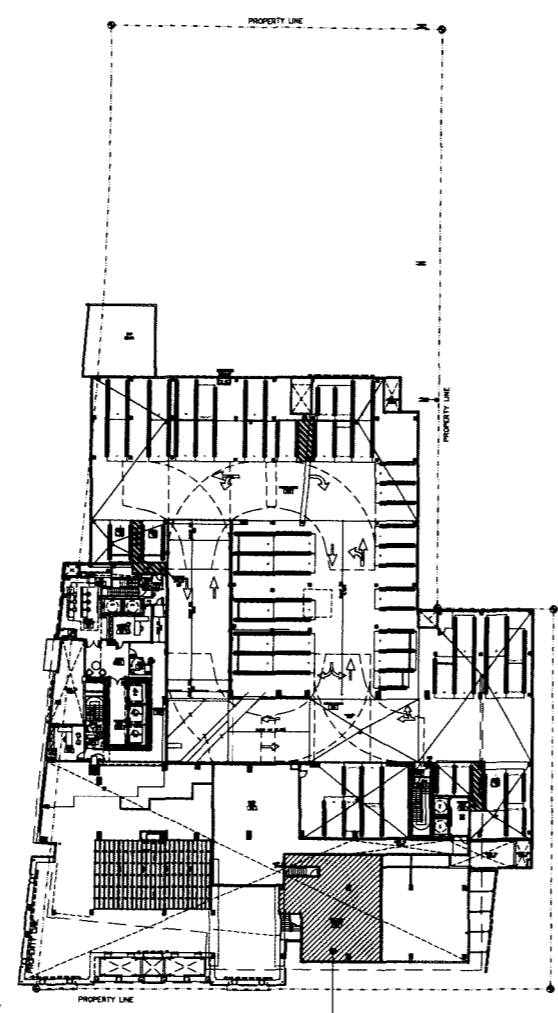
TOTAL OPEN SPACE REQUIRED:	43,825 SF
(AS PER LAMC SECTION 12.21 (C)(2)(B) - AFFORDABLE HOUSING ON-HIGH DENSITY INCENTIVE ALLOWS 20% DECREASE IN OPEN SPACE REQUIREMENT)	
TOTAL OPEN SPACE REQUIRED WITH 20% DECREASE:	35,060 SF
TOTAL OPEN SPACE PROVIDED:	35,234 SF

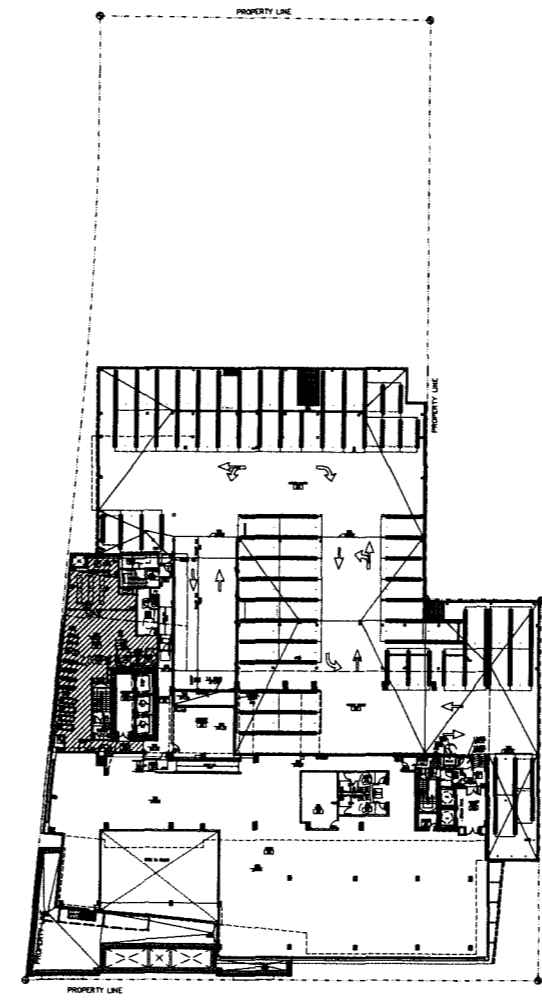
THE TOTAL OPEN SPACE REQUIRED AFTER THE 20% REDUCTION ALLOWED AS AN ON-HIGH DENSITY BONUS INCENTIVE IS 35,060 SF. THEREFORE THE MINIMUM AMOUNT OF COMMON OPEN SPACE, AT 50% OF OPEN SPACE REQUIRED, IS 17,530 SF AND THE MAXIMUM OPEN SPACE THAT CAN BE PROVIDED FOR WITH RECREATION ROOMS, AT 20% OF OPEN SPACE REQUIRED, IS 8,736 SF.



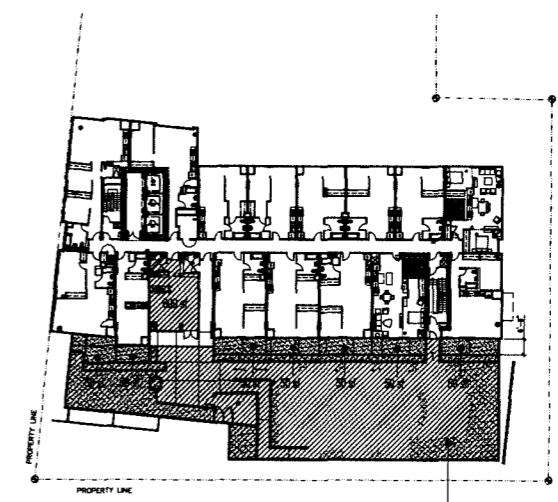
**1 GROUND LEVEL 01**  
1" = 40'-0" A-fp-01



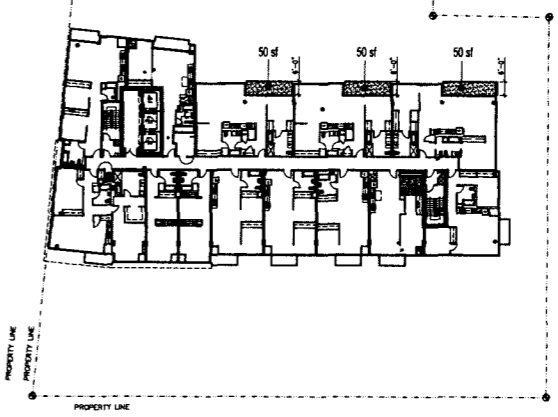
**2 LEVEL 02**  
1" = 40'-0"



**3 LEVEL 03**  
1" = 40'-0"



**4 LEVEL 05**  
1" = 40'-0" A-fp-05



**5 LEVEL 22**  
1" = 40'-0" A-fp-22

**EXHIBIT "A"**  
Page No. 5 of 34  
Case No. C10-2015-1922

C:\01\REV\1\2020\10\10\2018\Referencing\202 Documents\101 Drawings\AutoCAD\Sheet\100 General Information\CAD\14\_Cover\_Sheet\_Archi-NO\_AIR\_2018.rvt  
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# GBD

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GBD © 2018

## SUNSET

3729 SUNSET (HOLLYWOOD), LLC  
4700 WELSHIRE BOULEVARD  
LOS ANGELES, CALIFORNIA 90010

PROJECT DEVELOPER  
3729 SUNSET (HOLLYWOOD), LLC

Revisions:

### TREE + PLANTING ANALYSIS

1"=30'-0"

File name: G-020

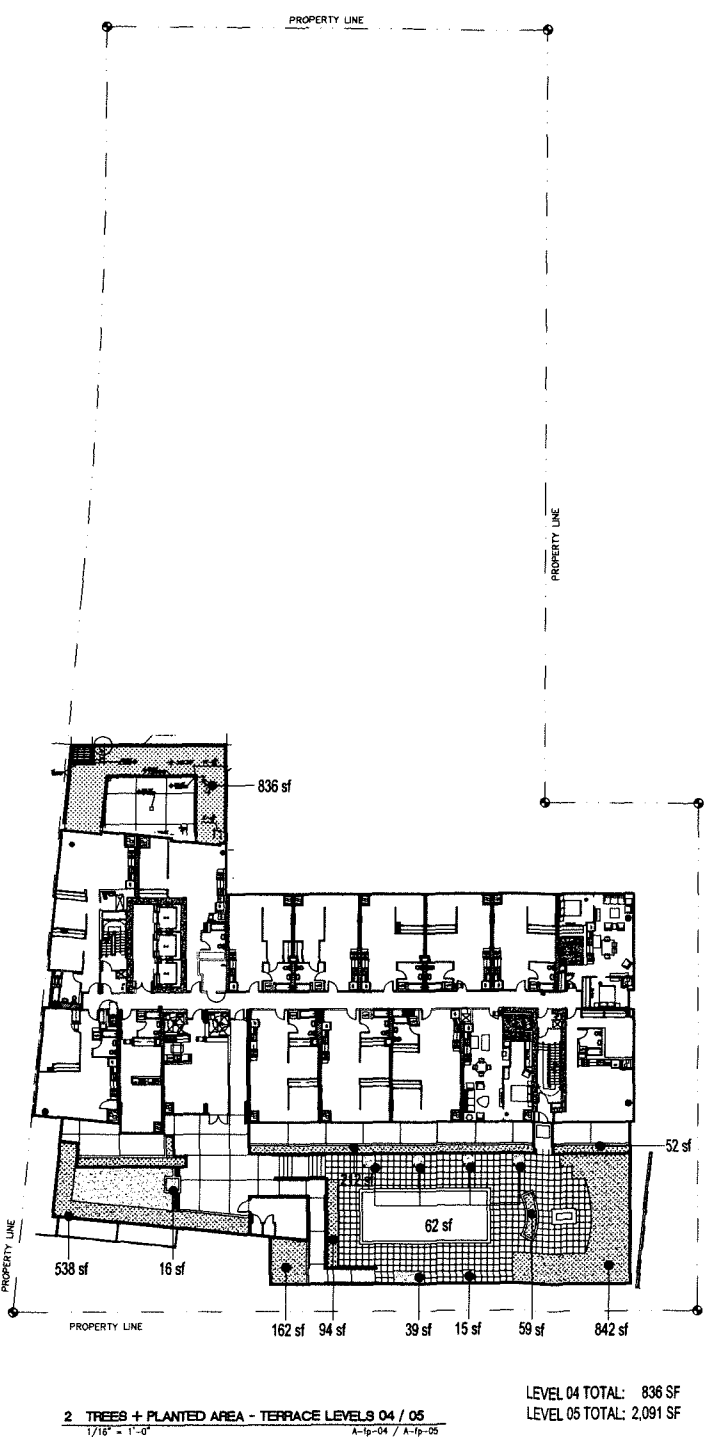
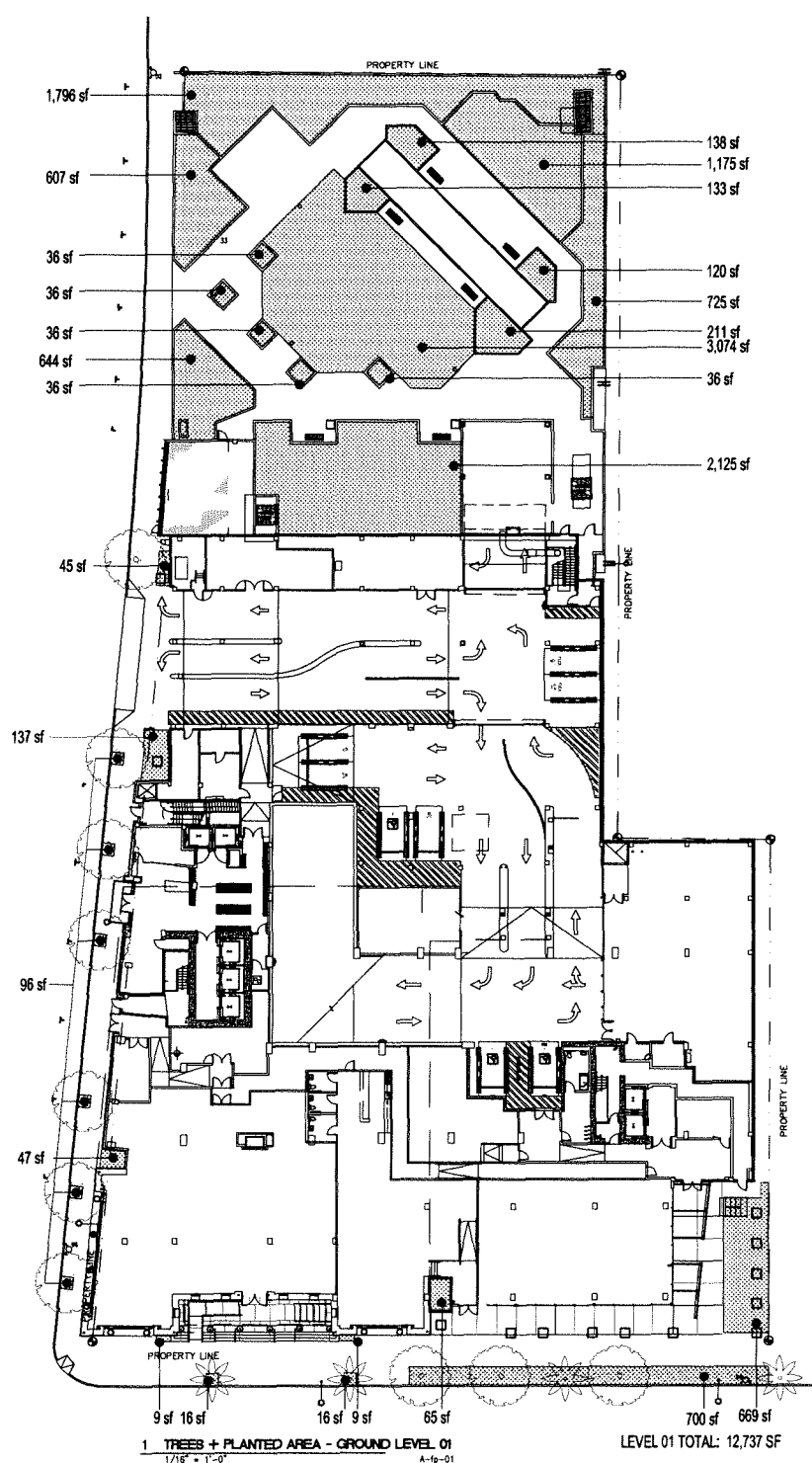
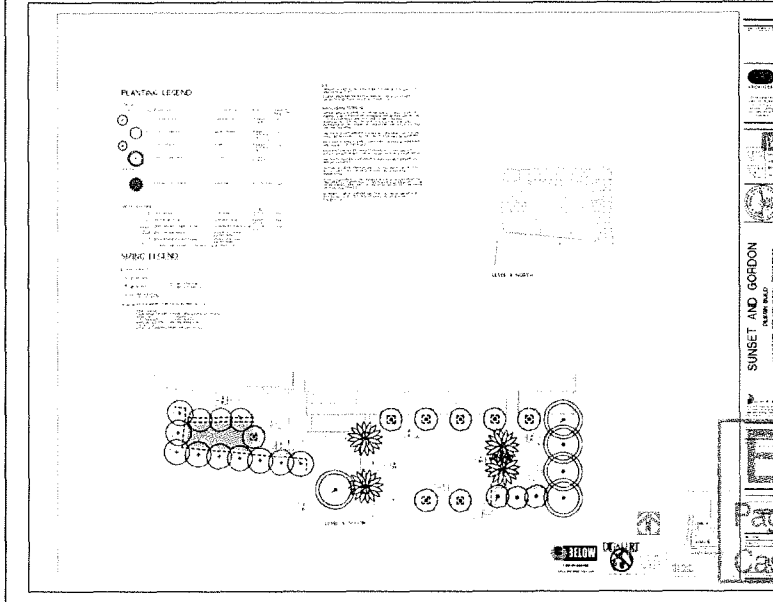
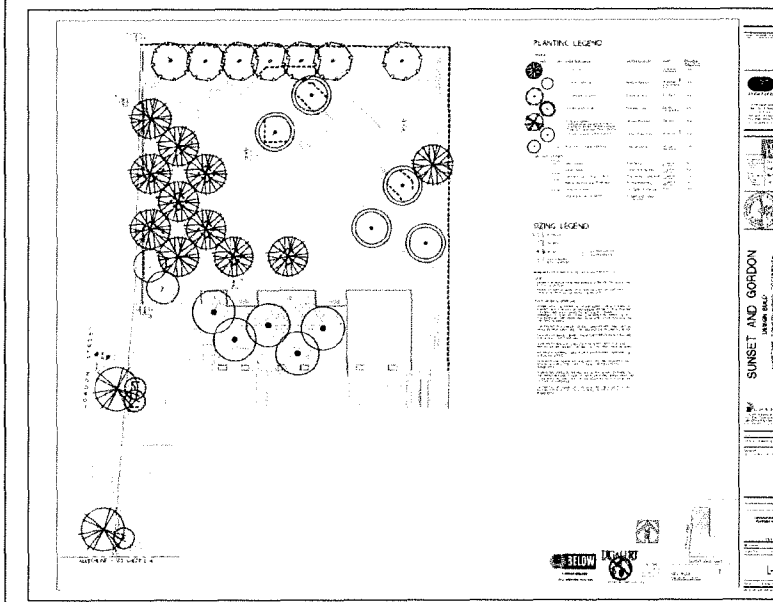
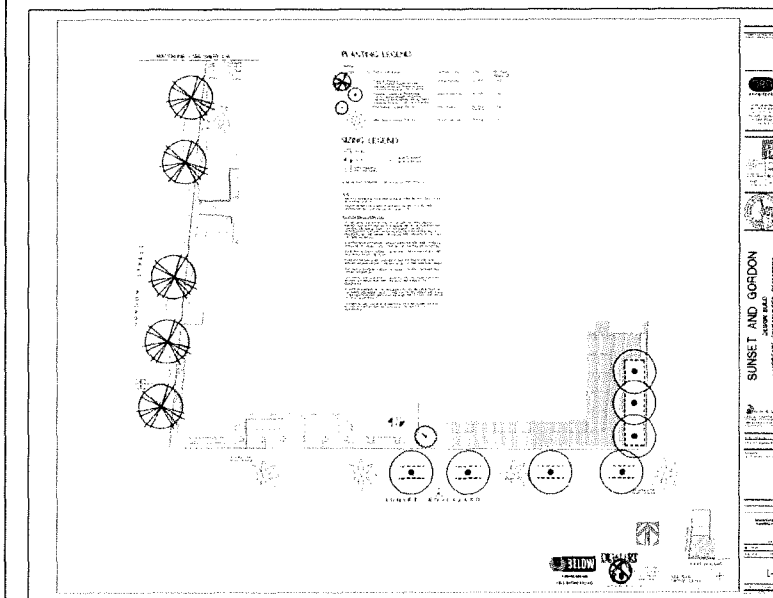
Project #: 20065009

## G020

Date: 26 OCT. 2018

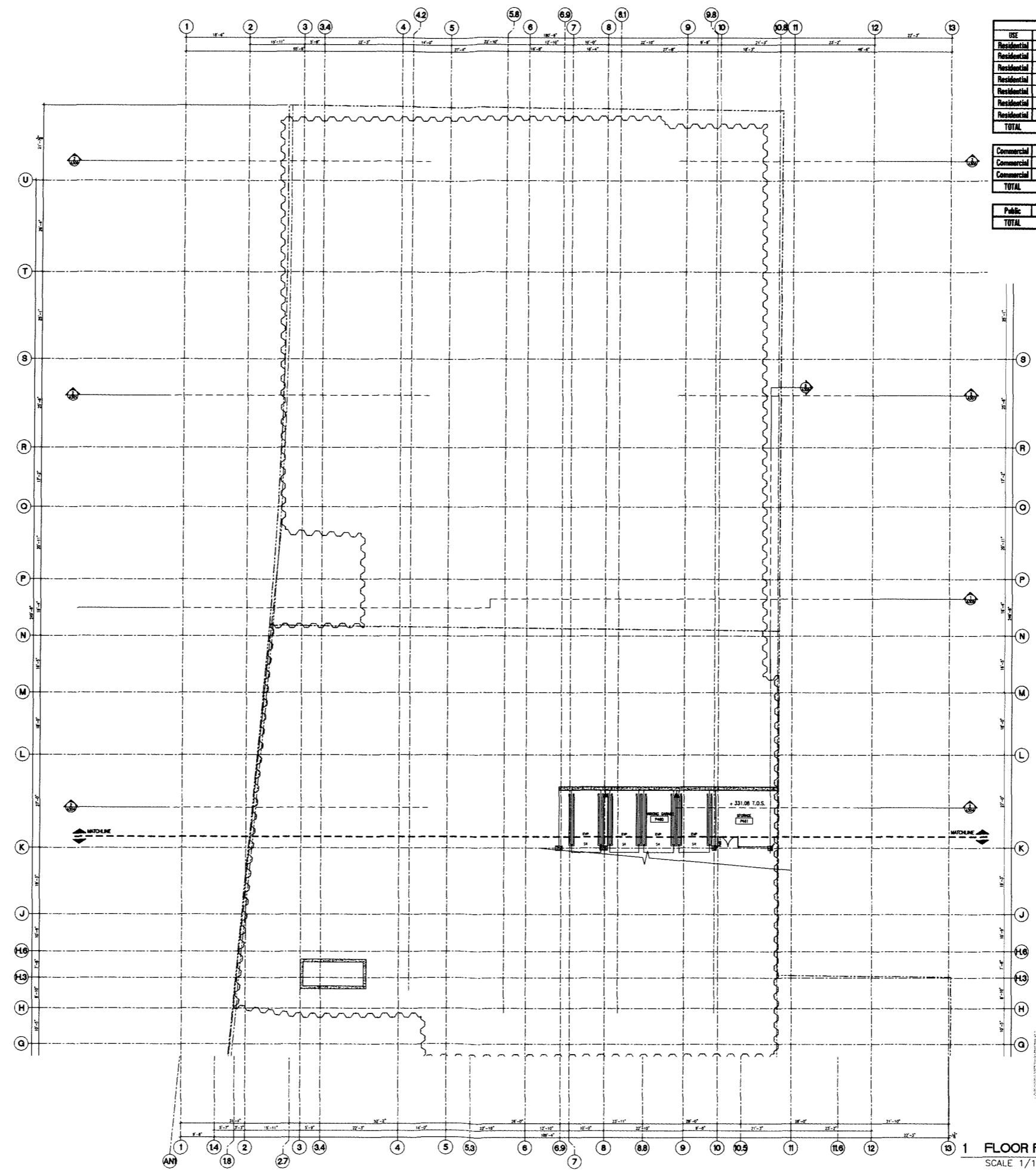
\*\*\* GBD ARCHITECTS INCORPORATED \*\*\*

### TREE ANALYSIS



**EXHIBIT "A"**  
Page No. 6 of 34  
Case No. CPC-2015-1922

CAD FILE: I:\2018\G020\Hollywood\020\_Hollywood\020\_General\Promotional\Series G-020\_Tree Planting Analysis.dwg  
DATE: 26 OCT 2018 10:30 AM



PARKING SPACES CONFIGURATION							
USE	LOCATION	TARDEN			STANDARD	COMPACT	TOTAL
		S/S	S/C	E/C			
Residential	P4	0	0	0	4	0	4
Residential	P3	6	2	12	23	58	121
Residential	P2	10	4	15	29	42	129
Residential	P1	6	5	13	19	38	103
Residential	L1	0	0	0	1	2	3
Residential	L2	0	0	0	0	0	0
Residential	L3	23	0	3	12	2	68
<b>TOTAL</b>		<b>45</b>	<b>11</b>	<b>43</b>	<b>60</b>	<b>140</b>	<b>428</b>

Commercial	L1	0	0	0	2	0	2
Commercial	L2	14	7	7	10	5	71
Commercial	L3	1	0	0	0	0	2
<b>TOTAL</b>		<b>15</b>	<b>7</b>	<b>7</b>	<b>12</b>	<b>5</b>	<b>75</b>

Public	L1	0	0	0	5	2	7
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>2</b>	<b>7</b>

TOTAL RESIDENTIAL	428
TOTAL COMMERCIAL	75
TOTAL PUBLIC	7
<b>TOTAL PARKING SPACES</b>	<b>508</b>

REV'D  
353  
74  
7  
434

ELECTRIC VEHICLE CHARGING STATIONS:  
EVP REQUIRED: 25 EVP PROVIDED: 25

EVP (ELECTRIC VEHICLE CHARGER LOCATIONS):  
P4: 4  
P3: 5  
P2: 12  
L2: 04  
**TOTAL EVP: 25**

EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT- FUTURE):  
REQUIRED: 102 PROVIDED: 102

EVSE (EVSE EQUIPMENT- FUTURE LOCATIONS):  
RESIDENTIAL: COMMERCIAL:  
P4: 0 0  
P3: 37 0  
P2: 29 0  
P1: 0 0  
L1: 0 0  
L2: 0 11  
L3: 0 0  
66 11  
**TOTAL EVSE: 77**

**EXHIBIT "A"**  
Page No. 7 of 34  
Case No. CPC-2015-1922

**1 FLOOR PLAN - LEVEL P3 (UNDER RAMP)**  
SCALE 1/16" = 1'-0"

PARKING SPACES CONFIGURATION							
USE	LOCATION	TANGENT			STANDARD	COMPACT	TOTAL
		S/S	S/C	C/C			
Residential	P4	0	0	0	4	0	4
Residential	P3	6	2	12	23	58	121
Residential	P2	10	4	15	29	42	129
Residential	P1	6	5	13	19	36	103
Residential	L1	0	0	0	1	2	3
Residential	L2	0	0	0	0	0	0
Residential	L3	23	0	3	12	2	65
<b>TOTAL</b>		<b>45</b>	<b>11</b>	<b>43</b>	<b>98</b>	<b>140</b>	<b>428</b>

Commercial	L1	0	0	0	2	0	2
Commercial	L2	14	7	7	10	5	71
Commercial	L3	1	0	0	0	0	2
<b>TOTAL</b>		<b>15</b>	<b>7</b>	<b>7</b>	<b>12</b>	<b>5</b>	<b>79</b>

Public	L1	0	0	0	5	2	7
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>2</b>	<b>7</b>

TOTAL RESIDENTIAL	428
TOTAL COMMERCIAL	79
TOTAL PUBLIC	7
<b>TOTAL PARKING SPACES</b>	<b>508</b>

REV'D  
353  
74  
7  
434

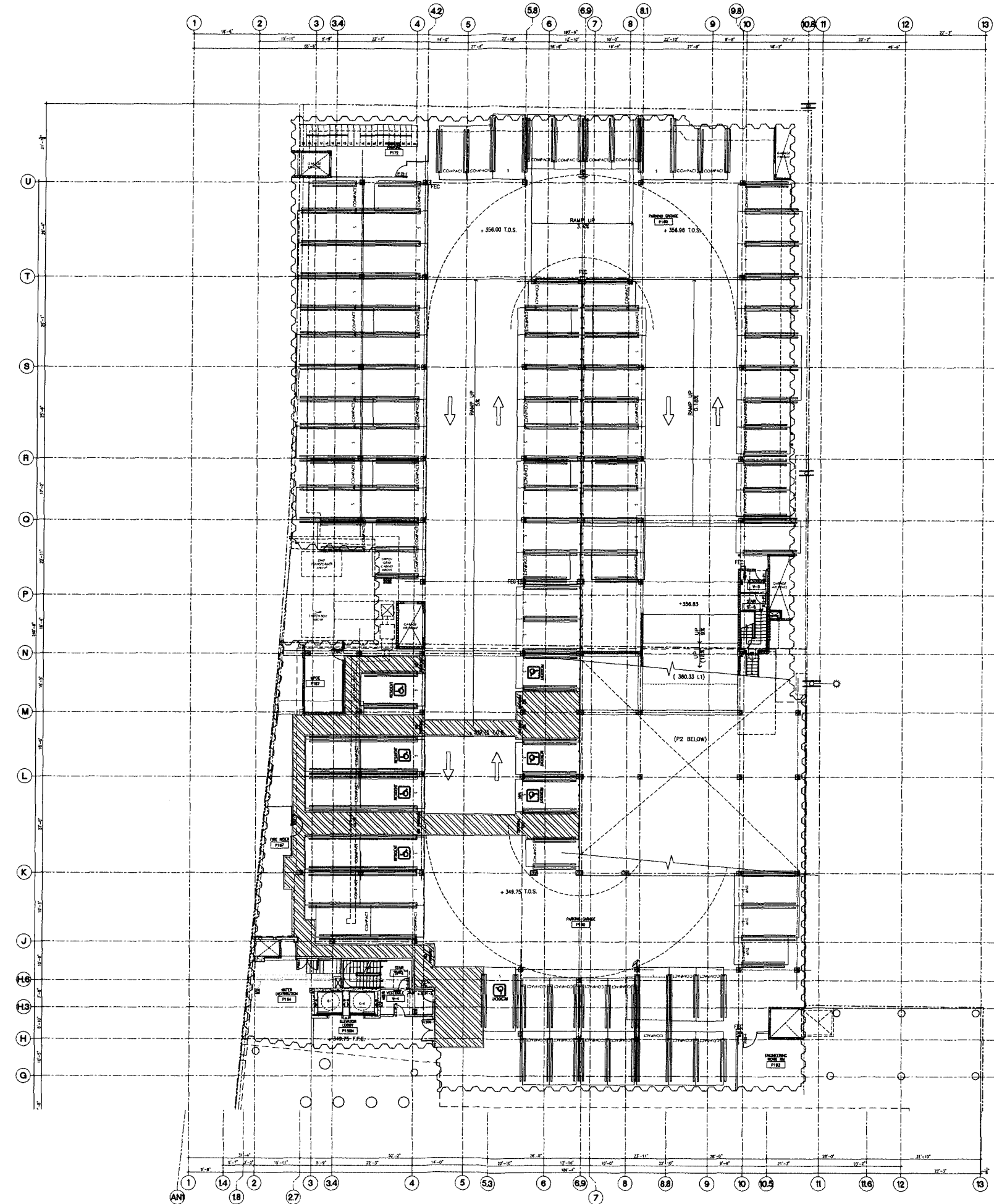
ELECTRIC VEHICLE CHARGING STATIONS:  
EVP REQUIRED: 25 EVP PROVIDED: 25

EVP (ELECTRIC VEHICLE CHARGER LOCATIONS):  
P4: 4  
P3: 5  
P2: 12  
L2: 04  
TOTAL EVP: 25

EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT - FUTURE):  
REQUIRED: 102 PROVIDED: 102

EVSE (EVSE EQUIPMENT - FUTURE LOCATIONS):

RESIDENTIAL:	COMMERCIAL:
P4: 0	0
P3: 57	0
P2: 29	0
P1: 0	0
L1: 0	0
L2: 0	11
L3: 0	0
<b>66</b>	<b>11</b>
<b>TOTAL EVSE:</b>	<b>77</b>



## EXHIBIT "A"

Page No. 10 of 34  
Case No. CPC-2015-1922

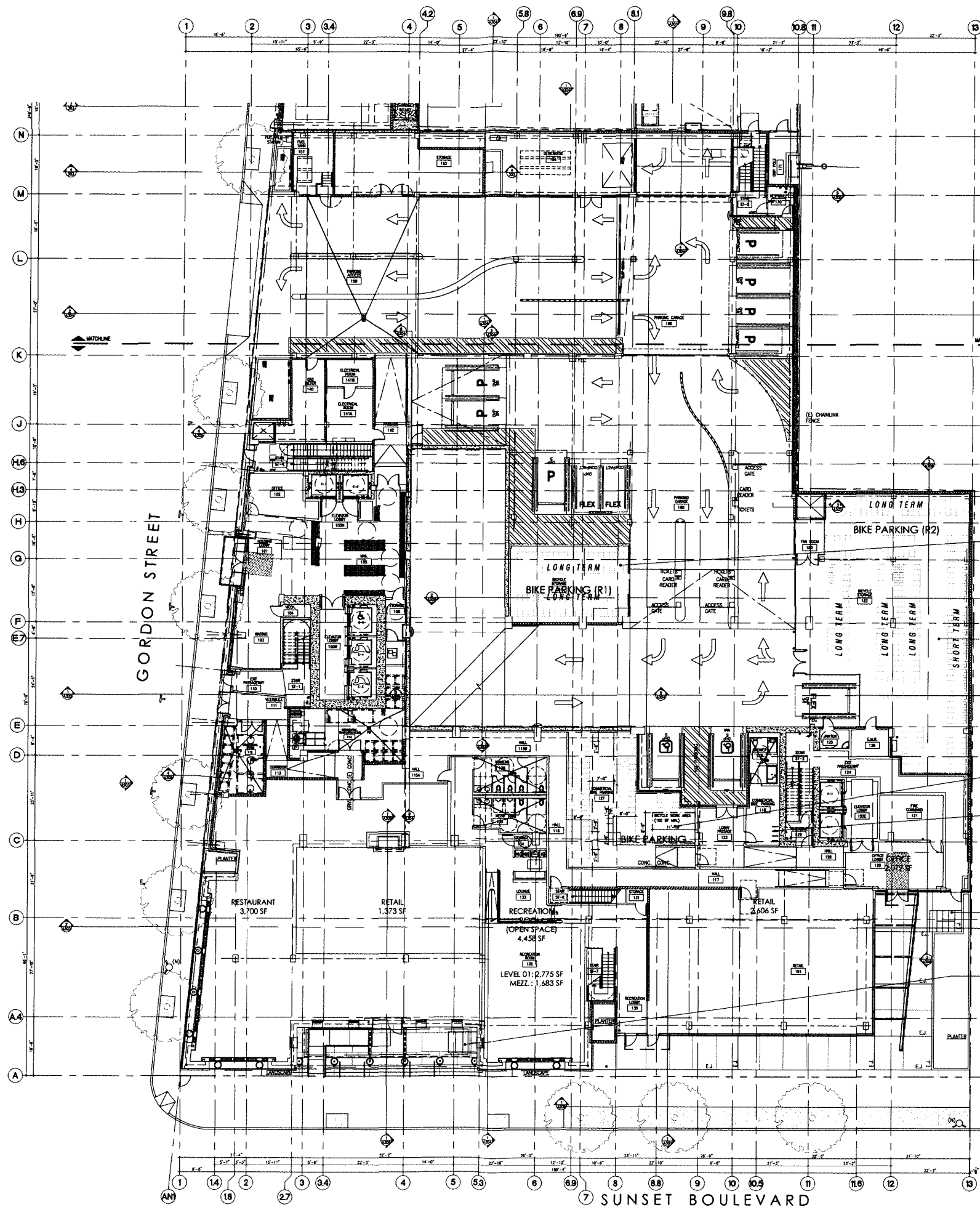
1 FLOOR PLAN - LEVEL P1  
SCALE 1/16" = 1'-0"



Revisions:



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 OCT 25, 2016 1:28pm



PARKING SPACES CONFIGURATION							
USE	LOCATION	S/S	S/C	C/C	STANDARD	COMPACT	TOTAL
Residential	P4	0	0	0	4	0	4
Residential	P3	6	2	12	23	58	121
Residential	P2	10	4	15	29	42	129
Residential	P1	8	5	13	19	36	103
Residential	L1	0	0	0	1	2	3
Residential	L2	0	0	0	0	0	0
Residential	L3	23	0	3	12	2	66
<b>TOTAL</b>		<b>45</b>	<b>11</b>	<b>43</b>	<b>86</b>	<b>140</b>	<b>426</b>

Commercial	L1	0	0	0	2	0	2
Commercial	L2	14	7	7	10	5	71
Commercial	L3	1	0	0	0	0	2
<b>TOTAL</b>		<b>15</b>	<b>7</b>	<b>7</b>	<b>12</b>	<b>5</b>	<b>75</b>

Public	L1	0	0	0	5	2	7
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>2</b>	<b>7</b>

TOTAL RESIDENTIAL	426	353
TOTAL COMMERCIAL	75	74
TOTAL PUBLIC	7	7
<b>TOTAL PARKING SPACES</b>	<b>508</b>	<b>434</b>

ELECTRIC VEHICLE CHARGING STATIONS:  
 EVP REQUIRED: 25 EVP PROVIDED: 25

EVP (ELECTRIC VEHICLE CHARGER LOCATIONS):  
 P4: 04  
 P3: 05  
 P2: 12  
 L3: 04  
**TOTAL EVP: 25**

EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT):  
 REQUIRED: 102 PROVIDED: 102

**BIKE PARKING SUMMARY**

BIKE PARKING SUMMARY

RESIDENTIAL (R1):  
 37 (2-TIER RACKS) = 74  
 TOTAL = 74

RESIDENTIAL (R2):  
 107 (2-TIER RACKS) = 214  
 41 (1-WALL MNTD.) = 41\*  
 TOTAL = 255  
 \*INCLUDES 30 SHORT TERM

COMMERCIAL:  
 27 (2-TIER RACKS) = 54 LT  
 4 STAPLE RACK = 8 ST  
 TOTAL = 62

SHORT TERM BIKE (4)

SHORT TERM BIKE (4)

SHORT TERM BIKE (2)

RESIDENTIAL BIKE TOTAL:  
 R1 SUBTOTAL = 74  
 R2 SUBTOTAL = 255  
 TOTAL = 329

COMMERCIAL BIKE TOTAL:  
 INTERIOR:  
 LONG TERM = 54  
 SHORT TERM = 12  
 SUBTOTAL = 66  
 EXTERIOR:  
 SHORT TERM = 6  
 TOTAL = 72

**EXHIBIT "A"**  
 Page No. 11 of 34  
 Case No. CPC-2015-1922

1 FLOOR PLAN - GROUND LEVEL L1  
 SCALE 1/16" = 1'-0"

LICENSED CALIFORNIA ARCHITECT  
 KEVIN P. JOHNSON C-30343

**GBD**

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 Tel. (503) 224-9656  
 gbdarchitects.com  
 GBD © 2016

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 4700 WILSHIRE BOULEVARD  
 LOS ANGELES, CALIFORNIA 90010

PROJECT DEVELOPER  
 5929 SUNSET (HOLLYWOOD), LLC  
 Revisions:

GROUND LEVEL L1  
 FLOOR & PARKING PLAN

File name: 4-101.1  
 Project #: 20065010

**A101**  
 Date: 26 OCT. 2016  
 26 OCTOBER 2016 ENTIREMENT SET-FINAL NO. 011 - 2016 1026 FINAL

PARKING SPACES CONFIGURATION							
USE	LOCATION	TAMPER			STANDARD	COMPACT	TOTAL
		S/S	S/C	C/E			
Residential	P4	0	0	0	4	0	4
Residential	P3	6	2	12	23	58	121
Residential	P2	10	4	15	29	42	129
Residential	P1	6	5	13	19	38	103
Residential	L1	0	0	0	1	2	3
Residential	L2	0	0	0	0	0	0
Residential	L3	23	0	3	12	2	68
<b>TOTAL</b>		<b>45</b>	<b>11</b>	<b>43</b>	<b>88</b>	<b>140</b>	<b>426</b>

Commercial	L1	0	0	0	2	0	2
Commercial	L2	14	7	7	10	5	71
Commercial	L3	1	0	0	0	0	2
<b>TOTAL</b>		<b>15</b>	<b>7</b>	<b>7</b>	<b>12</b>	<b>5</b>	<b>75</b>

Public	L1	0	0	0	5	2	7
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>2</b>	<b>7</b>

TOTAL RESIDENTIAL	426	353
TOTAL COMMERCIAL	75	74
TOTAL PUBLIC	7	7
<b>TOTAL PARKING SPACES</b>	<b>508</b>	<b>434</b>

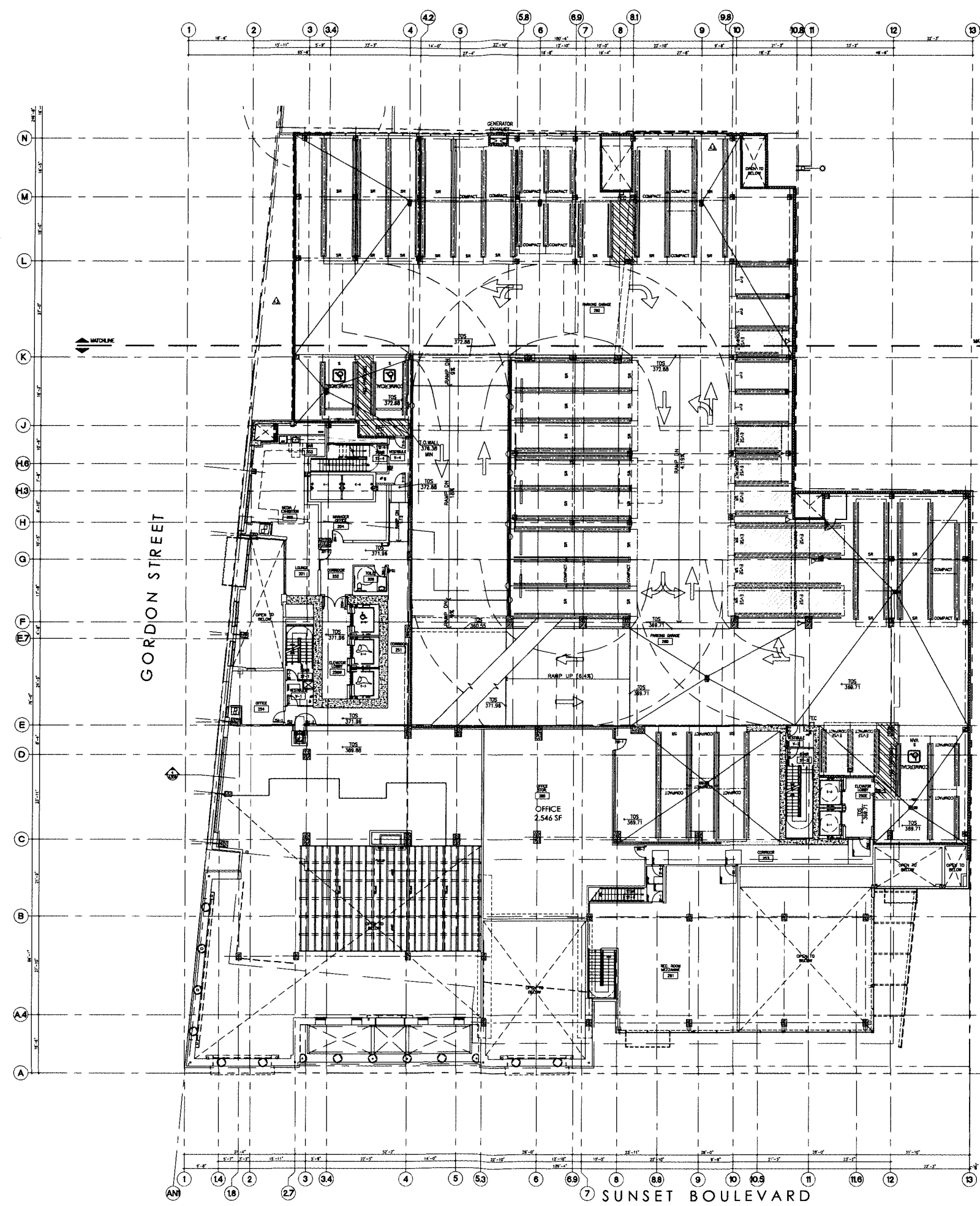
**ELECTRIC VEHICLE CHARGING STATIONS:**  
EVP REQUIRED: 25 EVP PROVIDED: 25

**EVP (ELECTRIC VEHICLE CHARGER LOCATIONS):**  
P4: 4  
P3: 5  
P2: 12  
L2: 04  
**TOTAL EVP: 25**

**EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT- FUTURE):**  
REQUIRED: 102 PROVIDED: 102

**EVSE (EVSE EQUIPMENT- FUTURE LOCATIONS):**

RESIDENTIAL:	COMMERCIAL:
P4: 0	0
P3: 37	0
P2: 29	0
P1: 0	0
L1: 0	0
L2: 0	11
L3: 0	0
<b>66</b>	<b>11</b>
<b>TOTAL EVSE:</b>	<b>77</b>

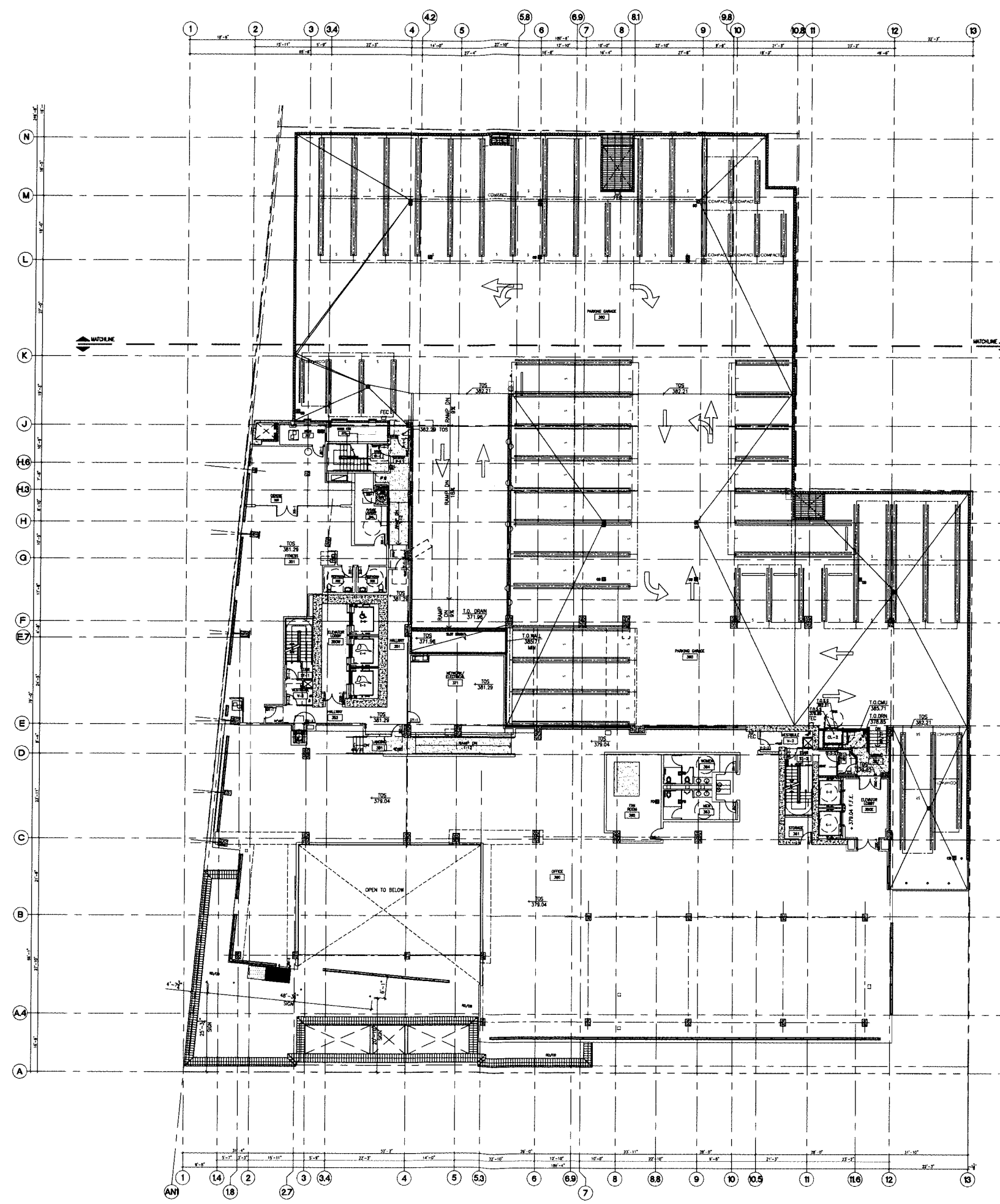


**EXHIBIT "A"**  
Page No. 12 of 34  
Case No. CPC-2015-1922

**1 FLOOR PLAN - LEVEL L2**  
SCALE 1/16" = 1'-0"



C:\Users\p.johnson\Documents\2018\Referencing\200 Documents\201 Drawings\AutoCAD\Drawings\201 Floor Plans\A11028N.dwg  
 Aug 31, 2018 12:22:29



PARKING SPACES CONFIGURATION							
USE	LOCATION	TANDEN			STANDARD	COMPACT	TOTAL
		S/S	S/C	C/C			
Residential	P4	0	0	0	4	0	4
Residential	P3	6	2	12	23	58	121
Residential	P2	10	4	15	29	42	128
Residential	P1	6	5	13	19	36	103
Residential	L1	0	0	0	1	2	3
Residential	L2	0	0	0	0	0	0
Residential	L3	23	0	3	12	2	68
<b>TOTAL</b>		<b>45</b>	<b>11</b>	<b>43</b>	<b>68</b>	<b>140</b>	<b>428</b>

Commercial	L1	0	0	0	2	0	2
Commercial	L2	14	7	7	7	10	5
Commercial	L3	1	0	0	0	0	2
<b>TOTAL</b>		<b>15</b>	<b>7</b>	<b>7</b>	<b>12</b>	<b>6</b>	<b>75</b>

Public	L1	0	0	0	5	2	7
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>2</b>	<b>7</b>

TOTAL RESIDENTIAL	428
TOTAL COMMERCIAL	75
TOTAL PUBLIC	7
<b>TOTAL PARKING SPACES</b>	<b>508</b>

REV'S  
 353  
 74  
 7  
 434

**ELECTRIC VEHICLE CHARGING STATIONS:**  
 EVP REQUIRED: 25 EVP PROVIDED: 25

**EVP (ELECTRIC VEHICLE CHARGER LOCATIONS):**  
 P4: 4  
 P3: 5  
 P2: 12  
 L2: 04  
**TOTAL EVP: 25**

**EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT- FUTURE):**  
 REQUIRED: 102 PROVIDED: 102

**EVSE (EVSE EQUIPMENT- FUTURE LOCATIONS):**

RESIDENTIAL:	COMMERCIAL:
P4: 0	0
P3: 37	0
P2: 29	0
P1: 0	0
L1: 0	11
L2: 0	0
<b>66</b>	<b>11</b>
<b>TOTAL EVSE:</b>	<b>77</b>

**EXHIBIT "A"**  
 Page No. 13 of 34  
 Case No. CPC-2015-1922

**1 FLOOR PLAN - LEVEL L3**  
 SCALE 1/16" = 1'-0"

REGISTERED CALIFORNIA ARCHITECT  
 KEVIN P. JOHNSON C-20343

**GBD**

GBD Architects, Incorporated  
 1120 NW Couch St.  
 Ste. 300  
 Portland, OR 97209  
 Tel: (503) 224-6656  
 gbda@gbda.com  
 GBD © 2018

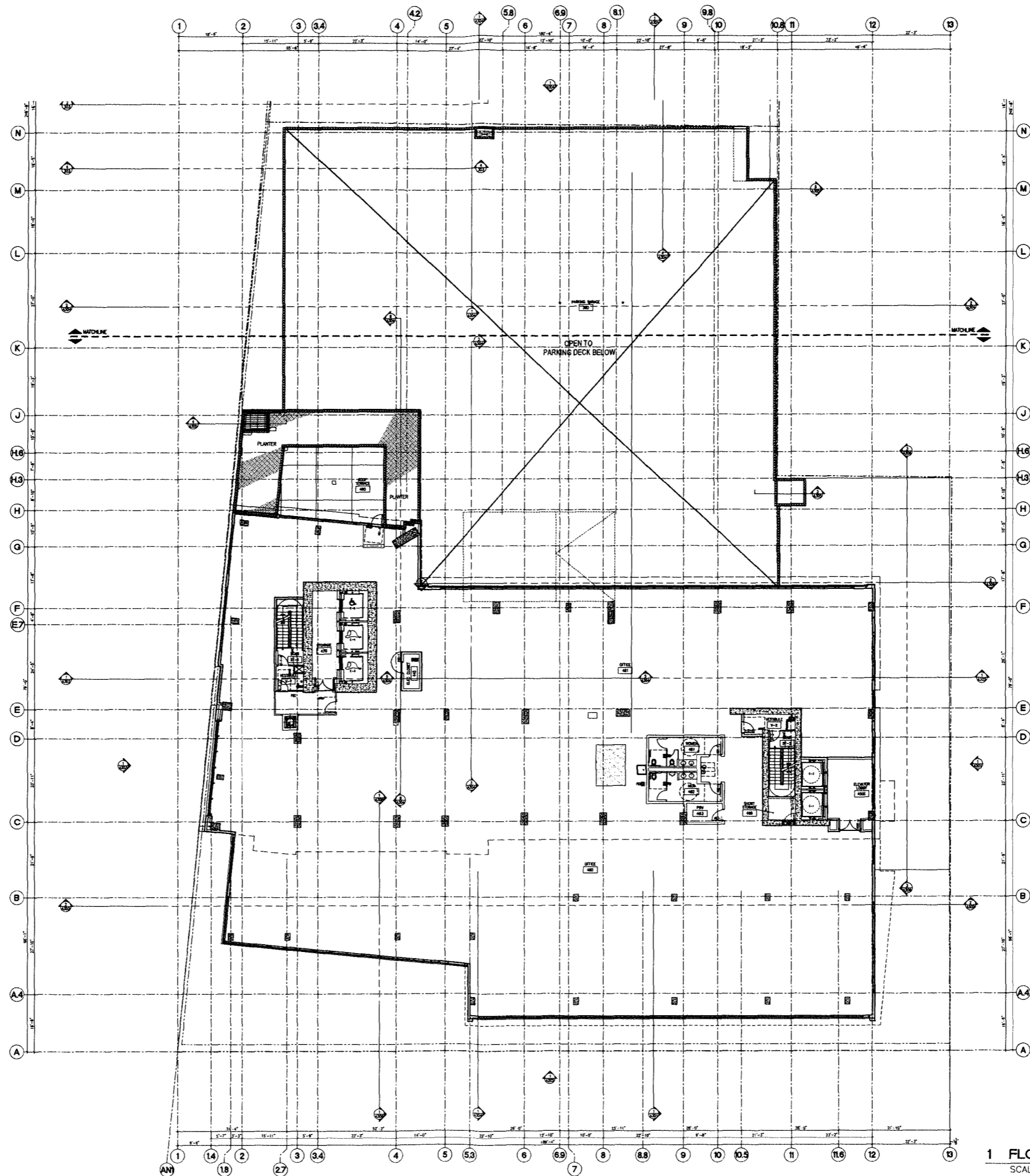
**SUNSET**  
 5929 SUNSET (HOLLYWOOD) LLC  
 4700 WILSHIRE BOULEVARD  
 LOS ANGELES CALIFORNIA 90010

PROJECT DEVELOPER  
 5929 SUNSET (HOLLYWOOD), LLC  
 Revisions:

LEVEL L3  
 FLOOR PLAN  
 NO A11 - 2018 1028 FINAL  
 File name: A-103.1  
 Project #: 20065010

**A103**  
 Date: 26 OCT. 2018  
 26 OCTOBER 2018 ENTIREMENT/SEF-RNAL  
 \*\*\* GBD ARCHITECTS INC. APPROVED \*\*\*

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11/1/2018 10:48:42 AM



**EXHIBIT "A"**  
Page No. 14 of 34  
Case No. CPC 2015-1920

**1 FLOOR PLAN - LEVEL L4**  
SCALE 1/16" = 1'-0"



REGISTERED CALIFORNIA ARCHITECT  
KEVIN P. JOHNSON C-30342

**GBD**

GBD Architects, Incorporated  
1120 NW Couch St.  
Ste. 300  
Portland, OR 97209  
Tel: (503) 224-8656  
gbdarchitects.com  
GBD © 2018

**SUNSET**  
5929 SUNSET (HOLLYWOOD) LLC  
4700 WILSHIRE BOULEVARD  
LOS ANGELES, CALIFORNIA 90010

PROJECT DEVELOPER  
5929 SUNSET (HOLLYWOOD), LLC

Revisions:

LEVEL L4  
FLOOR PLAN

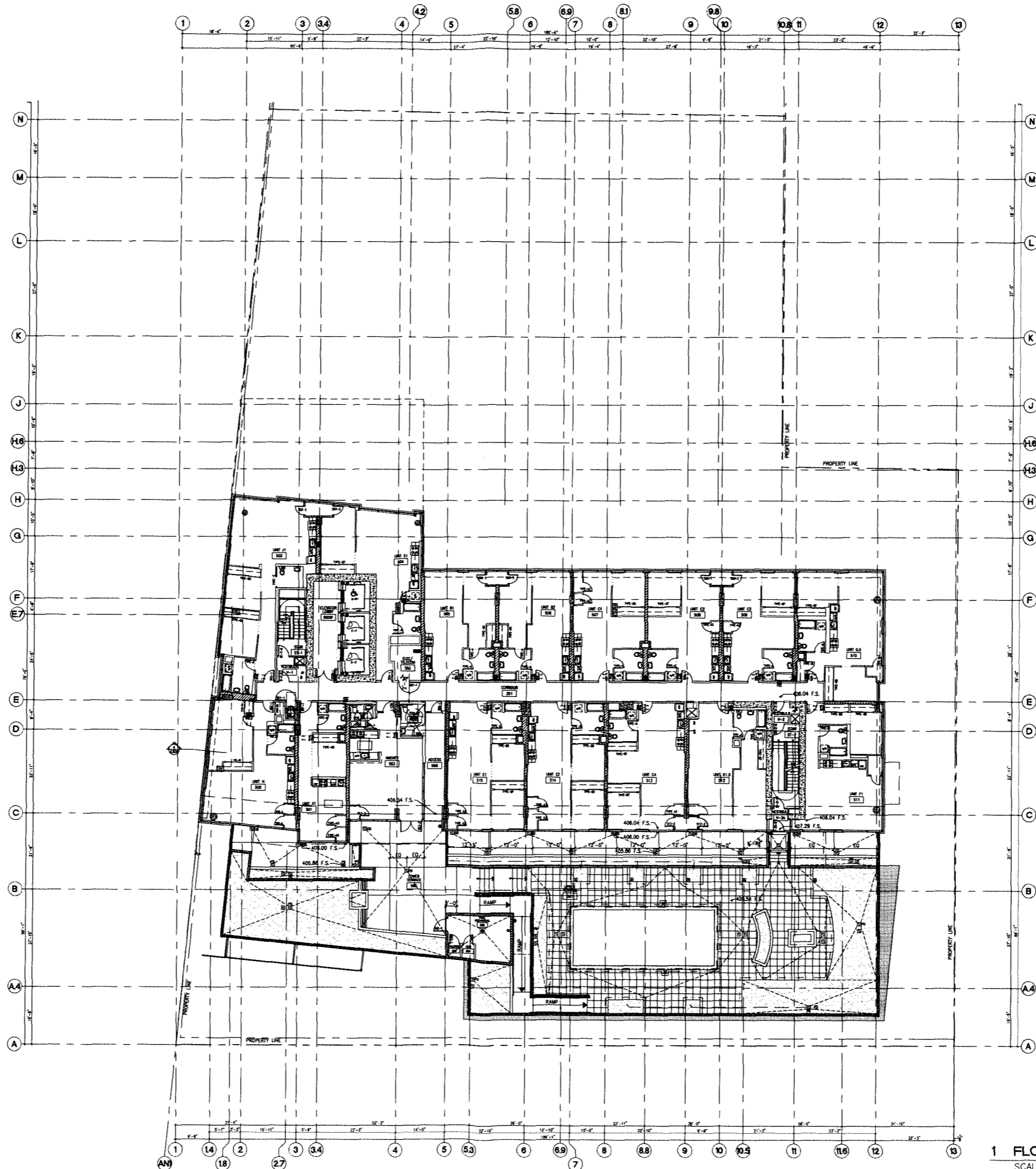
File name: A-1041  
Project #: 20045010

**A104**

Date: 24 OCT. 2018

24 OCTOBER 2018 EMISSIONS SET - FINAL NO AP7 - 2018 1028 FINAL  
\*\*\* GBD ARCHITECTS INCORPORATED

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A-11 - 2016 - 8:20am



**EXHIBIT "A"**  
Page No. 15 of 34  
Case No. CPC-2015-1922

**1 FLOOR PLAN - LEVEL L5**  
SCALE 1/16" = 1'-0"



LICENSED CALIFORNIA ARCHITECT  
KEVIN P. JOHNSON - C-30343

**GBD**

GBD Architects, Incorporated  
1120 NW Couch St.  
Ste. 300  
Portland, OR 97208  
Tel. (503) 224-2656  
gbdarchitects.com  
GBD © 2016

**SUNSET**  
5929 SUNSET (HOLLYWOOD), LLC  
4703 WILSHIRE BOULEVARD  
LOS ANGELES, CALIFORNIA 90010

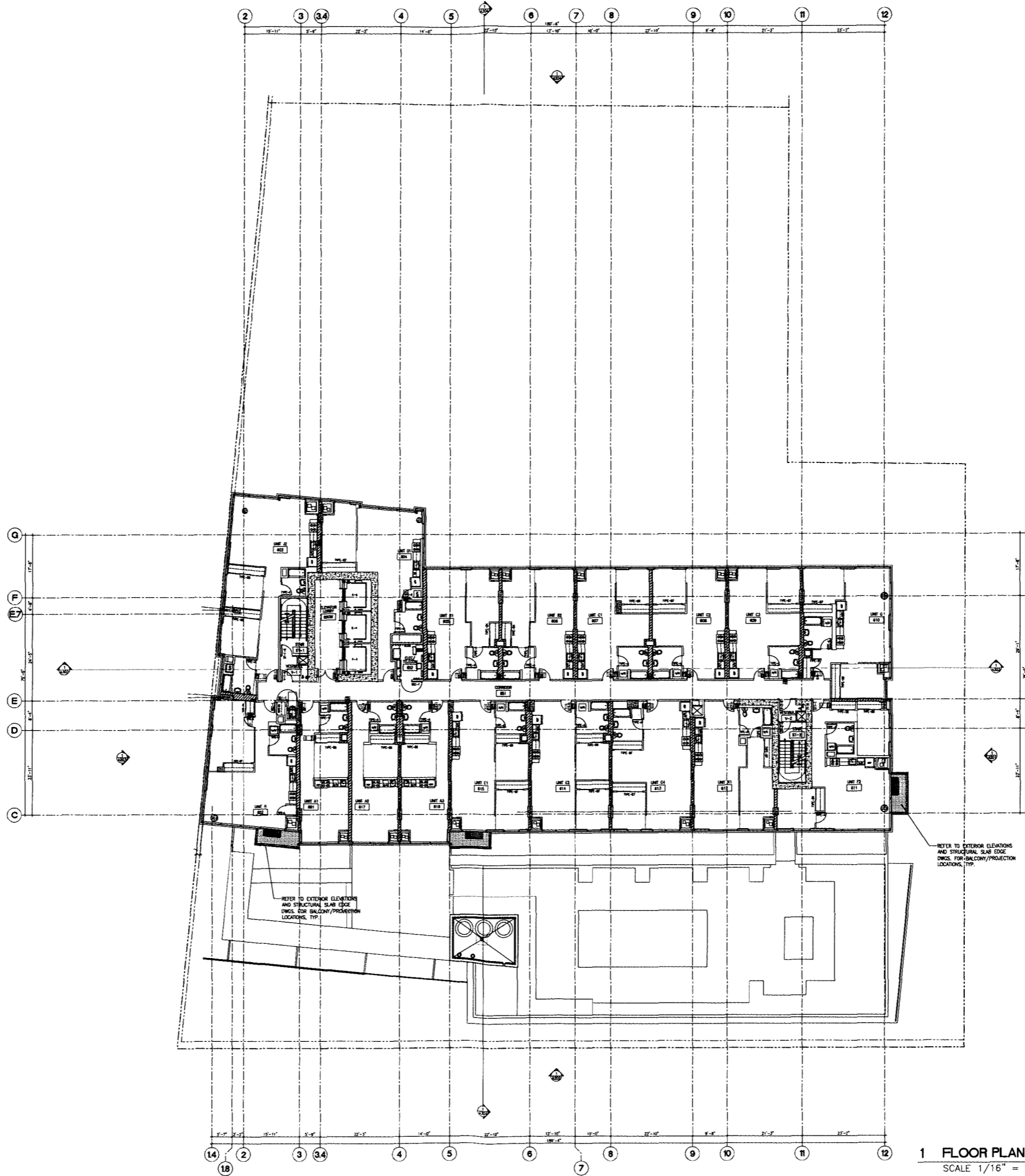
PROJECT DEVELOPER  
5929 SUNSET (HOLLYWOOD), LLC  
Revisions:

LEVEL L5  
FLOOR & TERRACE PLAN  
NO. 041 - 2016 1026 FINAL

File name: A-105.rvt  
Project #: 20065010

**A105**

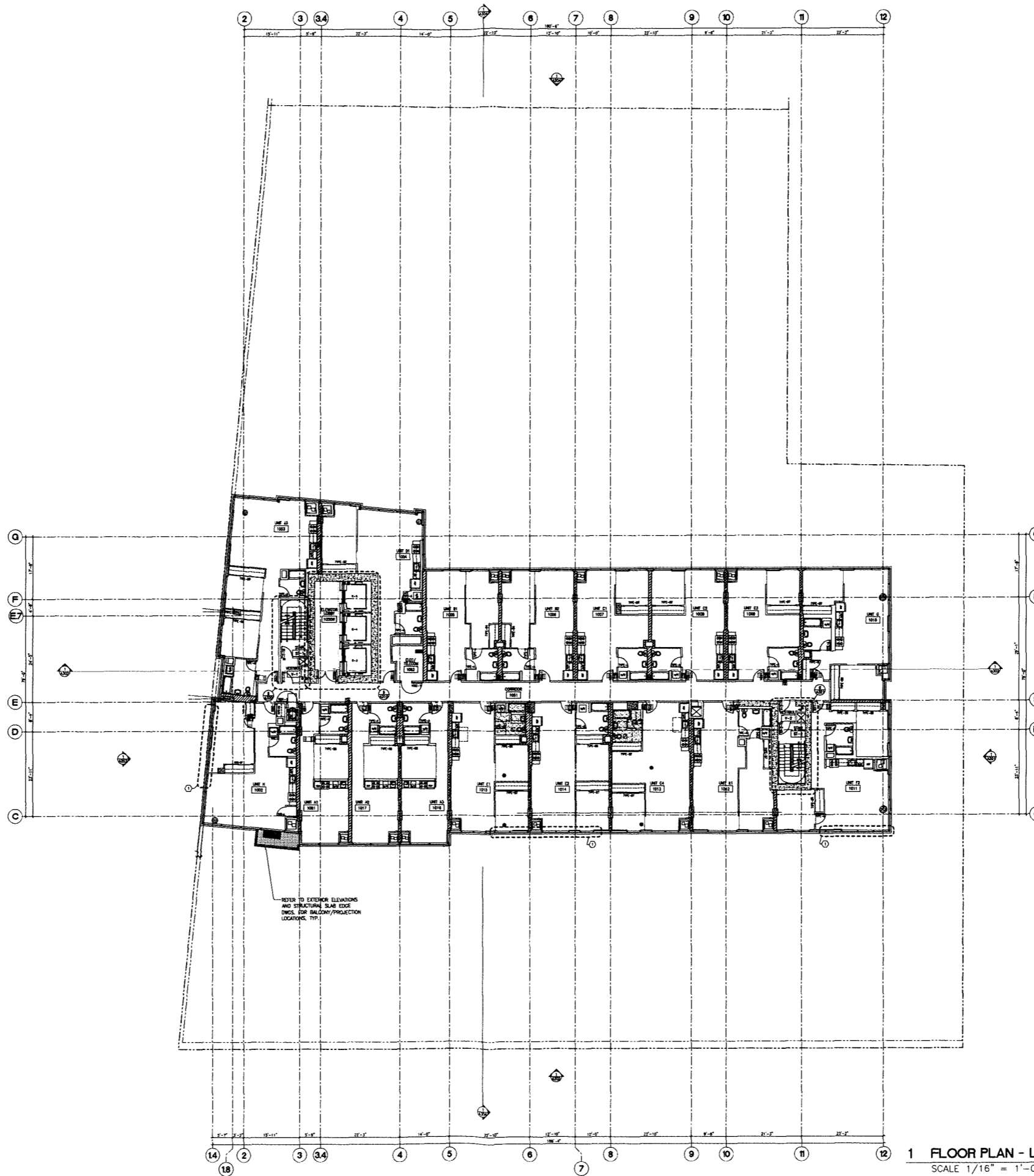
Date: 26 OCT. 2016  
23 OCTOBER 2016 ENTIREMENT SET - FINAL  
\*\*\* GBD ARCHITECTS INCORPORATED \*\*\*



**EXHIBIT "A"**  
Page No. 16 of 34  
Case No. CPC-2015-1922

**1 FLOOR PLAN - LEVEL 6, 7, 11, 12, 16, 17**  
SCALE 1/16" = 1'-0"

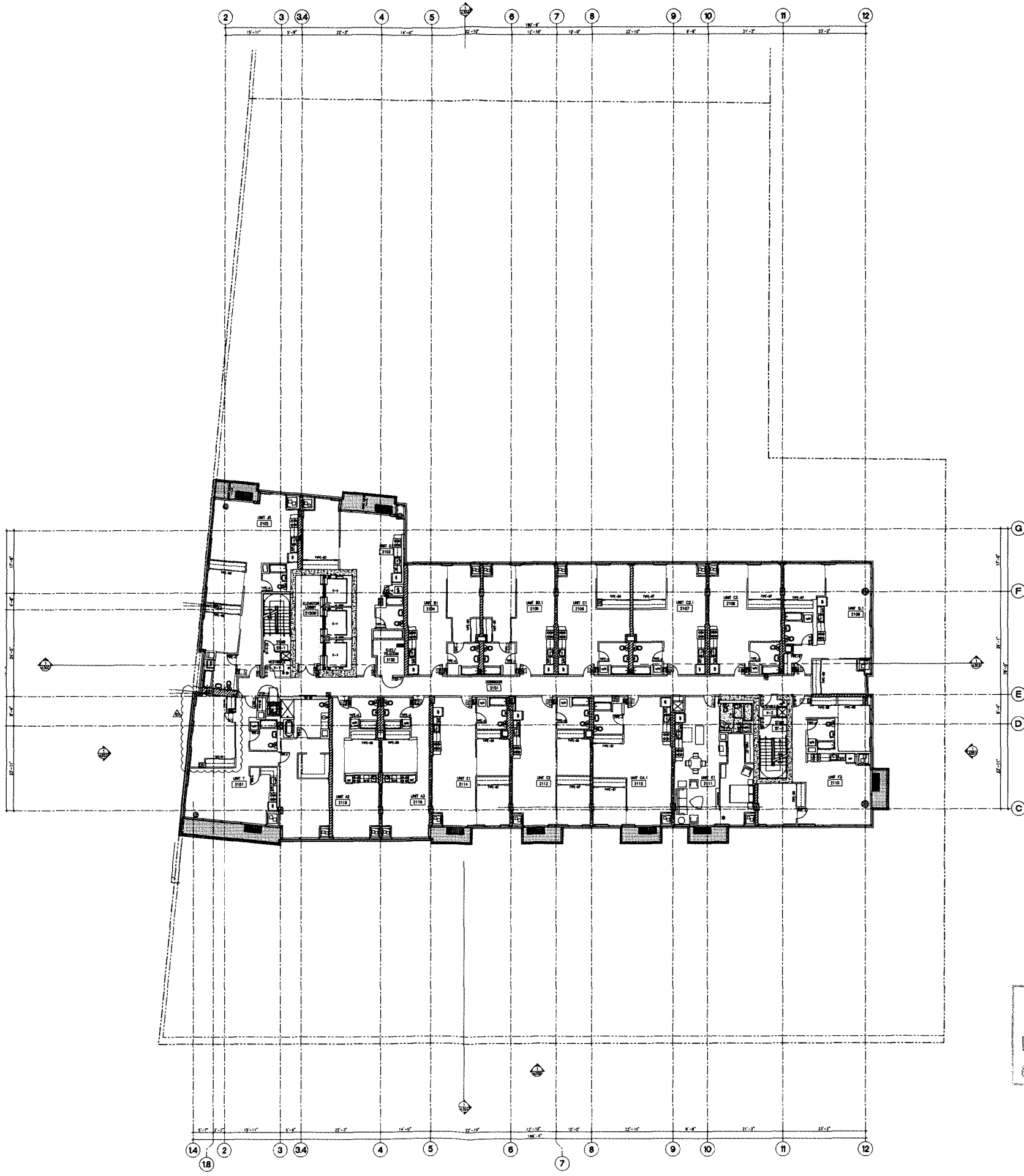




**EXHIBIT "A"**  
Page No. 17 of 34  
Case No. CPC-2016-1922

**1 FLOOR PLAN - LEVEL L10 (LEVELS: 8-10,13-15,18-20)**  
SCALE 1/16" = 1'-0"

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REV 26 OCT 2018 KJ

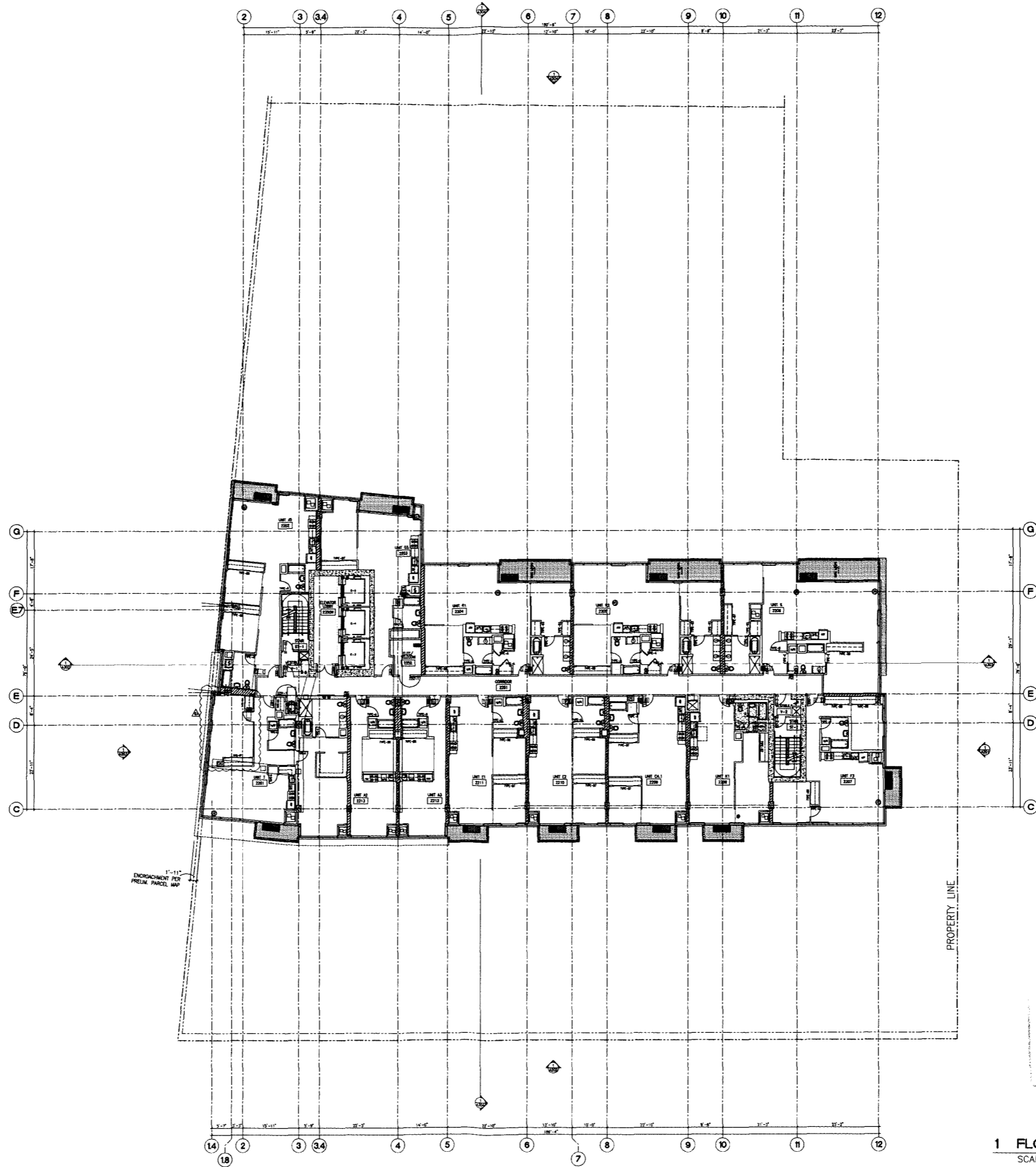


**EXHIBIT "A"**  
Page No. 18 of 34  
Case No. CPC-2015-1922



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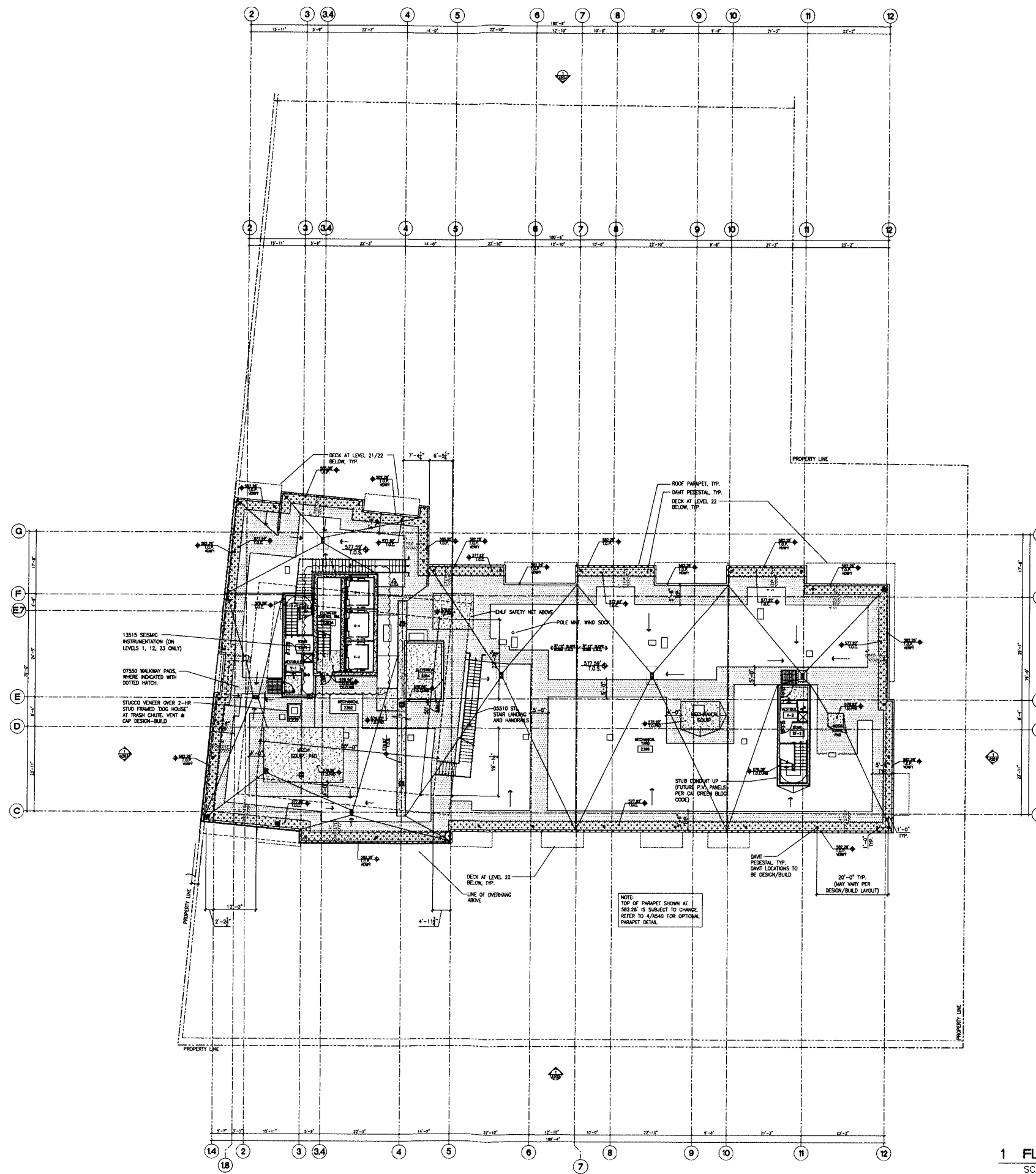
**EXHIBIT "A"**  
 Page No. 19 of 34  
 Case No. CPC-2015-1922

**1 FLOOR PLAN - LEVEL L22**  
 SCALE 1/16" = 1'-0"



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**EXHIBIT "A"**  
 Page No. 20 of 34  
 Case No. CPC-2015-1922

**1 FLOOR PLAN - ROOF LEVEL L23**  
 SCALE 1/16" = 1'-0"



LICENSURE CALIFORNIA ARCHITECT  
 KEVIN F. JOHNSON C-30343

**GBD**

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 gbdarchitects.com  
 GBD © 2018

**SUNSET**  
 979 SUNSET (HOLLYWOOD), LLC  
 4700 WILSHIRE BOULEVARD  
 LOS ANGELES, CALIFORNIA 90010

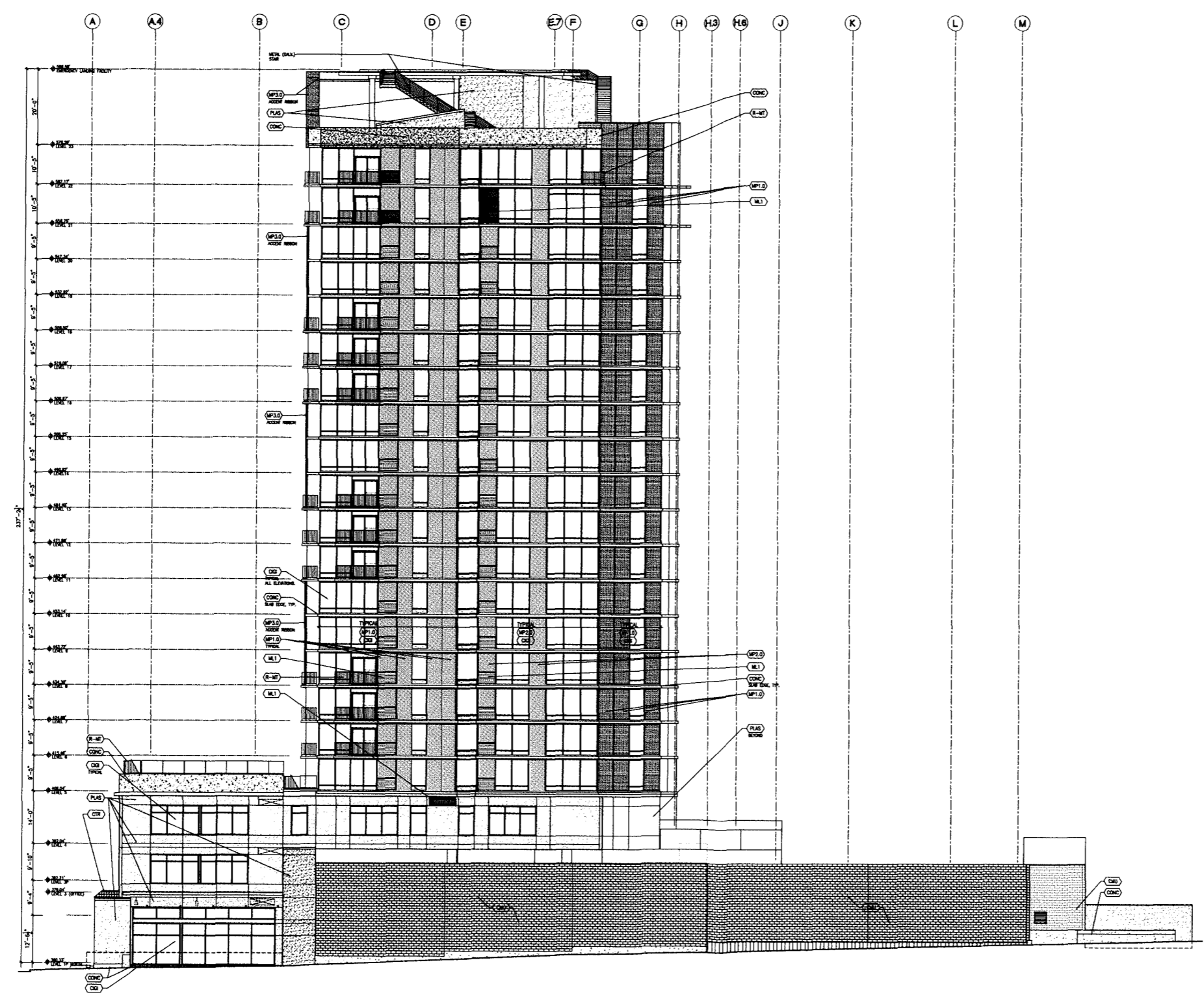
PROJECT DEVELOPER  
 979 SUNSET (HOLLYWOOD), LLC

Revisions:

LEVEL L23  
 FLOOR & ROOF PLAN NO. AP1 - 2018 1028 FINAL  
 File name: A-123.1  
 Project #: 20045009  
**A123**  
 Date: 26 OCT. 2018  
 26 OCTOBER 2018 ENTITLEMENT SET-FINAL  
 \*\*\* GBDARCHITECTS.COM/PROCESSED



MATERIAL LEGEND	
(MP1.0)	FLUSH METAL WALL PANEL, COLOR #1 "CHAMPAGNE GOLD"
(MP2.0)	FLUSH METAL WALL PANEL, COLOR #2 "MEDIUM GRAY"
(MP3.0)	PTD. ALUM. PANEL, COLOR #3- ORANGE
(R-MT)	METAL RAILING SYSTEM
(IG)	IRON GRILLE (CUSTOM)
(CONC)	CAST-IN-PLACE CONCRETE, EXPOSED ARCHITECTURAL GRADE NATURAL FINISH
(CMU)	CMU BLOCK
(PLAS)	PLASTER/STUCCO - SMOOTH TROWEL FINISH
(CTR)	CLAY TILE ROOFING - PROFILE: "CORONA TAPERED MISSION" COLOR: "CANYON RED 2F23"
(IGI)	INSULATED VISION GLASS-PPG SOLARBAN Z50, TYPICAL
(ML1)	ALUM EXHAUST LOUVER, MATCH ADJ. COLOR
(W-WD)	WOOD WINDOW/DOOR- GLAZING TO MATCH BUILDING, TYP.
(GS)	GREEN SCREEN



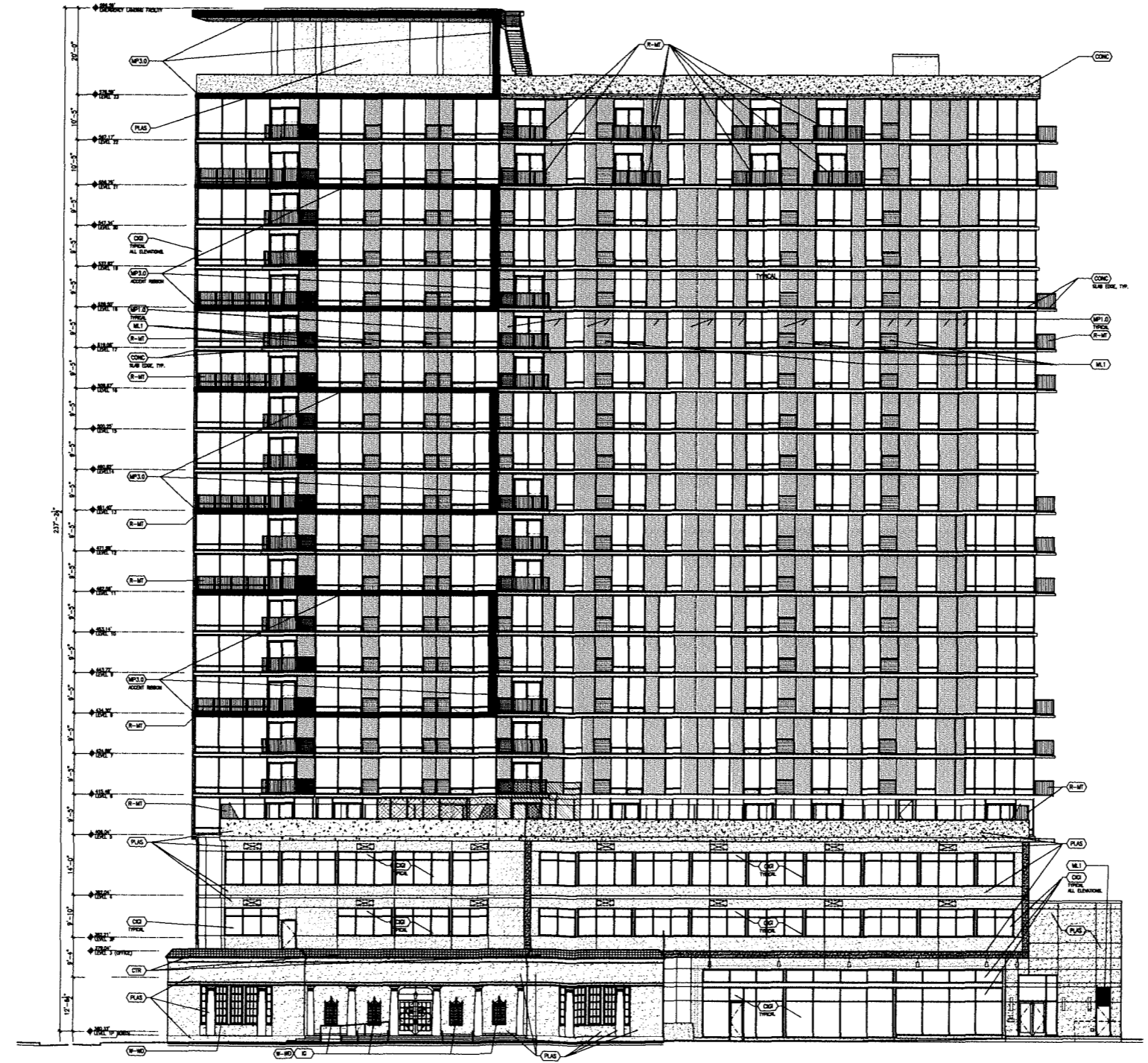
1 EAST EXTERIOR ELEVATION  
SCALE 1/16" = 1'-0"

**EXHIBIT "A"**  
Page No. 22 of 34  
Case No. CPC-2015-1922

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### MATERIAL LEGEND

- (MP1.0) FLUSH METAL WALL PANEL, COLOR #1 "CHAMPAGNE GOLD"
- (MP2.0) FLUSH METAL WALL PANEL, COLOR #2 "MEDIUM GRAY"
- (MP3.0) PTD. ALUM. PANEL, COLOR #3- ORANGE
- (R-MT) METAL RAILING SYSTEM
- (IG) IRON GRILLE (CUSTOM)
- (CONC) CAST-IN-PLACE CONCRETE, EXPOSED ARCHITECTURAL GRADE NATURAL FINISH
- (CMU) CMU BLOCK
- (PLAS) PLASTER/STUCCO - SMOOTH TROWEL FINISH
- (CTR) CLAY TILE ROOFING - PROFILE: "CORONA TAPERED MISSION" COLOR: "CANYON RED 2F23"
- (GIG) INSULATED VISION GLASS-PPG SOLARBAN Z50, TYPICAL
- (ML1) ALUM EXHAUST LOUVER, MATCH ADJ. COLOR
- (W-WD) WOOD WINDOW/DOOR- GLAZING TO MATCH BUILDING, TYP.
- (GS) GREEN SCREEN



1 SOUTH EXTERIOR ELEVATION  
SCALE 1/16" = 1'-0"

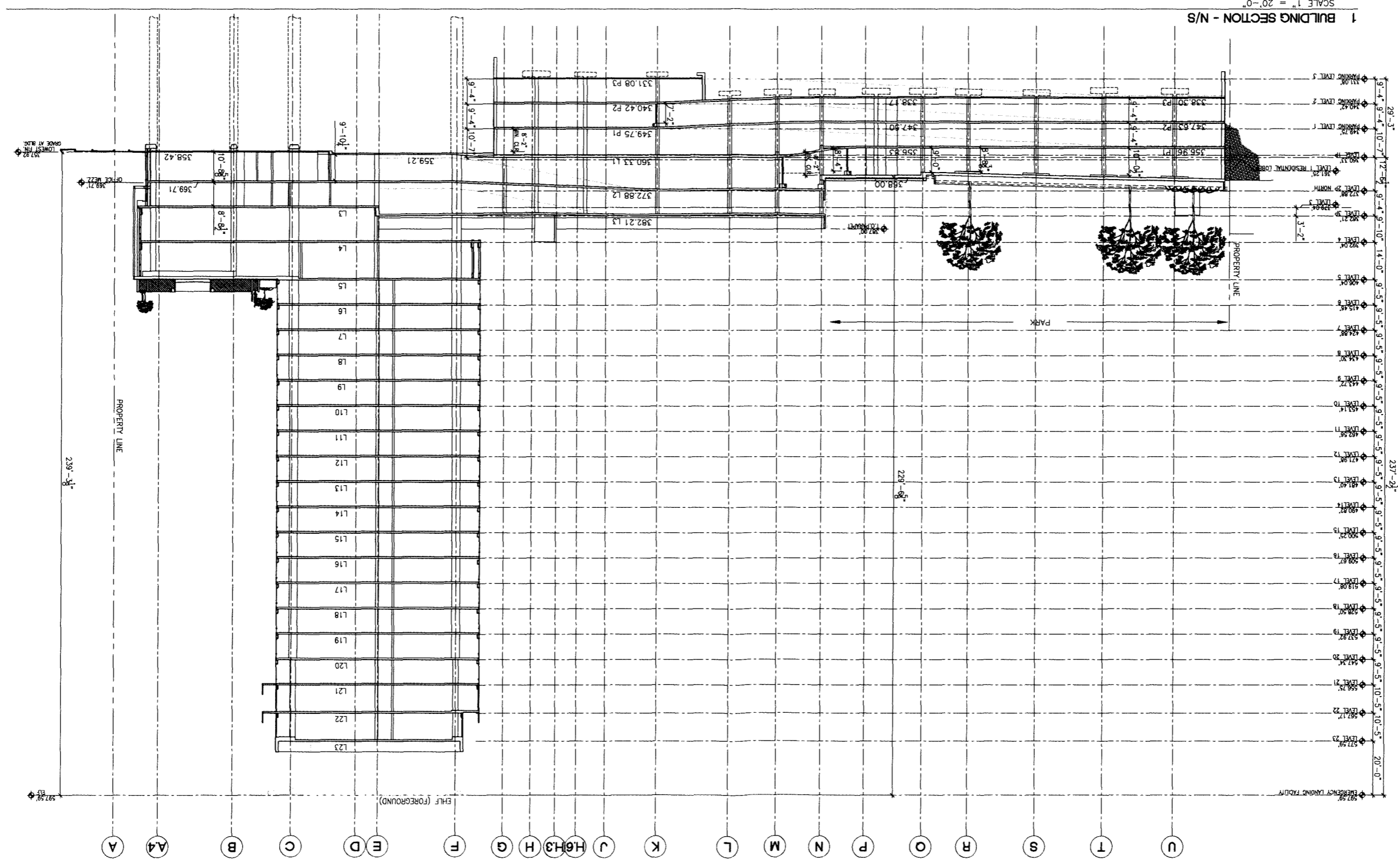
**EXHIBIT "A"**  
Page No. 23 of 34  
Case No. CYC-2015-1922





1 BUILDING SECTION - N/S

SCALE 1" = 20'-0"



2 BUILDING SECTION - N/S

SCALE 1" = 10'-0"

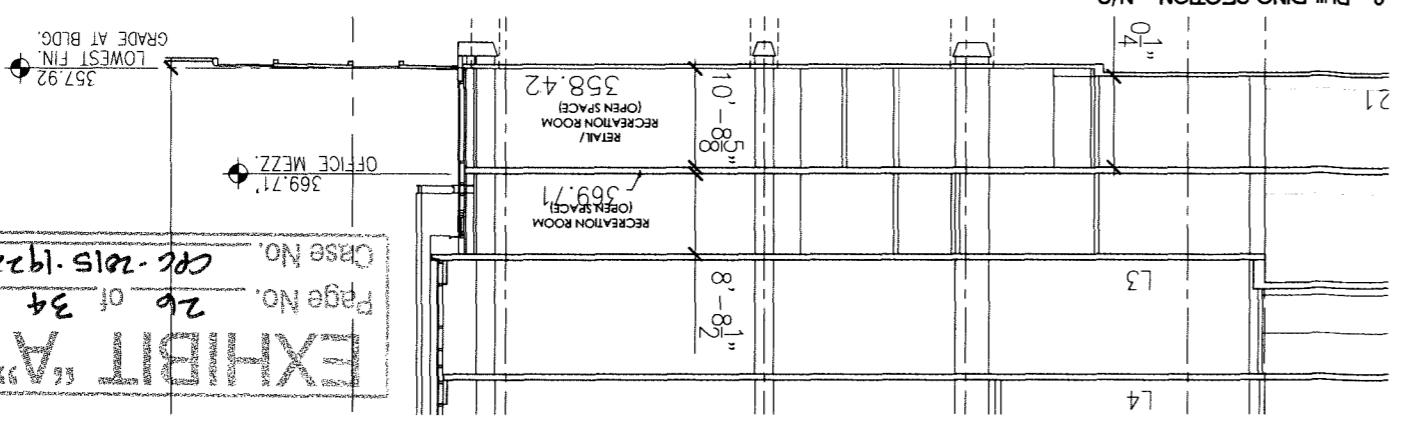


EXHIBIT "A"  
Page No. 26 of 34  
Case No. CPC-2015-1922





SOUTH ELEVATION - (SUNSET BLVD.)

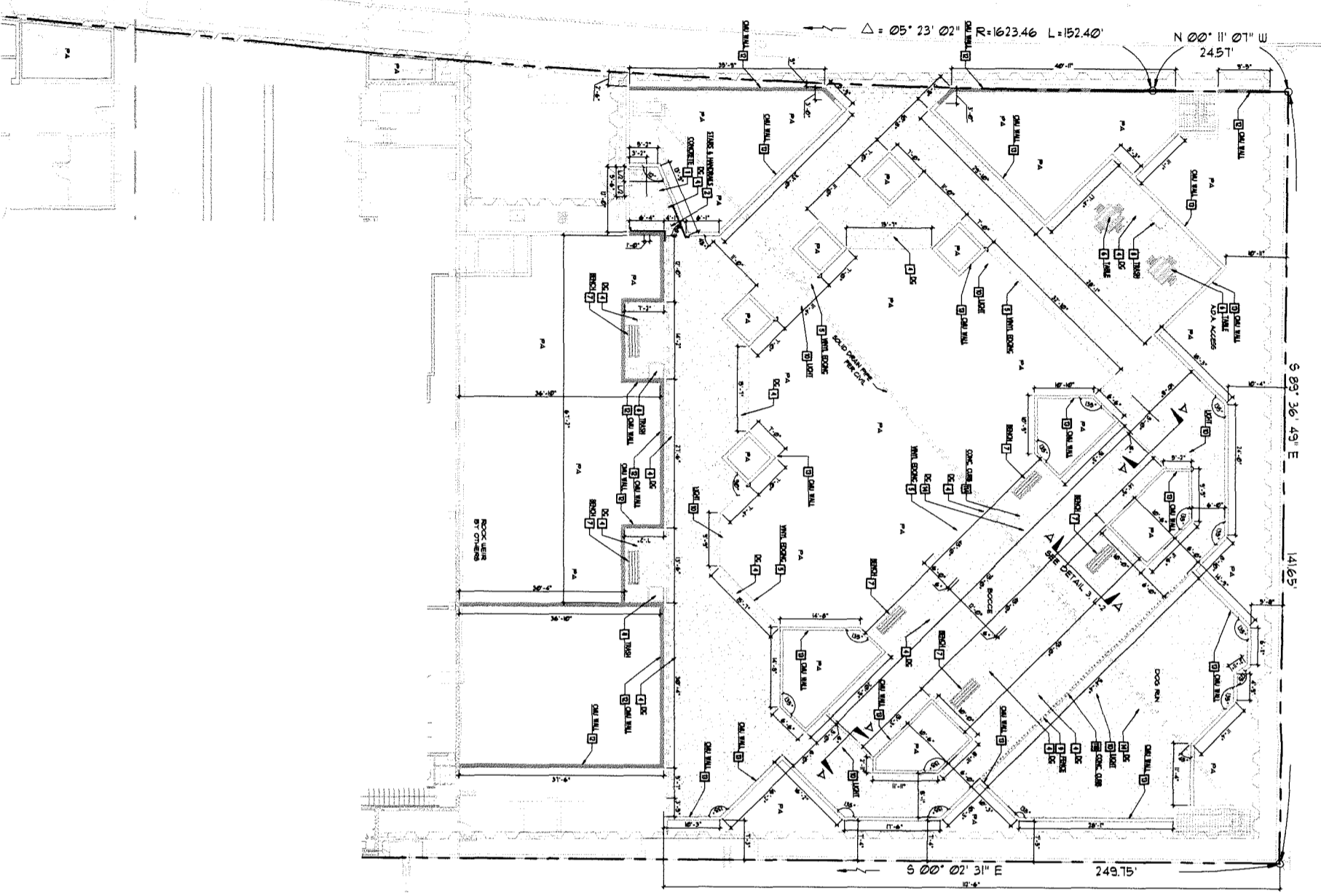
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- MP2.0 METAL PANEL- "MEDIUM GRAY"  
- EAST AND WEST ELEVATIONS- INSET AREAS ONLY
- MP3.0 PTD. ALUM. PANEL- "ORANGE"
- R-MT METAL RAILING- LT. GRAY  
- TYP. ALL ELEVATIONS
- IG IRON GRILLE (HISTORIC PROFILE TO MATCH EXIST.- BLACK)  
- PEERLESS BLDG. ONLY.
- CONC CONCRETE- NATURAL  
- CONC. SLAB EDGE AND BASE, TYP.
- CMU CMU BLOCK  
- EAST AND NORTH ELEVATIONS.
- PLAS PLASTER- "LIGHT/WARM GRAY"  
- PODIUM ONLY
- CTR CLAY TILE ROOFING  
- TYP. - PEERLESS BLDG. ONLY
- CIGI INSULATED VISION GLASS- SOLARBAN Z50 /ALUM. GRAY FRAME  
- TYP. ALL ELEVATIONS
- ML1 ALUM. EXHAUST LOUVER- MATCH ADJ. COLOR  
- TYP. ALL ELEVATIONS
- W-WD WOOD WINDOW/DOOR- GLAZING TO MATCH BLDG.  
- PEERLESS BLDG. ONLY.
- GS GREEN SCREEN- NATURAL STEEL COLOR  
- WEST AND NORTH ELEVATIONS ONLY

**MATERIAL LEGEND**

- MP1.0 FLUSH METAL WALL PANEL, COLOR #1  
"CHAMPAGNE GOLD"
- MP2.0 FLUSH METAL WALL PANEL, COLOR #2  
"MEDIUM GRAY"
- MP3.0 PTD. ALUM. PANEL, COLOR #3- ORANGE
- R-MT METAL RAILING SYSTEM
- IG IRON GRILLE (CUSTOM)
- CONC CAST-IN-PLACE CONCRETE, EXPOSED  
ARCHITECTURAL GRADE NATURAL FINISH
- CMU CMU BLOCK
- PLAS PLASTER/STUCCO - SMOOTH TROWEL FINISH
- CTR CLAY TILE ROOFING -  
PROFILE: "CORONA TAPERED MISSION"  
COLOR: "CANYON RED 2F23"
- CIGI INSULATED VISION GLASS-PPG SOLARBAN Z50,  
TYPICAL
- ML1 ALUM EXHAUST LOUVER, MATCH ADJ. COLOR
- W-WD WOOD WINDOW/DOOR- GLAZING TO MATCH  
BUILDING, TYP.
- GS GREEN SCREEN

**EXHIBIT "A"**  
 Page No. 27 of 34  
 Case No. CJC-2015-1922

GORDON STREET



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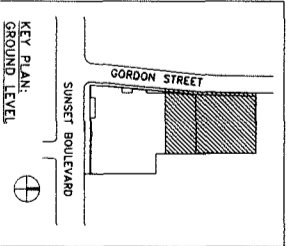
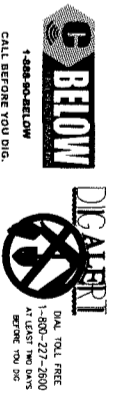
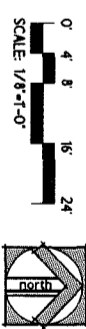
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**EXHIBIT 'A'**

Page No. 28 of 34

Case No. CPC-2015-1922





**EXHIBIT A**  
Page No. 29 of 34  
Case No. CPC-2015-1972

GROUND LEVEL 1  
TREE PLANTING PLAN

1/8"=1'-0"  
File name:  
Project # 20065010

**L301**

Date: 26 OCT. 2018

26 OCTOBER 2018 ENTIREMENT SET-FINAL NO AP1 - 2018 1026 FINAL

**PLANTING LEGEND**

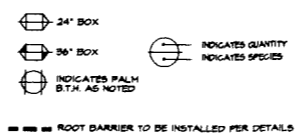
**TREES**

Key	Botanical Name	Common Name	Size	MUGOLS Region 2
A	<i>Ficus chinensis</i> Verify location marked on curb in parkway of Gordon Street by Urban Forestry Division, per Permit 264814	Chinese Platane	24" BOX	Med
B	<i>Platanus x acerifolia</i> Bloodgood Verify location marked on curb in parkway of Sunset Boulevard by Urban Forestry Division (A), per Permit 264814	London Plane Tree	24" BOX	Med
	<i>Washingtonia robusta</i> (Existing)	Mexican Fan Palm	Existing	Low

**GROUNDCOVERS**

	<i>Lamandra hybrid</i> Tropical Belle <sup>®</sup>	Tropical Belle Hot Pink	1 gallon 16" dia	Low
--	--	-------------------------	------------------	-----

**SIZING LEGEND**



**NOTE**  
GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.  
UNLESS OTHERWISE SHOWN, PLANTERS WILL BE MULCHED PER GROUNDCOVER PLANTING DETAIL SHEET L-15

**PLANT MATERIAL APPROVAL**  
AFTER OBTAINING APPROVAL OF THE AGRICULTURAL SUITABILITY REPORT AND A MINIMUM OF TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE PLANT MATERIAL PHOTOS FOR APPROVAL. IF REQUESTED BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE TREE MATERIAL.

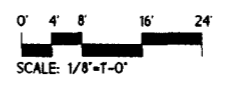
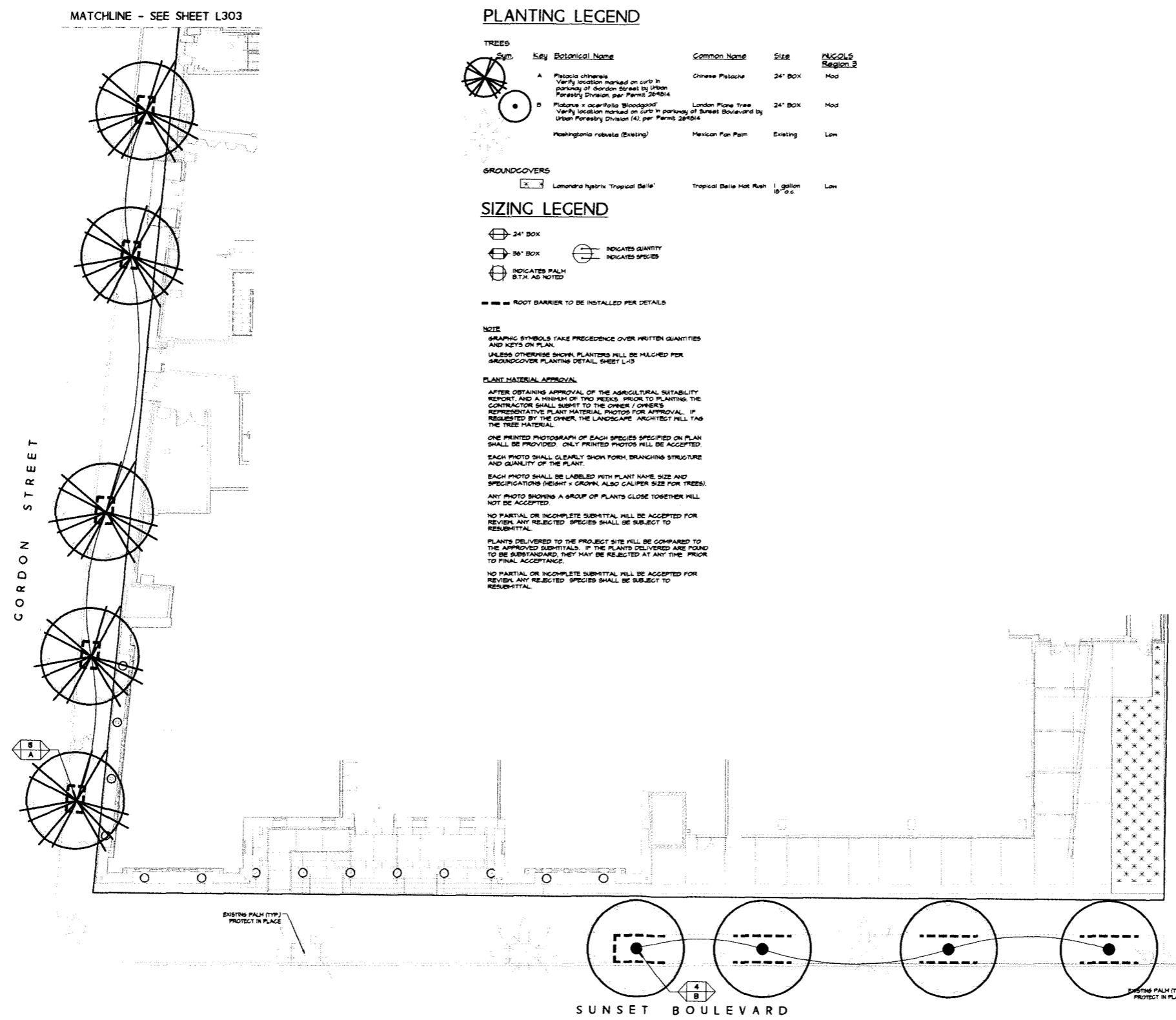
ONE PRINTED PHOTOGRAPH OF EACH SPECIES SPECIFIED ON PLAN SHALL BE PROVIDED. ONLY PRINTED PHOTOS WILL BE ACCEPTED. EACH PHOTO SHALL CLEARLY SHOW FORM, BRANCHING STRUCTURE AND QUANTITY OF THE PLANT.

EACH PHOTO SHALL BE LABELED WITH PLANT NAME, SIZE AND SPECIFICATIONS (HEIGHT x CROWN, ALSO CALIPER SIZE FOR TREES). ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.

NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES SHALL BE SUBJECT TO RESUBMITTAL.

PLANTS DELIVERED TO THE PROJECT SITE WILL BE COMPARED TO THE APPROVED SUBMITTALS. IF THE PLANTS DELIVERED ARE FOUND TO BE SUBSTANDARD, THEY MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.

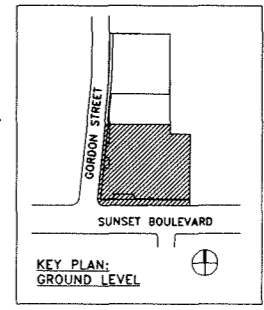
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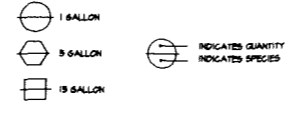


**EXHIBIT "A"**  
Page No. 30 of 34  
Case No. CPC-2015-1922

**PLANTING LEGEND**

SHRUBS		Botanical Name	Common Name	Size	MCCOLS Region B
AA	Agave americana	Century Plant	15 gallon	Low	
AB	Agave attenuata	Agave	9 gallon	Low	
CS	Cyrtanthus semper-virens 'Tiny Tower'	'Tiny Tower' Italian Cypress	15 gallon	Low	
LP	Heliconium psittacinum 'LimeLight'	Licorice Plant	1 gallon	Mod	
PH	Phormium 'Wings of Gold'	New Zealand Flax	4" pots	Mod	
HV	Myrtus communis 'Compacta Variegata'	Variegated Compact Myrtle	1 gallon	Low	
PP	Phormium 'Pink Stripe'	New Zealand Flax	15 gallon	Low	
VINES					
IV	Hardenbergia violacea	Lilac Vine	9 gallon	Mod	

**SIZING LEGEND**



**NOTE:**  
GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.

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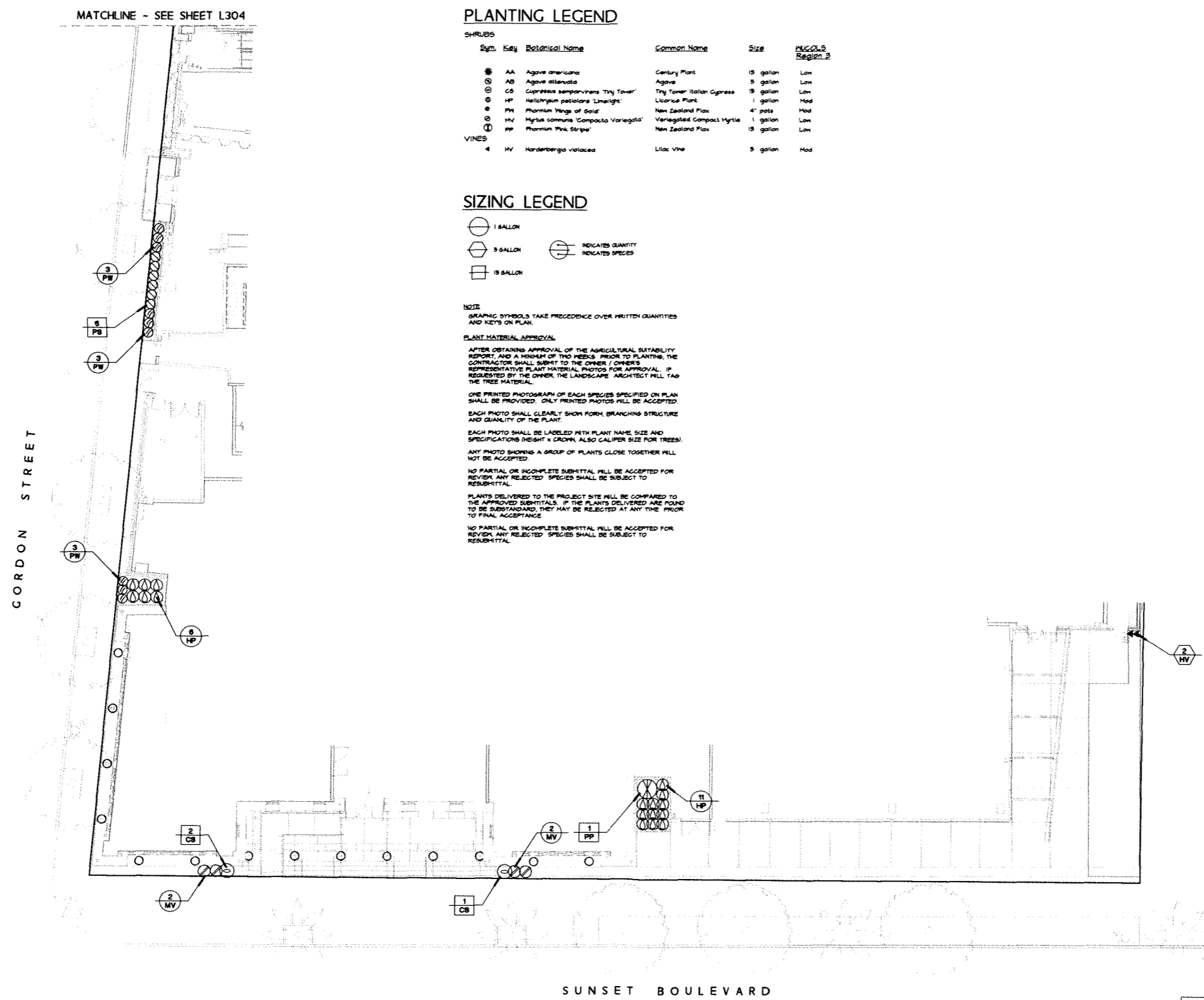
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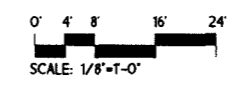
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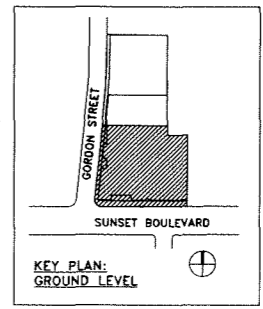


GORDON STREET

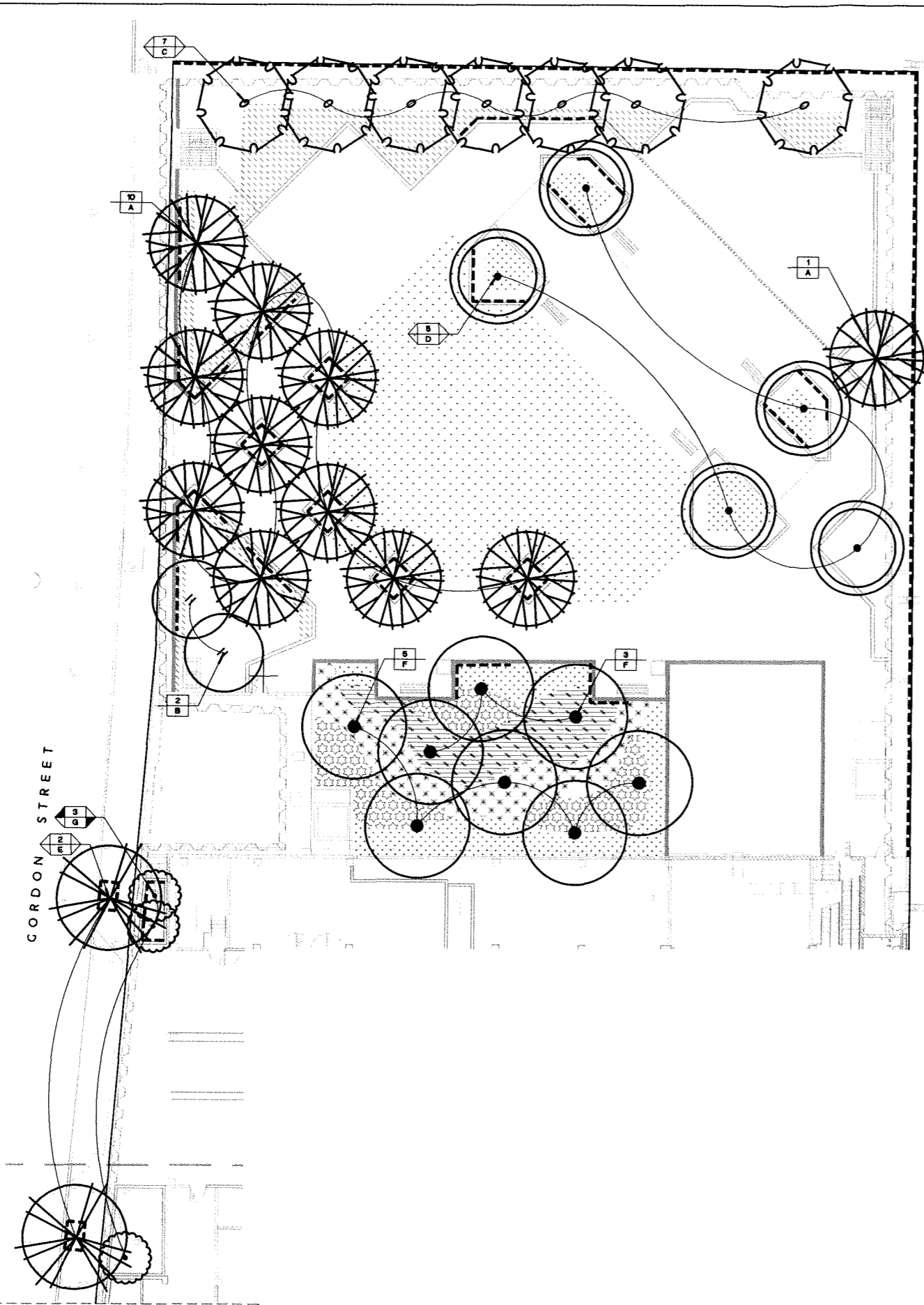
SUNSET BOULEVARD



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GROUND LEVEL 1  
SHRUB PLANTING PLAN  
1/8"=1'-0"  
File name:  
Project # 20065010  
**L302**  
Date: 26 OCT. 2018  
26 OCTOBER 2018 ENTIREMENT SET-FINAL NO APT. 2018 1026 FINAL  
\*\*\* ORCA ARCHITECTS \*\*\*



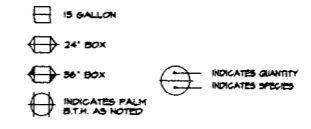
**PLANTING LEGEND**

TREES	Key	Botanical Name	Common Name	Size	NGC/LS Region 2
	A	Arbutus Menziesii	N.C.N.	15 Gallon Standard	Low
	B	Cercis occidentalis	Western Redbud	15 Gallon Low Branch Multi.	Low
	C	Lophostemon confertus	Brisbane Box	24" BOX	Med
	D	Olea europaea 'Svan Hill'	Fruitless Olive	24" BOX Multiple Trunk	Low
	E	Platanus chinensis	Chinese Palmetto	24" Box	Med
	F	Platanus x acerifolia 'Bloodgood'	London Plane Tree	15 Gallon	Med
	G	Rhothalepis 'Majestic Beauty'	Indian Hawthorn	36" BOX Standard	Med

GROUNDCOVERS	Key	Common Name	Size	Med
	1	Carex prostrata	California Field Sedge	1 gallon 12" o.c.
	2	Juncus patens	California Gray Jun	1 gallon 24" o.c.
	3	Lamandra Line Tuff ('Lemon')	Dwarf Mat Rush	1 gallon 18" o.c.
	4	Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	1 gallon 18" o.c.
	5	Marathon III Sod	Turf-Type Tall Fescue	Turf
	6	Gravel	5" layer over weed barrier fabric	

**SIZING LEGEND**



--- ROOT BARRIER TO BE INSTALLED PER DETAILS

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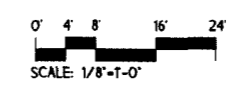
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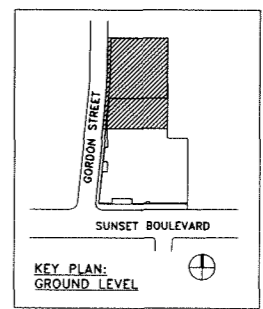
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MATCHLINE - SEE SHEET L301



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UNLICENSED CALIFORNIA ARCHITECT  
 KEVIN P. JOHNSON C03043

**GBD**

GBD Architects, Incorporated  
 1120 NW Couch St.  
 Ste. 300  
 Portland, OR 97208  
 Tel: (503) 234-9668  
 gbdarchitect.com  
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**Conceptual Design & Planning Company**

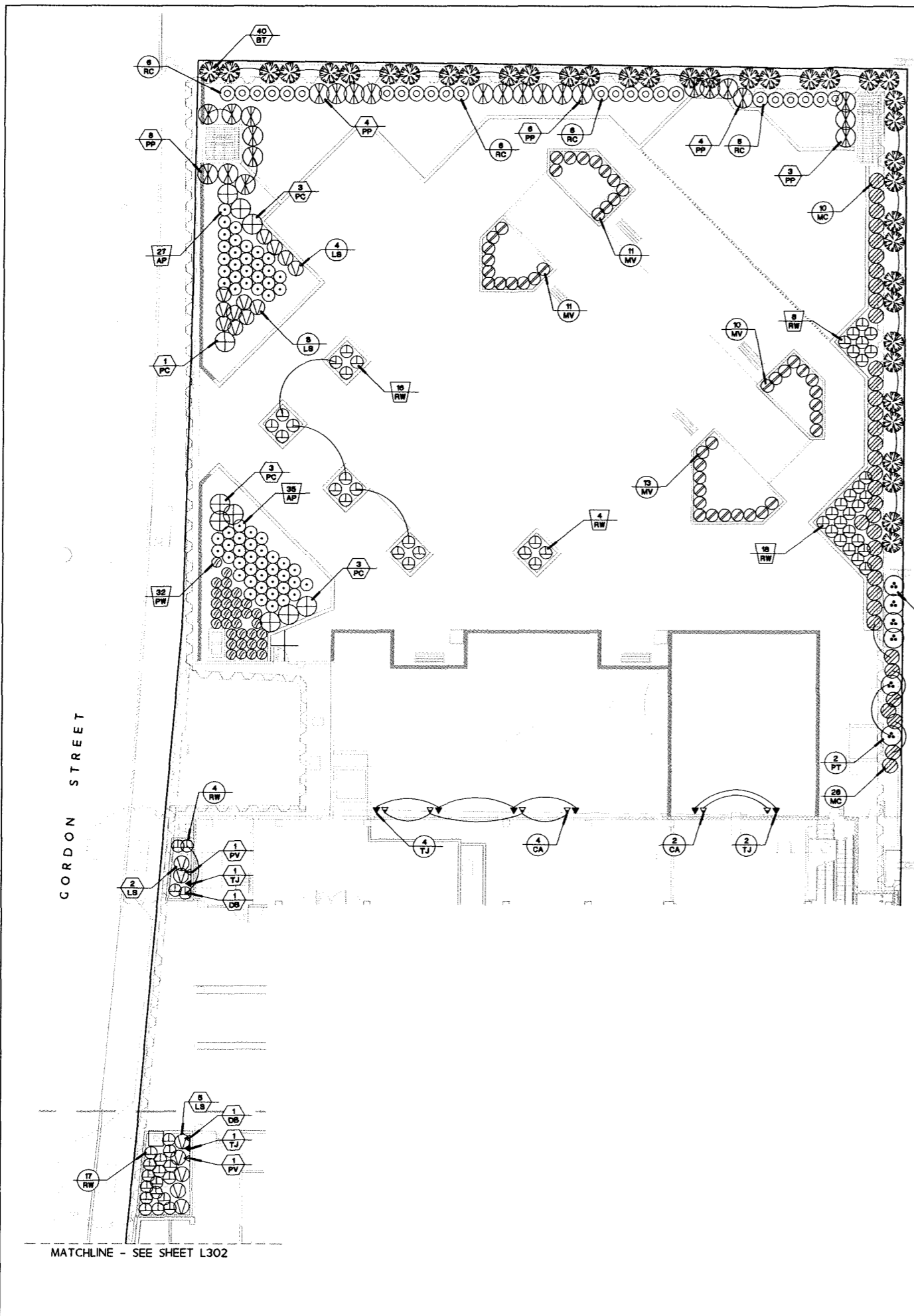


**Sunset**  
 5929 SUNSET BOULEVARD  
 HIGHLAND PARK, CA 90028

**EXHIBIT "A"**  
 Page No. 31 of 34  
 Case No. LC-2015-1922

GROUND LEVEL 1  
 TREE PLANTING PLAN  
 1/8"=1'-0"  
 File name: 1639-1.110  
 Project #: 200450.0  
**L303**  
 Date: 26 OCT. 2018  
 26 OCTOBER 2018 ENTIREMENT SET - FINAL NO. 0417-2018 1026 FINAL  
 GBD ARCHITECTS INCORPORATED

CAD FILE: 1639VAR.17  
 Dec 03, 2017 2:15pm



**PLANTING LEGEND**

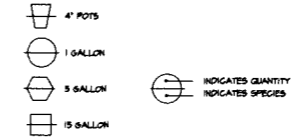
SHRUBS

Sym.	Key	Botanical Name	Common Name	Size	MUCOLS Region 3
⊙	AP	Artemisia 'Fons Castae'	Fons Castae Hammock	4' pots	Low
⊙	BT	Bambusa textilis	Heaven's Bamboo	5 gallon	Med
⊙	CO	Correa 'Daisy Bells'	Australian Fuchsia	1 gallon	Low
⊙	LS	Leucadendron	Spanish Lavender	5 gallon	Low
⊙	MC	Myrica communis 'Compacta'	Compact Myrtle	1 gallon	Low
⊙	MV	Myrica communis 'Compacta Variegata'	Variegated Compact Myrtle	1 gallon	Low
⊙	PC	Phormium 'Chocolate'	New Zealand Flax	5 gallon	Med
⊙	PP	Phormium 'Pink Stripe'	New Zealand Flax	5 gallon	Med
⊙	PH	Phormium 'Rings of Gold'	New Zealand Flax	4' pots	Med
⊙	PT	Pittosporum tenuifolium 'Silver Sheen'	Silver Sheen Pittosporum	1 gallon	Med
⊙	RC	Rhamnus californica 'Ive Gaze'	Overt Coffeeberry	1 gallon	Low

VINES

▽	CA	Cissampelos	Kangaroo Vine	5 gallon	Med
▽	DB	Dioscorea buxifolia	Blood-Red Trumpet Vine	5 gallon	Med
▽	PV	Pyrostegia verticillata	Flame Vine	5 gallon	Med
▽	TJ	Trachelospermum jasminoides	Star Jasmine	5 gallon	Med

**SIZING LEGEND**



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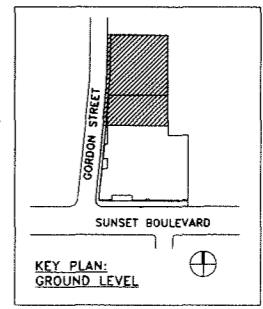
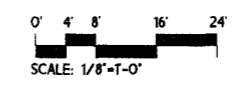
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**EXHIBIT "A"**  
 Page No. 32 of 34  
 Case No. CPC 2015-1977



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REGISTERED CALIFORNIA ARCHITECT  
 KEVIN P. JOHNSON (C-35343)

**GBD**

GBD Architects, Incorporated  
 1125 NW Coast St.  
 Ste. 200  
 Portland, OR 97209  
 Tel: (503) 224-8668  
 gbdarchitects.com  
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1116 C Street, Suite 201  
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**Sunset**  
 5929 SUNSET BOULEVARD  
 HOLLYWOOD  
 LOS ANGELES, CA 90028

PROJECT DEVELOPER  
 5929 SUNSET (HOLLYWOOD), LLC

Revisions:

GROUND LEVEL 1  
 SHRUB PLANTING PLAN

1/8"=1'-0"  
 File name: 16394.110  
 Project #: 20065010

**L304**

Date: 24 OCT. 2018

CAD FILE: L304.rvt  
 Date: 05/20/18 11:58am

28 OCTOBER 2018 ENTIREMENT SET-RWAL NO APP - 2018 1028 FINAL

**PLANTING LEGEND**

TREES					
Sym.	Key	Botanical Name	Common Name	Size	PLUGS Region 3
	A	<i>Asca sellowiana</i>	Pineapple Guava	15 Gallon Multiple Trunk	Low
	B	<i>Cercis occidentalis</i>	Redbud	15 Gallon Low Branch Multi.	Low
	C	<i>Carya Minnesota</i>	Tangelo	15 Gallon Low Branch Multi.	Mod
	D	<i>Olea europaea 'Sun Hill'</i>	Fruitless Olive	24" BOX Multiple Trunk	Low
PALMS					
	P1	<i>Syagrus romanzoffiana</i>	Queen Palm	18" - 20" O.A.H.	Mod
GROUNDCOVERS					
		<i>Carex proterocallis</i>	California Field Sedge	4" Pots 12" o.c.	Mod
		<i>Lamandra Line Tuff (Lambton)</i>	Dwarf Mat Rush	1 gallon 36" o.c.	Low
		<i>Senecio mandraliscae</i>	Kiaha	4" Pots 8" o.c.	Low
		Black Mexican Pebble	3" layer over need barrier fabric		
		Beach Pebble Salt and Pepper	3" layer over need barrier fabric		
		Boulders: See Boulders on Structures Detail, Sheet L-15			
		Granite Riprap	6" layer over need barrier fabric		

**SIZING LEGEND**

- 15 GALLON
- 24" BOX
- 36" BOX
- INDICATES PALM  
O.A.H. AS NOTED
- INDICATES QUANTITY
- INDICATES SPECIES
- ROOT BARRIER TO BE INSTALLED PER DETAILS
- STEEL EDGING  
TOUGH EDGE POWDER COATED STEEL LANDSCAPE EDGING  
HEIGHT: 4" THICKNESS: 1/8"  
TOP: STRAIGHT COLOR: BLACK  
SUPPLIER: COYOTE LANDSCAPE PRODUCTS  
800 321-1115  
INSTALL TO MANUFACTURERS SPECIFICATIONS.

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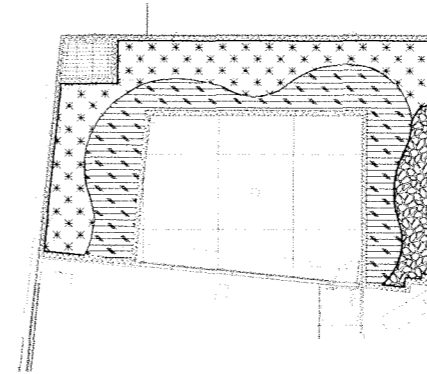
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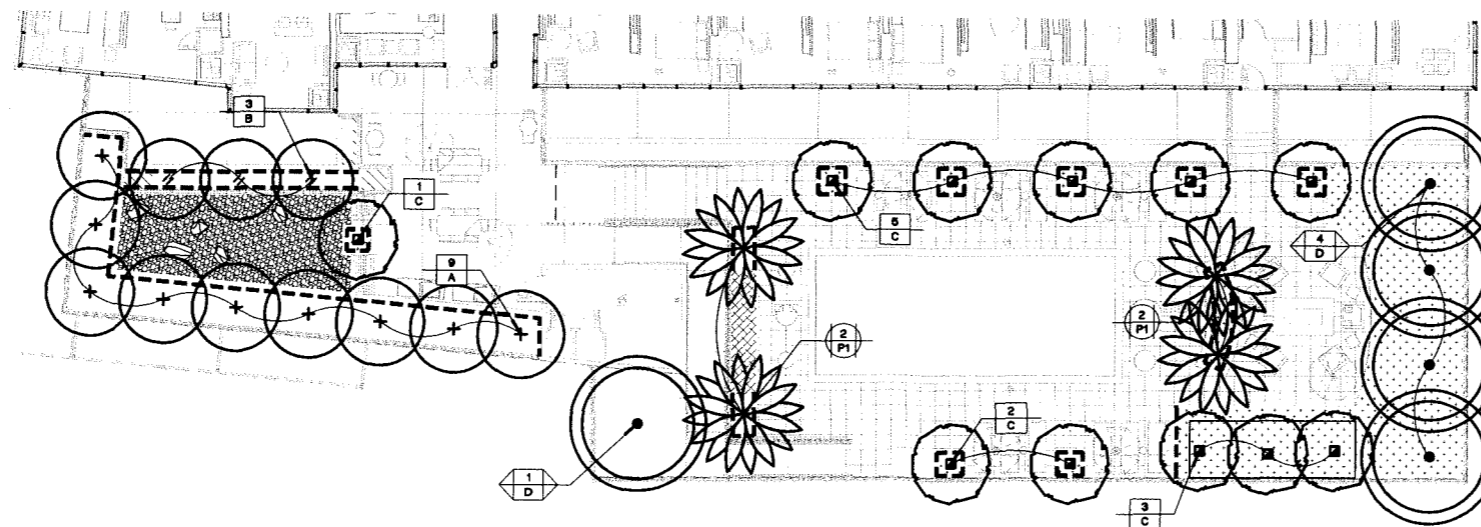
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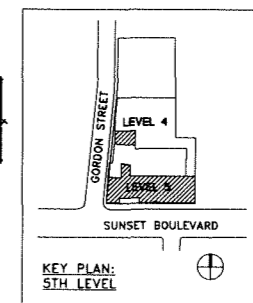
LEVEL 4, NORTH



LEVEL 5, SOUTH

**EXHIBIT "A"**  
Page No. 33 of 34  
Case No. CPC-2015-1922

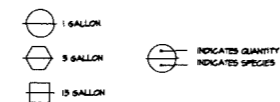
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SCALE: 1/8"=1'-0"



**PLANTING LEGEND**

SYMBOL	KEY	Botanical Name	Common Name	Size	USDA Hardiness Region
○	AE	Aeonium v. arborescens 'Schwarzkopf'	Black Tree Aeonium	1 gallon	Low
○	AC	Agave viviparans	Octopus Agave	5 gallon	Low
○	AV	Aloe vera	Barbados Aloe	1 gallon	Low
○	AM	Asparagus densiflorus 'Hans'	Meyer Asparagus	1 gallon	Med
○	CE	Coprosma 'Evening Glow'	Coprosma	1 gallon	Med
○	DT	Dianella laevis 'Variegata'	Variegated Flax Lily	1 gallon	Med
○	EA	Echeveria agavifolia 'Altaglow'	Echeveria	1 gallon	Low
○	KT	Kalanchoe thyrsiflora	Paddle Plant	1 gallon	Low
○	MC	Myrica communis 'Compacta'	Compact Myrtle	1 gallon	Low
○	PP	Phormium 'Pink Stripe'	New Zealand Flax	5 gallon	Low
○	PS	Phormium 'Surfer'	New Zealand Flax	5 gallon	Low
○	RA	Rosa 'Carpet Amber'	Amber Grandcover Rose	1 gallon	Med

**SIZING LEGEND**



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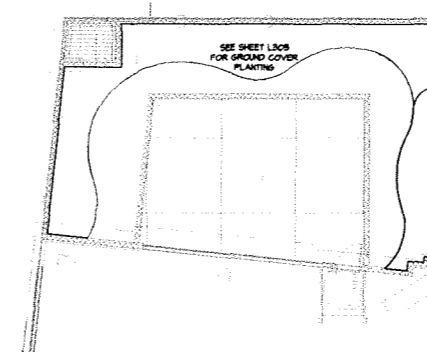
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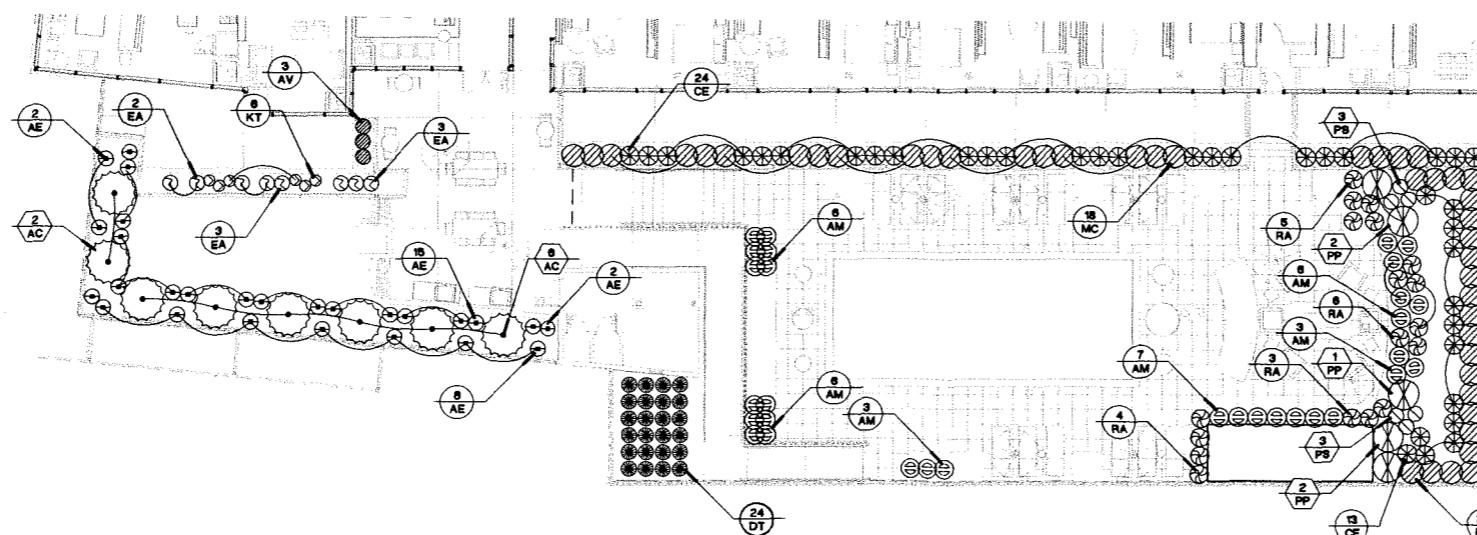
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LEVEL 4, NORTH



LEVEL 5, SOUTH

**EXHIBIT "A"**  
Page No. 34 of 34  
Case No. CFC-2016-1922

