

CITY OF LOS ANGELES  
CALIFORNIA

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City Clerk

**HOLLY L. WOLCOTT**  
Executive Officer

When making inquiries relative to  
this matter, please refer to the  
Council File No.



**ERIC GARCETTI**  
MAYOR

Office of the  
CITY CLERK

**Council and Public Services**  
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Los Angeles, CA 90012  
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Fax: (213) 978-1040

**SHANNON HOPPES**  
Council and Public Services  
Division

[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

July 31, 2013

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File  
No. 13-0593, at its meeting held July 24, 2013.

  
City Clerk  
kw

TIME LIMIT FILES  
ORDINANCES

Mayor's Time Stamp  
OFFICE OF THE MAYOR  
RECEIVED  
2013 JUL 25 AM 10:45  
CITY OF LOS ANGELES

**FORTHWITH**

City Clerk's Time Stamp  
CITY CLERK'S OFFICE  
2013 JUL 25 AM 10:43  
CITY CLERK  
BY \_\_\_\_\_  
DEPUTY

COUNCIL FILE NUMBER 13-0593 COUNCIL DISTRICT 13

COUNCIL APPROVAL DATE July 24, 2013 LAST DAY FOR MAYOR TO ACT AUG 05 2013

ORDINANCE TYPE:  Ord of Intent  Zoning  Personnel  General  
 Improvement  LAMC  LAAC  CU or Var Appeals - CPC No. \_\_\_\_\_

SUBJECT MATTER:

A PROPOSED PROJECT AT 1720-1770 NORTH VINE STREET; 1745-1753 NORTH VINE STREET;  
1746-1770 NORTH IVAR AVENUE; 1733 AND 1741 ARGYLE AVENUE; AND 6236, 6270 AND 6334  
WEST YUCCA STREET

	APPROVED	DISAPPROVED
PLANNING COMMISSION	<u>X</u>	_____
DIRECTOR OF PLANNING	<u>X</u>	_____
CITY ATTORNEY	_____	_____
CITY ADMINISTRATIVE OFFICER	_____	_____
OTHER	_____	_____

RECEIVED  
CITY CLERK'S OFFICE  
2013 JUL 26 PM 3:14  
BY \_\_\_\_\_  
CITY CLERK  
DEPUTY  
JUL 26 2013

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR \*VETO \_\_\_\_\_  
(\*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b) (c))

**(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)**

DATE RECEIVED FROM MAYOR JUL 26 2013 ORDINANCE NO. - 182636

DATE PUBLISHED \_\_\_\_\_ DATE POSTED JUL 29 2013 EFFECTIVE DATE SEP - 7 2013

ORD OF INTENT: HEARING DATE \_\_\_\_\_ ASSESSMENT CONFIRMATION \_\_\_\_\_

ORDINANCE FOR DISTRIBUTION: YES  NO

#21

7/24/13

TO THE COUNCIL OF THE  
CITY OF LOS ANGELES

FILE NO. 13-0593

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

ENVIRONMENTAL IMPACT REPORT, MITIGATION MONITORING AND REPORTING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION and appeals filed for a proposed project at 1720-1770 North Vine Street; 1745-1753 North Vine Street; 1746-1770 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. CERTIFY that the Environmental Impact Report (EIR) (EIR No. ENV-2011-0675-EIR; State Clearing House No. 2011041094) has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file No. 13-0593 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and ADOPT the EIR.
2. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the DCP.
3. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring and Reporting Program as the Findings of Council and ADOPT the Mitigation Monitoring and Reporting Program.
4. ADOPT the March 28, 2013 FINDINGS of the Los Angeles City Planning Commission (LACPC), including the Environmental Findings, as the Findings of the Council.
5. RESOLVE TO DENY APPEALS filed by Communities United for Reasonable Development (Representatives: Robert Silverstein, Esq. and Daniel E. Wright, Esq., The Silverstein Law Firm, APC) of the entire determination of the LACPC and HEI/GC Hollywood and Vine Condominiums, LLC and Hollywood and Vine Residences Association (Representative: Benjamin M. Reznik, Jeffer Mangels Butler and Mitchell, LLP) of part of the determination of the LAPC, THEREBY APPROVING, for the proposed development of two sites consisting of eight parcels on 4.47 acres of land with a mixed-use community consisting of office, hotel, commercial and residential development with subterranean and above-grade parking, at 1720-1770 North Vine Street; 1745-1753 North Vine Street; 1746-1770 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street, subject to modified Conditions of Approval:
  - a. A Vesting Conditional Use to permit a hotel within 500 feet of an R Zone.
  - b. A Master Conditional Use to permit the sale and dispensing of a full-line of alcohol for on and off-site consumption and live entertainment.

- c. A Conditional Use to permit floor area averaging in a unified development.
- d. A Zone Variance to permit outdoor eating areas above the ground floor
- e. A Zone Variance to permit reduced parking for the sports club/fitness facility.
- f. Reduced On-Site Parking for Transportation Alternatives.

6. APPROVE the:

- a. Applicant's proposal to do the following:
  - 1. Limit the East Site tower to no more than 39 stories and the West Site tower to no more than 35 stories.
  - 2. Increase the number of Park and Ride spaces from 10 to 50.
  - 3. Develop a program where the applicant will acquire transit passes and commit to a fund where the applicant will contribute \$500,000 over 10 years at \$50,000 a year toward acquisition of the transit passes for workers and residents within the project.
- b. Technical corrections dated June 18, 2013 submitted by the DCP and the technical corrections dated May 31, 2013 submitted by the applicant's representative (attached to the Council file).
- c. Development Regulation changes as noted in the DCP report dated June 18, 2013 and instruct the DCP to submit revised Development Regulations for this project.

7. PRESENT and ADOPT the accompanying NEW ORDINANCE, approved by the Director of Planning on behalf of the LACPC, effecting a vesting zone change from C4 to (T)(Q)C2-2-SN and a height district change from Height District 2D to Height District 2, to develop a mixed-use community consisting of office, hotel, commercial and residential development with subterranean and above-grade parking, for property located at 1720-1770 North Vine Street; 1745-1753 North Vine Street; 1746-1770 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street, subject to modified Conditions of Approval as approved by the Planning and Land Use Management (PLUM) Committee on June 18, 2013 and attached to the Council file.

8. NOT PRESENT and ORDER FILED the Ordinance approved by the LACPC on March 28, 2013.

9. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.

10. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.

11. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

12. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Millennium Hollywood, LLC

Representative: Alfred Fraijo, Sheppard Mullin Richter and Hampton, LLP

Case No. CPC-2008-3440-VZC-CUB-CU-ZV-HD

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes

Oppose Proposal: Greater Griffith Park Neighborhood Council

**TIME LIMIT FILE - JULY 31, 2013**

**(LAST DAY FOR COUNCIL ACTION - JULY 31, 2013)**

Summary:

At the public hearing held on June 18, 2013 (continued from June 4, 2013), the Planning and Land Use Management Committee considered appeals filed regarding a proposed project located at 1720-1770 North Vine Street; 1745-1753 North Vine Street; 1746-1770 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street. Staff from the Department of City Planning gave the Committee background information on the matter. The Applicant's representatives, appellants, and Council Office staff also provided testimony.

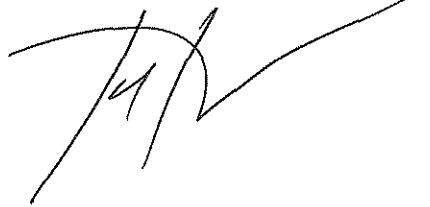
After an opportunity for public comment, the Committee recommended that Council deny the appeals filed by Communities United for Reasonable Development (Representatives: Robert Silverstein, Esq. and Daniel E. Wright, Esq., The Silverstein Law Firm, APC) of the entire determination of the LACPC and HEI/GC Hollywood and Vine Condominiums, LLC and Hollywood and Vine Residences Association (Representative: Benjamin M. Reznik, Jeffer Mangels Butler and Mitchell, LLP), thereby approving the above recommendations, for the proposed construction of a 41-lot subdivision with 492 residential units, a 200 room hotel, approximately 100,000 square feet of new office space, an approximately 35,000 square foot sports club, approximately 15,000 square feet of retail uses and approximately 34,000 square feet of restaurant uses on a 4.46 acre site, at 1720-1770 North Vine Street; 1745-1753 North Vine Street; 1746-1770 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street, subject to modified Conditions of Approval as approved by the PLUM Committee and attached to the Council file. This matter is now forwarded to the Council for its consideration.

As indicated in Recommendation No. 10 and pursuant to Section 12.32-J of the Los Angeles Municipal Code, the applicant is hereby advised that:

" . . . whenever property remains in a "Q" Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings."

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



**ADOPTED**  
\* as amended  
JUL 24 2013  
See attached Motion  
LOS ANGELES CITY COUNCIL

**TO THE MAYOR FORTHWITH**

<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	YES
ENGLANDER:	YES

SG  
CD 13  
6/27/13

#13/13-0593\_rpt\_plum\_6-18-13

- Not Official Until Council Acts -

MOTION

I MOVE that the matter of the Environmental Impact Report, Mitigation Monitoring and Reporting Program, Statement of Overriding Considerations, Planning and Land Use Management Committee Report and Ordinance First Consideration and appeals filed for a proposed project at 1720-1770 North Vine Street; 1745-1753 North Vine Street; 1746-1770 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270 and 6334 West Yucca Street, Item 21 on today's Council Agenda (CF 13-0593) BE AMENDED to adopt the following new and modified conditions, many of which will provide additional community benefits as part of this project:

**Open Space** - If the Project is built to the maximum stories (35 and 39-stories) the Project shall include no less than 22 percent open space. The open space percentage shall be calculated to include Arcades, Publicly accessible passageways and Grade Level Open Space as such terms are used in the Development Regulations.

**Project Information** - Upon issuance of building permits but no less than sixty (60) days prior to the commencement of construction of new improvements, Developer will notify the 13<sup>th</sup> Council District of the development activity for which permits have been issued including proposed uses for such improvements and anticipated duration of construction. Upon the request of the 13<sup>th</sup> Council District, Developer shall hold a public meeting regarding the construction schedule for and ultimate uses of such improvements for which permits have been issued.

**Parks** - The Developer shall contribute \$50,000 to the City for deposit into the Council District 13 Public Benefits Trust Fund to be used for the improvement of a community park. These funds may be used to improve an existing park and/or for a new park. The funds shall be paid at issuance of the first grading permit. This payment is made in recognition of the fact that the improvement of parks in the Hollywood area would promote the general welfare of the project residents as well as Hollywood area residents and visitors by providing recreational open space for the community and is in furtherance of promoting the implementation of the General Plan standard to provide a full complement of park and recreation facility types to accommodate a wide variety of users.

**Central Hollywood Design Overlay** - The developer will contribute \$250,000 to the City for use by the Planning Department for the completion of the Central Hollywood Design Overlay. These funds shall be paid at the issuance of grading permits. This contribution furthers the Hollywood Community Plan Policy LU 2.5.1 and benefits Project residents, employees, visitors and residents of the Hollywood area. Further, it promotes the goals and policies of the General Plan and the Hollywood Community Plan to ensure consistent and orderly development as well preservation of the Hollywood Boulevard Historic District ensuring further consistency of the Project with the Hollywood Community Plan.

**Music and Art Programming** - For a fifteen (15) year term starting upon the issuance of the certificate of occupancy for the final phase of construction for the Project, Developer shall work with the 13<sup>th</sup> Council District to develop a plan for publicly accessible music and arts programming within Project which may include such elements as art installations, changeable exhibition cabinets, artistic and musical performances at the Project site. Programming will be developed in consultation with the City Cultural Affairs Department, the Hollywood Arts Council and Hollywood Business Improvement District. Developer will pay for all costs associated with such programming. This contribution is made in recognition that music and arts programming to be provided by the Project further enriches the cultural fabric of Hollywood and the City, provides greater access to cultural and artistic activities for Project residents, the community and visitors of Hollywood, and promotes appreciation of the importance of the role of the Project Site in the development of the music industry.

**Affordable Housing** - Developer will pay \$4.8million for the development of affordable housing. The funds will be given to the City at the issuance of the building permit for each site (\$2.4 at phase 1 and \$2.4 at phase 2) and will be deposited into the Affordable Housing Trust Fund to be used for development in Council District 13. Such development may include but not be limited to the Coronel Project by Hollywood Community Housing Corporation. This contribution furthers the Hollywood Community Plan Policy LU 2.22 by encouraging the development of new affordable housing opportunities in the vicinity of the Project site, ensuring consistency of the Project with the Hollywood Community Plan.

**Transportation Mobility** - For 15 years beginning with the issuance of the first grading permit the Developer shall pay \$200,000 a year to the City for deposit into a Council District 13 Mobility Trust Fund to provide a Neighborhood Circulation Shuttle, expanded DASH services or other necessary transportation mitigation including pedestrian improvements such as new sidewalks.

**Monthly Parking Leases for Metro Commuters** - For 15 years, Developer shall provide fifty (50) "park and ride" spaces for monthly lease to persons who are not tenants or occupants of the Project and shall establish a monitoring program of the park and ride spaces. Monthly fees will not exceed \$50 in the first year (thereafter subject to increase by 3% per year).

**Shared Vehicle Parking** - For 15 years, Developer shall maintain 10 parking spaces within non-residential parking areas of the project for shared vehicle services and lease same to Zipcar or other operator.

**Geotechnical Report** - Prior to issuance of any Building or Grading Permits, or the Recordation of the Tract Map, a comprehensive Geotechnical report as discussed in the Department Review Letter dated May 23, 2012, shall be submitted to the Department for review including detailed geotechnical recommendations for the proposed development, as well as additional information related to fault investigation to the satisfaction of the Department of Building and Safety.

PRESENTED BY:

*Mitch O'Farrell*  
MITCH O'FARRELL

Councilman, 13<sup>th</sup> District

SECONDED BY:

*Paul Krutz*

*M*  
July 24, 2013ak

**ADOPTED**  
JUL 24 2013  
LOS ANGELES CITY COUNCIL

TO THE MAYOR FORTHWITH