

# ITEM 21 - A

## 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).

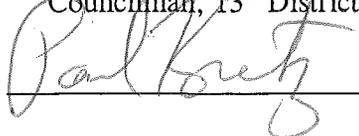
**Shared Vehicle Parking** - For 15 years, Developer shall maintain 10 parking spaces within non-residential parking areas of the project for shared vehicle services and lease same to Zipcar or other operator.

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

SECONDED BY:



  
July 24, 2013<sub>ak</sub>

ORIGINAL