To:

The Council

Date:

SEP 09 2013

From: Mayor

Council District: 13

Proposed General Plan Amendment, Zone and Height District Change for Property Located Generally at 1133 N. Vine Street within the Hollywood Community Plan (CPC-2012-2734-GPA-ZC-HD-CU-SPR)

I herewith concur with the City Planning Commission's action approving the General Plan Amendment,
Zone Change and Height District Change,
and transmit this matter for your consideration.

ERIC GARCETTI Mayor

Hollywood Community Plan

TRANSMITTAL TO CITY COUNCIL

| Case No.(s) | se No.(s) Planning Staff Name(s) and Contact No. C.D. No. | | | | C.D. No. | | |
|---|---|----------|-------------------------|---------------|---------------|--|--|
| CPC-2012-2734-GPA-HD-CU-SPR | DEBBIE LAWRENCE 213-978-1167 | | 13 | | | | |
| Items Appealable to Council: | | Last Da | ay to Appeal: | Appea | aled: | | |
| CU-SPR | | AUGL | JST 31, 2013 | Yes □ No 🗹 | | | |
| Location of Project (Include project titles, if any.) | | | | | | | |
| 1133 N. VINE STREET | | | | | | | |
| Name(s), Applicant / Representative, Address, and | Phone Number. | | | | | | |
| SUNIL PATEL HOLVINE INVESTMENTS INC. 1133 VINE STREET LOS ANGELES, CA 90038 REPRESENTATIVE: SHERYL BRADY 13400 RIVERSIDE DRIVE 202 SHERMAN OAKS, CA 91403 818-786-8960 | | | | | | | |
| Name(s), Appellant / Representative, Address, and | Phone Number. | till and | | | | | |
| Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.) Demolition of an existing 54-guest room motel. Construction, use, and maintenance of a six-story building, 77-ft. in height, motel with 112-guest rooms and a 661 sq. ft. ground floor cafe, 325 sq. ft. pool on the ground floor level; with 63 total vehicular parking spaces (34 standard, 24 compact, 5 handicapped) 53 parking spaces located in a subterranean garage and 10 parking spaces will be located on the ground floor level, and 6 bicycle parking spaces, in the existing [Q]C2-2D Zone and proposed C2-2D Zone. | | | | | | | |
| Potential impact Statement Ves VI No I | Environmental No. | | | Three entires | nission Vote: | | |
| *Determination states administrative costs are recovered through fees. | ENV-2012-2735-MND | | 9 - 0 | | | | |
| JAMES K. WILLIAMS, Commission Executive Assistant II | | | Date: SEPTEMBER 5, 2013 | | | | |

DEPARTMENT OF CITY PLANNING

200 N. SPRING STREET, ROOM 525 LOS ANGELES, CA 90012-4801 AND 6262 VAN NUYS BLVD., SUITE 351

VAN NUYS, CA 91401

CITY PLANNING COMMISSION VACANT PRESIDENT VACANT VICE-PRESIDENT

CAMILLA M. FNG. GEORGE HOVAGUIMIAN ROBERT LESSIN DANA M. PERLMAN VACANT VACANT VACANT

JAMES K. WILLIAMS COMMISSION EXECUTIVE ASSISTANT II (213) 978-1300

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE DIRECTOR (213) 978-1271

> ALAN BELL, AZCP DEPUTY DIRECTOR (213) 978-1272

LISA M. WEBBER, AICP (213) 978-1274

EVA YUAN-MCDANIEL DEPUTY DIRECTOR (213) 978-1273

FAX: (213) 978-1275

INFORMATION www.planning.facity.org

Date:

SEP 0.5 2013

CASE NO. CPC-2012-2734-GPA-ZC-HD-CU-SPR Council District: 13 – O'Farrell

Honorable Eric Garcetti, Mayor City of Los Angeles City Hall, Room 305 Los Angeles, CA 90012

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Dear Mayor Garcetti:

A PROPOSED GENERAL PLAN AMENDMENT AND ZONE/HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED GENERALLY AT 1133 N. VINE STREET WITHIN THE HOLLYWOOD COMMUNITY PLAN.

Pursuant to the provisions of Section 551,555 and 558 of the City Charter, transmitted herewith is the June 13, 2013 action of the City Planning Commission approving a General Plan Amendment (GPA) to amend the land use designation in the Hollywood Community Plan Land Use Map from Medium Residential to General Commercial; a Zone Change (ZC) from R3 to C2, and a Height District change (HD) from 1XL to 2D for a project to include a six-story motel with 112-guest rooms, a 661 square foot ground floor cafe, 325 square foot pool on the ground floor level, 63 total vehicular parking spaces and 6 bicycle parking spaces. The City Planning Commission also approved an Add Area for a General Plan Amendment from Medium Residential to General Commercial for the areas north and south of the project along the east side of North Lillian Way including 1120, 1122, 1126, 1142, 1150, 1152, 1154, 1156, North Lillian Way and 6326 West Lexington Avenue. No physical development is proposed within the Add Area at this time, and the boundaries of this add area are subject to change.

The proposed general plan amendment and zone change are submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

Your action is requested on the proposed plan amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code. The zone and height district change will be transmitted to you following the City Council's action.

RECOMMENDATION

That the Mayor:

- 1. <u>Concur</u> in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property; and
- 2. <u>Concur</u> in the attached action for the City Planning Commission relative to its approval of the requested Zone Change and Height District Change for the subject property, with the attached conditions of approval; and
- 3. <u>Recommend</u> that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment.

Sincerely,

MICHAEL J. LOGRANDE Director of Planning

DANIEL SCOTT Principal City Planner

Attachments:

- 1. CPC Case File
- 2. Plan Map
- 3. Resolution
- 4. City Council Package

Daniel Juno

5. Mayor's Transmittal Form

DEPARTMENT OF CITY PLANNING

200 N, SPRING STREET, ROOM 525 LOS ANGELES, CA 90012-4801 6262 VAN NUYS BLVO., SUITE 351 VAN NUYS, CA 91401

CITY PLANNING COMMISSION VACANT PRESIDENT VACANT VICE-PRESIDENT

CAMILLA M. ENG GEORGE HOVAGUIMIAN ROBERT LESSIN DANA M. PERLMAN VACANT VACANT VACANT

JAMES K. WILLIAMS COMMISSION EXECUTIVE ASSISTANT II (213) 978-1300

CALIFORNIA



CITY OF LOS ANGELES

ERIC GARCETTI MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE DIRECTOR (213) 978-1271

> ALAN BELL, AICP DEPUTY DIRECTOR (213) 978-1272

LISA M. WEBBER, AICP DEPUTY DIRECTOR (213) 978-1274

EVA YUAN-MCDANIEL DEPUTY DIRECTOR (213) 978-1273

FAX: (213) 978-1275

INFORMATION www.planning.lacity.org

Date: SEP 0.5 2013

CASE NO. CPC-2012-2734-GPA-ZC-HD-CU-SPR Council District No. 13

Honorable City Council City of Los Angeles City Hall, Room 305 Los Angeles, CA 90012

Dear Honorable Council Members:

A PROPOSED GENERAL PLAN AMENDMENT AND ZONE/HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED GENERALLY AT 1133 N. VINE STREET WITHIN THE HOLLYWOOD COMMUNITY PLAN.

Pursuant to the provisions of Section 551,555 and 558 of the City Charter, transmitted herewith is the June 13, 2013 action of the City Planning Commission approving a General Plan Amendment (GPA) to amend the land use designation in the Hollywood Community Plan Land Use Map from Medium Residential to General Commercial; a Zone Change (ZC) from R3 to C2. and a Height District change (HD) from 1XL to 2 with a "D" Development Limitation to limit the floor area ratio to 3:1 for a project to include a six-story motel with 112-guest rooms, a 661 square foot ground floor cafe, 325 square foot pool on the ground floor level, 63 total vehicular parking spaces and 6 bicycle parking spaces. The City Planning Commission also approved an Add Area for a General Plan Amendment from Medium Residential to General Commercial for the areas north and south of the project along the east side of North Lillian Way including 1120, 1122, 1126, 1142, 1150, 1152, 1154, 1156, North Lillian Way and 6326 West Lexington Avenue. No physical development is proposed within the Add Area at this time, and the boundaries of this add area are subject to change.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed General Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

RECOMMENDATION

That the City Council:

- 1. <u>Concur</u> in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property; and
- Concur in the attached action for the City Planning Commission relative to its approval of the requested Zone Change and Height District Change for the subject property, with the attached conditions of approval; and
- 3. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
- 4. Adopt, by Resolution, the proposed Plan Amendment to the Hollywood Community Plan as set forth in the attached exhibit; and
- Adopt the Ordinance for the change of zone to (T)(Q) C2-2D subject to the (T) Tentative Classification and (Q) Qualified Classification condition as set forth in the attached exhibit; and
- 6. <u>Find</u> that the proposed project will not have a significant effect on the environmental for the reasons set forth in the Mitigated Negative Declaration No. ENV-2012-2735-MND.

Sincerely,

MICHAEL J. LOGRANDE Director of Planning

Daniel Swin

DANIEL SCOTT Principal City Planner

Attachments:

- CPC Case File
- 2. City Planning Commission action, including Findings and Conditions
- 3. Resolution Amending the Community Plan
- 4. Zone Change Ordinance Map

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Los Angeles Municipal Code Section 12.32 G, the (T) Tentative Classification shall be removed by the recordation of a final tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approvals or guarantees provided to the Planning Department for attachment to the subject City Plan case file.

- 1. **Dedication(s) and Improvement(s).** The applicant shall consult with the Bureau of Engineering and the Department of Transportation (DOT) for any required improvements. These requirements must be guaranteed before the issuance of any building permit through the B-permit process of the Bureau of Engineering, Department of Public Works. They must be constructed and completed prior to issuance of any Certificate of Occupancy to the satisfaction of DOT and the Bureau of Engineering.
 - a. Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.
 - b. Trees: Board of Public Works approval shall be obtained prior to the issuance of the Certificate of Occupancy of the development project, for the removal of any tree in the existing or proposed public right-of-way area associated with the improvement requirements outlined herein. The Bureau of Street Services Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees.
 - c. Notes: Street lighting and street light relocation may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.
 - d. The Department of Transportation may have additional requirements for dedication and improvements. Refer to the Department of Transportation regarding traffic signals, signs, equipment and parking meters (213) 482-7024.
 - e. Refer to the Department of Water and Power regarding power poles (213) 367-2715.
 - f. Refer to the Fire Department regarding fire hydrants (213) 482-6543.
 - g. An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering.
 - h. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
- Street Trees. Construct tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division (213) 485-5675 of the Bureau of Street Services.

- 3. Transformer. The Department of Water and Power (DWP) has amended their regulations regarding the location of required project transformers and these may now be located within the building. The applicant shall explore alternative locations for the proposed transformer. If no alternative location is achieved, the applicant shall submit a letter from DWP that the proposed transformer location is the only location option for the required transformer; this letter shall be placed in the case file.
- 4. **Sewers:** All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit. An investigation may be necessary to determine if the existing public sewers have sufficient capacity to facilitate the proposed development. Submit a request to the Public Counter of the Central District Office of the Bureau of Engineering (213) 482-7050.
- Drainage: No major drainage problems are involved. Submit drainage and grading plans
 to the Valley District Office of the Bureau of Engineering. Hydrology and hydraulic
 calculations may be required.
- 6. **Parking/Driveway Plan.** Prior to the issuance of any building permit, the applicant shall submit a parking and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
- 7. **Fire Department.** The requirements of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features:
 - a. Fire lanes, where required, shall be a minimum of 20-feet in width;
 - b. All structures shall be within 300-feet of an approved fire hydrant;
 - c. Entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
 - d. Submit plot plans indicating access road and turning area for Fire Department approval.
- 8. **Telecommunications.** The applicant shall make any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City right-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05 N, to the satisfaction of the Information Technology Agency (ITA).
- 9. **Police.** The building plans shall incorporate design guidelines relative to security, semi-public and private spaces (which may include but not be limited to access control to building), secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities and building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Refer to *Design out Crime Guidelines: Crime Prevention Through Environmental Design* published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, Phone: 213-485-

3134). These measures shall be approved by the Police Department prior to the issuance of building permits.

Covenant: Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

Notice: Certificates of Occupancies for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300 www.lacity.org/PLN/index.htm

Determination Mailing Date: AUG 1,6 2013

CASE NO.: CPC-2012-2734-GPA-ZC-HD-CU-SPR

Applicant: Sunil Patel, Holivine Investments, Inc.

CEQA: ENV-2012-2735-MND

Representative: Sheryl Brady

Location:

1133 N. Vine Street

Council No.:

13 - Garcetti (O'Farrell)

Plan Area:

Hollywood

Requested Action:

: General Plan Amendment.

Zone Change, Height District Change, Conditional Use, Site

Plan Review

Zone:

[Q]C2-2D and R3-1XL

At its meeting on June 13, 2013, the following action was taken by the City Planning Commission:

For the entire project site at 1133 North Vine Street, 1132 and 1138 North Lillian Avenue <u>and</u> City Initiated Plan Area (for Plan Amendment purposes only) for properties along the east side of North Lillian Way including 1120, 1122, 1126, 1142, 1150, 1151, 1154, 1156, North Lillian Way and 6326 West Lexington Avenue:

- 1. Adopted Mitigated Negative Declaration No. ENV-2012-2735-MND for the above referenced project, pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
- 2. Approved an Add Area for a General Plan Amendment from Medium Residential to General Commercial for the areas north and south of the project along the east side of North Lillian Way including 1120, 1122, 1126, 1142, 1150, 1152, 1154, 1156, North Lillian Way and 6326 West Lexington Avenue.

For the properties at 1133 North Vine Street and 1132 and 1138 North Lillian Avenue (entire project site):

- 3. **Approved** a **Conditional Use (CU)** pursuant to LAMC Section 12.24 W.24.(a) for a motel use to be located within 500-ft. of a residentially zoned area.
- 4. Adopted Site Plan Review Findings for development which creates, or results in, an increase of 50 or more dwelling units.

For the properties at 1132 and 1138 North Lillian Avenue (westerly portion of project site):

- 5. **Approved** a **General Plan Amendment** to amend the land use designation in the Hollywood Community Plan Land Use Map from Medium Residential to **General Commercial**.
- Approved a Zone Change from R3 to (Q)C2-2D.
- 7. Approved a Height District Change from 1XL to 2 and add a "D" Development Limitation to limit the floor area ratio to 3:1.
- 8. Adopted the attached Conditions of Approval.
- 9. Adopted the attached Findings.
- 10. Adopted the Staff Report as the Commission's Report.

RECOMMENDATIONS TO CITY COUNCIL:

- 1. **Recommend** that the City Council **adopt** the Mitigated Negative Declaration No. **ENV-2012-2735-MND** for the above referenced project, pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
- 2. Recommend that City Council approve an Add Area for a General Plan Amendment from Medium Residential to General Commercial for the areas north and south of the project along the east side of North Lillian Way including 1120, 1122, 1126, 1142, 1150, 1152, 1154, 1156, North Lillian Way and 6326 West Lexington Avenue.
- 3. **Recommend** that City Council **approve** a **General Plan Amendment** to amend the land use designation in the Hollywood Community Plan Land Use Map from Medium Residential to **General Commercial**.
- 4. Recommend that City Council adopt a Zone Change from R3 to (Q)C2-2D.
- 5. **Recommend** that the City Council adopt a **Height District Change** from 1XL to 2 and add a "D" Development Limitation to limit the floor area ratio to 3:1.
- 6. Recommend that the City Council adopt the attached Findings.

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

This action was taken by the following vote:

Moved:

Roschen

Seconded:

Hovaguimian

Ayes:

Burton, Cardoso, Eng, Freer, Lessin, Perlman, Romero

Vote:

9 - 0

James K. Williams, Commission Executive Assistant II

City Planning Commission

Effective Date/Appeals: Any aggrieved party may appeal the decision of the City Planning Commission to the City Council within 15 days of the date of this determination. Any appeal not filed within the 15-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401.

FINAL APPEAL DATE: AUG 3 1 2013

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

Attachments: Conditions of Approval, Findings

City Planning Staff: Mariana Salazar, Debbie Lawrence

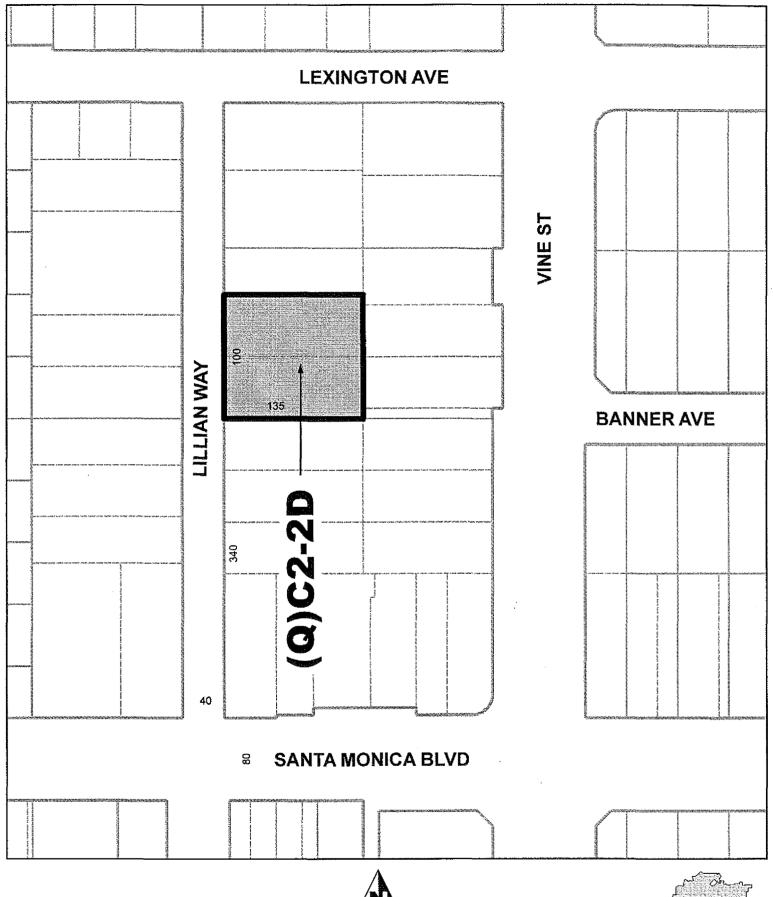
Senior Planner: Shana Bonstin

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

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

Section ___. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.





1 inch = 0.02 miles

C.M. 144 B 185

CPC 2012-2734 GPA ZC HD CU SPR

061813



(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Entitlement Conditions

- 1. Site Plan. The use and development of the property shall be in substantial conformance with the Plot plan and elevations submitted with the application and marked Exhibit B, dated May 25, 2013, and attached to the administrative file. Prior to the issuance of building permits, revised, detailed development plans that show compliance with all conditions of approval, including complete landscape and irrigation plans, shall be submitted to the Department of City Planning Department for review.
- 2. **Use**. Use of the subject property shall be limited to the use and area provisions of the this (Q) C2-2D zone; hotel and commercial uses shall be permitted.
- 3. **Height**. The building shall be limited to a height of 77 feet as defined by the LAMC Section 12.03. Any structures on the roof, such as air condition units and other equipment, shall be fully screened from view of any abutting properties.
- 4. Floor Area Ratio (FAR). FAR shall not exceed 3:1. The total floor area of non-residential, ground-floor retail commercial use shall not exceed 661 square feet, as defined by Section 12.03 of the LAMC.
- 5. **Residential Density.** Not more than 112 guest rooms may be constructed. The site is subject to LAMC 12.22 A.18 (a) allowing a density of 1 unit per each 200 square feet of lot area; however, the project is conditioned to be constructed below the allowable density pursuant to the Environmental Clearance adopted as part of this action.
- 6. **Parking.** The project shall provide parking pursuant to LAMC Section 12.21.A.4. for dwelling units. The project shall provide parking pursuant to LAMC 12.21 A.4(x)(3) for commercial floor area.
 - a. A total of 63 parking spaces shall be provided (34 standard, 24 compact, 5 handicapped). 53 parking spaces will be located in a subterranean garage and 10 parking spaces will be located on the ground floor level. Six bicycle parking spaces shall be provided.
- 7. Landscape Plan. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Department of City Planning Department.
- 8. **Window Transparency.** A note shall be added to the Project Elevations to indicate that all ground floor windows shall be comprised of non-reflective, transparent glass. Any atgrade parking uses shall not be visible from the exterior of the building. Architectural treatments, or other design features shall be used to ensure the parking is not visible from the exterior of the building.
- 9. **Ground Level Pedestrian Access.** The doors for pedestrian access along Vine Street shall remain open during business hours.

B. Environmental Conditions

10. Aesthetics (Landscape Plan). All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect.

11. Aesthetics (Vandalism).

- a. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- b. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- 12. Aesthetics (Light). Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
- 13. Aesthetics (Glare). The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

14. Air Pollution (Demolition, Grading, and Construction Activities)

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- b. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- d. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- g. Trucks having no current hauling activity shall not idle but be turned off.
- 15. Objectionable Odors (Commercial Trash Receptacles). No window openings or exhaust vents shall be permitted on the building façade which abuts a residential use or zone.

16. Cultural Resources (Archaeology)

b. If any archaeological materials are encountered during the course of project development, all further development activity shall halt in the areas of archaeological sensitivity (Excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent archaeological resources), and:

- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPAqualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- c. Project development activities may resume once copies of the archaeological survey, study or report are submitted to:

SCCIC Department of Anthropology McCarthy Hall 477 CSU Fullerton 800 North State College Boulevard Fullerton, CA 92834

- d. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- e. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

17. Cultural Resources (Paleontology)

- a. If any paleontological materials are encountered during the course of project development, all further development activities shall halt in the areas of paleontological sensitivity (Excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent paleontological resources), and:
 - The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
 - The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
 - The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
 - Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- b. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- c. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

18. Cultural Resources (Human Remains)

- a. In the event that human remains are discovered during excavation activities (Excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent remains), the following procedure shall be observed:
 - Stop immediately and contact the County Coroner:

1104 N. Mission Road Los Angeles, CA 90033 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

- The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
- The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- b. Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify those persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains.
- 19. **Seismic.** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- 20. **Erosion/Grading/Short-Term Construction Impacts.** The applicant shall provide staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
 - a. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits

from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:

- Excavation and grading activities shall be scheduled during dry
 weather periods. If grading occurs during the rainy season
 (October 15 through April 1), diversion dikes shall be constructed
 to channel runoff around the site. Channels shall be lined with
 grass or roughened pavement to reduce runoff velocity.
- Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

21. Green House Gas Emissions.

- a. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the units.
- b. Use only low non-VOC-containing paints, sealants, adhesives, and solvents in the construction of the project.
- 22. **Grading Plan.** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Department of Building and Safety's Grading Division.

Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

23. Geotechnical Report

- a. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- b. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- c. The existing fill materials that are not suitable for support of the proposed foundations, floor slabs, or additional fill shall be removed during excavation of the proposed subterranean levels. All foundations may bear in native earth materials found at the level of the proposed excavation.
- d. Excavation of the proposed subterranean levels shall require shoring measures to provide a stable working area due to the proposed depth,

- nature of onsite soils, and the presence of and proximity of adjacent structures.
- e. Any fill material and any fill generated during demolition shall be removed during excavation for the proposed subterranean parking levels.
- f. All vegetation, existing fill, and soft or disturbed earth materials shall be removed to receive controlled fill. The excavations areas shall be observed by a geotechnical engineer prior to placing compacted fill.
- g. Any vegetation or associated root system located within the footprint of the proposed structures shall be removed during grading. Any existing or abandoned utilities shall be removed or relocated as appropriate.
- h. All fill shall be mechanically compacted in layers not more than 8 inches thick. All fill shall be compacted to at least 90 or 95 percent of the maximum laboratory density (according to test method ASTM D 1557-07 or equivalent) or the materials used.
- 24. **Underground Storage Tanks**. Removal of the underground storage tank (in accordance with LAFD requirements) and suspected septic tank; and over-excavation of impacted soil (if encountered) shall occur before construction begins.
- 25. Asbestos. Prior to the issuance of any permit for the demolition or alteration of the existing structure(s) the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- 26. Lead Paint. Prior to the issuance of any permit for the demolition of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction fo the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

27. Polychlorinated Biphenyls

- a. Any lighting ballast not specifically labeled as not containing polychlorinated biphenyls (PCB) is presumed to contain them and shall require special disposal practices when eventually discarded.
- b. Prior to issuance of a demolition permit, a PCB abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.
- 28. **Wastewater.** The below-grade, two-stage used cooking grease trap located on the southern side of the 1618 North Highland Avenue parcel (site of the former restaurant) shall be removed during development.

29. Stormwater Pollution (Demolition, Grading, and Construction Activities).

- a. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- b. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- c. All vehicle/equipment maintenance, repair, and washing shall be conducted

- away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- d. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- e. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

30. Low Impact Development (LID) (For Residential development of 5 units or more)

- a. The Project Applicant shall implement stormwater BMPs to capture and manage 100 % from a storm event producing ¾ inch of rainfall in a 24-hour period in the following order of priority: infiltration, capture and reuse, City approved bio-filtration/retention system BMP or combination of the above. The design of structural BMPs shall be in accordance with the LID Section of the Development Best Management Practices Handbook Part B Planning Activities.
- b. If the Bureau of Sanitation Stormwater Protection Division determines that the above 100 % capture is infeasible, then the Project Applicant shall implement offsite mitigation within the same sub-watershed for the same. Prior to issuance of a building permit, the Applicant shall be required to verify the Stormwater Protection Division's approval of the LID strategies and submit a signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold.

31. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- a. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- b. Construction and demolition shall be restricted to the hours of 7:00 AM to 6:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday.
- c. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- d. The project contractor shall use power construction equipment with stateof-the-art noise shielding and muffling devices.
- e. The use of those pieces of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized. Examples include the use of drill rigs and jackhammers.
- f. Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.
- g. Barriers such as, but not limited to, plywood structures or flexible sound control curtains extending eight feet in height shall be erected around the Project Site's western, southern, and eastern boundaries to minimize the amount of noise during construction on the nearby noise-sensitive uses located offsite.
- h. Flexible sound control curtains shall be placed around drilling apparatuses and drill rigs used within the Project Site to the extent feasible.

- i. All construction truck traffic shall be restricted to truck routes approved by the City's Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- j. Adjacent land uses within 300 feet of the construction site shall be notified about the estimated duration and hours of construction activity at least 30 days before the start of construction.

32. Increased Noise Levels (Parking Structure Ramps)

- a. Concrete, not metal, shall be used for construction of parking ramps.
- b. The interior ramps shall be textured to prevent tire squeal at turning areas.
- 33. **Increased Noise Levels.** The motel structures shall include the following or equivalent to achieve an acceptable noise level of 45 CNEL:
 - Air conditioning or mechanical ventilation system so that the windows and doors may remain closed; and
 - b. Windows that are dual pane, laminated or similar with a Sound Transmission Clas (STC) rating of at least 30; and
 - c. Exterior doors facing Vine Street that have sound insulating design with an STC rating of at least 35.

34. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)

- a. All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- b. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.
- 35. Public Services (Fire). The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- 36. **Transportation (Construction).** A construction work site traffic control plan shall be submitted to LADOT's Hollywood-Wilshire District office for review and approval prior to the start of any construction work. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction-related traffic shall be restricted to off-peak hours (between 9 AM and 4 PM).
- 37. Highway Dedication and Street-Widening Requirements. The project shall be designed to conform with the Bureau of Engineering's (BOE) Land Development Group requirements for specific dedication, street widening and/or sidewalk requirements. The requirement for Vine Street is 100 feet of Right of Way with 15 foot sidewalks and 70 feet of roadway.

- 38. Inadequate Emergency Access. The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.
- 39. **Driveway Access and Circulation.** The applicant, prior to the commencement of building or parking layout design efforts, shall contact LADOT for driveway width and internal circulation requirements. This would ensure that traffic flow considerations are designed and incorporated early into the building and parking layout plans to avoid any unnecessary time delays and potential costs associated with late design changes. All pick-up and drop-off activities shall take place on-site. All driveways shall be Case 2 driveways and 30 feet wide for two-way operations. Any proposed gates shall have a minimum 20' reservoir space from the property line. Separate review and approval and shall be coordinated as soon as possible with LADOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 4th Floor, Station 3, @ 213-482-7024) to avoid delays in the building permit approval process.
- 40. **Development Review Fees.** The applicant shall comply with any applicable fees per Ordinance No. 180542 (effective March 28, 2009), which identifies specific fees paid to LADOT for traffic study review, condition clearance, and permit issuance.
- 41. Wastewater Treatment Facilities and Existing Infrastructure. As part of the normal construction/building permit process, the Project Applicant shall confirm with the City that the capacity of the local and trunk lines are sufficient to accommodate the Project's wastewater flows during the construction and operation phases. If the public sewer has insufficient capacity, then the Project Applicant shall be required to build sewer lines to a point in the sewer system with sufficient capacity.
 - a. The Project Applicant shall implement any upgrade to the wastewater system serving the Project Site that could be needed to accommodate the Project's wastewater generation.
 - b. The Project Applicant shall implement water conservation measures that would also reduce wastewater flows.

42. Water Treatment Facilities and Existing Infrastructure

- a. As part of the normal construction/building permit process, the Project
 Applicant shall confirm with the City that the capacity of the existing water infrastructure can supply the domestic needs of the Project during the construction and operation phases.
- b. The Project Applicant shall implement any upgrade to the water infrastructure serving the Project Site that could be needed to accommodate the Project's water consumption needs.

43. Utilities (Local Water – Landscaping)

- a. The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- b. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
 - Weather-based irrigation controller with rain shutoff
 - Matched precipitation (flow) rates for sprinkler heads

- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- Use of landscape contouring to minimize precipitation runoff
- c. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. And greater.

44. Utilities (Local Water Supplies - All New Construction)

- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- b. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- d. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- e. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

45. Utilities (Local Water Supplies – New Residential)

- a. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- b. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- c, Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- 46. **Utilities** (Solid Waste Recycling). To facilitate on-site separation and recycling of demolition and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.
- 47. Utilities (Solid Waste Recycling). Prior to the issuance of any construction permit, the Project Applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the City of Los Angeles Department of Building and Safety. The construction contractor(s) shall only contract for waste disposal services with a company that recycles construction-related waste.

48. Utilities (Solid Waste Disposal). All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

Administrative Conditions of Approval

- 49. Final Plans. Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
- 50. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
- 51. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
- 52. Code Compliance. Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
- 53. Department of Building and Safety. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
- 54. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
- 55. **Expiration**. In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
- 56. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all of the information contained in these conditions shall be recorded by the

property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heir, or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a Certified Copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

57. Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

| Sec The City Clerk shall certify to to published in accordance with Council policy, eit City of Los Angeles or by posting for ten days Angeles: one copy on the bulletin board locate Angeles City Hall; one copy on the bulletin board Los Angeles City Hall East; and one copy on Street entrance to the Los Angeles County Hall | in three public places in the City of Los d at the Main Street entrance to the Los located at the Main Street entrance to the the bulletin board located at the Temple |
|--|--|
| I hereby certify that this ordinance was Angeles, at its meeting of | passed by the Council of the City of Los |
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| | June Lagmay, City Clerk |
| | |
| By_ | Deputy |
| | |
| Approved | |
| | |
| | Mayor |
| Pursuant to Section 558 of the City Charter, the City Planning Commission on June 13, 201 recommended this ordinance be adopted by the | |
| ant. | |
| James K. Williams, Commission Executive Ass City Planning Commission | istant II |
| File No. | |

FINDINGS

General Plan/Charter Findings

General Plan Land Use Designation

On June 19, 2012, the City Council adopted an update to the Hollywood Community Plan, part of the City's Land Use Element, which sets forth specific land use requirements and required entitlements for projects in the Hollywood area. The land use designations of the subject property are designated as General Commercial with corresponding zone(s) of C1, C1.5, CR, C2, C4, RAS3, RAS4, and P and the Medium Residential with the R3 1.5-1XL Zone.

The property contains approximately 0.68 net acres and is presently zoned R3-1XL and [Q] C2-2D. The applicant is seeking a Zone Change and Height District Change from R3 to C2 and 1XL to 2D, where the D Limitation allows for an FAR of 3:1 for hotel uses. The General Commercial land use designation allows for the construction of commercial, parking, and high-density multifamily residential uses. Development of the Project would include hotel and a ground floor level café, which would be consistent with the General Commercial land use designation.

City Charter Section 556 and 558

The City initiated Plan Amendment from Medium Residential to General Commercial complies with Charter Sections 556 and 558 in that the recommended amendment furthers the intent, purposes, and objectives of the Hollywood Community Plan.

The proposed project is in compliance with the City of Los Angeles Framework Element, the Housing Element and the Land Use Element-Hollywood Community Plan. The site is not located within a Specific Plan. The project as conditioned is in conformance with the General Plan and Hollywood Community Plan. Policy LU 2.4.B states, "Supports hotels and tourist amenities, including a variety of accommodations and encourage flexibility parking models to best serve the local context." The subject area is located immediately adjacent to hotels and commercial uses, and across high-density residential uses across Lillian Way. While the High Residential land use designation may have been considered an appropriate buffer the existing pattern of development includes commercial and hotel use. Moreover, the Hollywood Community Plan now requires "[Policy LU.2.9] Infill development throughout the Hollywood Community Plan area should conform with the general urban design standards contained in Chapter 7." Therefore, moving forward, any development along this portion of Vine Street will be subject to design standard that promote among other design elements, buffers and transitional amenities to protect the interests of the residents living nearby which otherwise would not apply. Adhering to the General Commercial land use designation will establish an appropriate buffer to the residential uses along Lillian Way.

Framework Element

The Citywide General Framework text defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space/conservation, economic development, transportation, and infrastructure/public services. The proposed project will be in conformance with several goals of the Framework as described below.

A. Land Use Chapter, Framework Element: Issue One: Distribution of Land Use of the Framework Element's Land Use

Chapter (Chapter Three) establishes general principles to encourage growth and increase land use intensity around transit nodes, to create a pedestrian oriented environment while promoting an enhanced urban experience and provide for places of employment.

Objective 3.4 of Issue One: Distribution of Land Use: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The project will provide an increase in hotel guest rooms and a ground floor cafe. As conditioned, the project will be designed in harmony with the existing neighborhood and minimize impacts on neighboring properties. The project will provide a high quality project that incorporates existing uses on the site. It will incorporate measures to reduce impacts to air quality, geology, hazardous materials, noise, and public services for the surrounding community. The character of the area includes other commercial and office uses, and high density residential uses. The project's recommended density and height will be compatible with existing development and will not create negative impacts to the adjacent commercial or residential areas.

B. Economic Development Chapter, Framework Element

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Objective 7.3: Maintain and enhance the existing businesses in the city.

Objective 7.6: Maintain a viable retail base in the city to address changing resident and business shopping needs.

The above objectives seek to concentrate commercial development in existing commercial corridors and in areas that are able to support such development which are in close proximity to rail and bus transit stations. It also encourages the construction of a new 112 guest room hotel and with a ground floor café consisting of a total of 61,184 square feet. The project will provide commercial options at the ground floor and residential units above that will serve the existing community in a location that currently contains several underutilized surface parking areas and underperforming buildings.

Housing Element

Policy 2.1.3: Encourage mixed-use development which provides for activity and natural surveillance after commercial business hours.

Policy 2.1.4: Enhance livability of neighborhoods by upgrading the quality of development and improving the quality of the public realm, including streets, streetscape and landscaping to provide shade and scale.

The project will provide an increase in needed hotel guest rooms and a street level café. This project will activate the community by generating pedestrian activity during and after normal commercial business hours. The development will replace currently under-utilized surface parking areas and commercial buildings with a well-designed building that provides an appropriate and well thought out design. Per the conditions of approval, the project will include LAMC minimum required open space and landscaping. This open space is provided in a variety of ways including courtyards, recreation rooms, swimming pools, and active and passive areas. Additionally, a green wall will be provided north adjacent to the building at 1149 Vine Street in order to further minimize impacts of the new building.

Objective 2.3: Encourage the location of housing, jobs, and services in mutual proximity. Accommodate a diversity of uses that support the needs of the City's existing and future residents.

Policy 2.3.1: Encourage and plan for high-intensity residential and commercial development in centers, districts, and along transit corridors, as designated in the Community Plans and the Transportation Element of the General Plan, and provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled in order to mitigate traffic congestion, air pollution, and urban sprawl.

Policy 2.3.3: Encourage the development of new projects that are accessible to public transportation and services consistent with the community plans. Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.

The project location is well served by a large variety of transit options. The site is located along a major transit corridor, Vine Street which is served by a local bus (Metro bus 210), and is a block walking distance to Santa Monica Boulevard which served by local bus line (Metro bus 4) operated by the Los Angeles County MTA including and the MTA Metro Rapid 704.

Land Use Element - Hollywood Community Plan

The project is located within the Hollywood Community Plan area, which includes the following relevant land use objectives, policies and programs:

Policy LU.2.12: Incentivize jobs and housing growth around transit nodes and along transit corridors.

The proposed project, along the westerly side of Vine Streets south of Lexington Avenue and north of Santa Monica Boulevard and will include the construction of a new 112 guest room hotel and with a ground floor café The project will consist of a total of 61,184 square feet, comprised of 112 hotel guest rooms and amenities and 661 square feet for the café, with 63 parking spaces with a total FAR of 2 to 1. The building will be constructed to a height of 6 stories and 77 feet in height.

The site is located along a Modified Major Highway, Vine Street and is within walking distance of two Metro Local buses and an MTA Metro 704 Rapid bus.

The sites where the new building will be located currently includes an underutilized motel. The project will include an updated hotel and ground floor café. This project will achieve these Hollywood Community Plan policies relating to the development of new housing and job opportunities.

Policy LU.3.21: Encourage building design which creates interesting, attractive walking environments on streets with high pedestrian activity.

Policy LU.3.22: Promote well-designed retail with transparent facades to allow visibility of commercial uses as illustrated in the urban Design Chapter, Chapter 7.

Policy LU.3.24: Promote pedestrian-friendly land uses along streets with high pedestrian activity.

Policy LU.3.6: Discourage the siting of parking lots next to sidewalks which carry high volumes of pedestrian traffic.

Approximately 661 square feet cafe use is proposed along Vine Street, taking advantage designed with a large amount of transparent glass in order to allow visibility. As conditioned, the ground floor facades along Vine Street will also include transparent glass so as to invite customers into the café, and invite pedestrians to shops at nearby businesses.

Most new parking will be located in subterranean parking structure, with some at-grade parking. As conditioned, the ground floor will be enhanced with pedestrian-friendly architectural treatments such as transparent glass, and no at-grade parking will be visible from outside the building, thus achieving the policies in the Hollywood Community Plan.

Policy LU.2.9: Infill development throughout the Hollywood Community Plan area should conform with the general urban design standards contained in Chapter 7.

The project is consistent with many of the Urban Design Guidelines for individual projects in the Hollywood Community Plan. These guidelines are intended to ensure that new projects are compatible with existing and future development on neighboring properties and this project meets many of the policies, as follows:

 Mixed-use buildings should have a separate ground floor entrance to the residential component or a lobby that serves both the residential and commercial components. The residential component of a mixed-used building should have a ground floor pedestrian entrance to the commercial street. A pedestrian entrance to the commercial component should be directly accessible from a public street, and open during the posted normal business hours.

As designed, the two entrances are accessible via doors off of Vine Street and thus have direct access to the respective commercial streets. The cafe space off Vine Street also has two pedestrian entrances. As conditioned, the pedestrian entrances on Vine shall remain accessible during business hours.

- To break massing, utilize multiple planes, stepbacks, and architectural treatments such as recessed windows, columns, moldings, and projections.
- Utilize architectural features such as balconies, porches, decks, awnings, arcades, trellises, color, materials, and diverse roof forms or landscape features such as trees, shrubs, and vines to create articulation and a diverse building façade.

The hotel is designed to engage the streetfronts and become part of the neighborhood. There is a small café/coffee shop situated on the corner of the hotel main entrance from Vine Street. This cafe is strategically

situated to allow the hotel to engage the sidewalk as well as to provide a visual connection to the street. The front façade is also designed to represent a modern hotel that engages the surrounding area.

For the front façade facing Vine Street, the combination of glass and aluminum mullions is intended to reflect architecturally, the recent modern developments around the Hollywood area. To engage the street, the design of the front façade also includes architectural façade elements constructed from powder coated perforated metal panels projecting out from the façade. At the top of the building facing Vine Street, there is a balcony constructed from metal panels providing visual connection to the street. On the ground floor facing both Vine Street and Lillian Way, there are cultured stones provided at the base of the building to help anchor the building to the site visually. The exterior finishes for the building are comprised of different colored stucco to help define the building volumetrically.

On the Lillian Way side, the hotel is situated 15 feet away from the current property line. Along Lillian Way, there are landscape areas, planters and trellis to provide buffer zone between the hotel, trash enclosure and the neighbors across the street. There is also a small swimming pool situated behind the green buffer zone. Along the northern side of the property as you turn into the drive way from Vine Street, there is also a Green Wall and landscape area that provides a buffer zone between the main driveway and the neighbor immediately to the north.

On the ground floor along the south façade, the building is uniformly set back 8 feet from the existing property line. However, at the mid-point along this facade, the west wing of the upper floors is stepped back between 17' -5" and 23'-8" from the property line as the property line extends south. Also along the south east end of the façade, the two guestrooms bay is stepped back 2'-3" from the façade plane.

The facade along Vine St is basically parallel to the building set back line (12 feet) with the exception of the canopy at the top of the building which projects out 7 feet from the face of the building and the accent wall at the north east corner which projects out 1 ft from the façade plane.

On Lillian Way, the façade at the upper floors is also parallel to the building set back line (15ft). On the ground floor the building is set back 43 feet from the property line for the pool area. A trellis is also provided on the ground floor to break down the façade volume.

The north façade is set back between 24 feet and 44 feet from the property line. Immediately after the accent wall on the north east corner, there is a stairwell volume that projects out 4 ft from the façade plane. After the stairwell, going from east to west, the building is stepped back 5 ft and the facade turns into aluminum storefront. Immediately after that the façade is undulating between 5 ft and minus 5 ft from this aluminum storefront.

 Required parking and loading areas should be located away from the primary street, so as to maintain the street wall for pedestrians. Alleyloading areas are encouraged.

All parking will be located in subterranean parking structure, with some atgrade parking. As conditioned, the ground floor will be enhanced with pedestrian-friendly architectural treatments such as transparent glass, and no at-grade parking will be visible from outside the building, thus achieving the policies in the Hollywood Community Plan.

- Ground floor façades should enhance the experience of pedestrians, bicyclists, and public transit riders through utilization of transparent elements, details, and landscaped features.
- The front façades of buildings should emphasize large quantities of transparent elements to provide an interesting storefront. These include windows, doors, and shutters.

Approximately 661 square feet of retail commercial uses (café) are proposed along Vine Street Avenue, taking advantage of the high pedestrian activity along this corridor. The ground floor storefronts along Vine Street are designed with a large amount of transparent glass in order to allow visibility of the commercial uses. As conditioned, the ground floor facades along Vine will also include transparent glass. Although the majority of Vine Street does not include retail frontages, the ground floors of these buildings are designed to incorporate glass storefronts.

 Landscaping should soften the visual impact of a development by screening equipment, providing shaded areas, and creating natural fences and neighborhood character. The use of clinging vines, pergolas, trellises, shrubs, hedges, and water features is strongly encouraged.

Per the conditions of approval, the project will include LAMC minimum required open space and landscaping. The project incorporates a total of approximately 12,168 square feet of new open space, which will provide common and private open space. This open space is provided in a variety of ways including courtyards, recreation rooms and a small swimming pool. Additionally, a landscape buffer will be provided adjacent to the building at Lillian Way in order to further minimize impacts of the new building.

 Utility equipment, disposal areas, maintenance doors, and storage areas shall be screened from public right of way.

As conditioned, an alternative location for the DWP required transformer will be explored, as the transformer may be permitted to be located within the building, rather than in the current proposed location. If relocated, the interior location of this required utility equipment will enhance the design of the project.

The use of highly reflective or deeply tinted glass is discouraged.

The ground floor storefronts along Vine Street are designed with a large amount of transparent glass in order to allow visibility for the commercial uses. As conditioned, the ground floor facades along Vine Street will also include transparent glass. Although the majority of Vine Street in this portion does not include retail frontages, the ground floor of these buildings is designed to incorporate glass.

- 3. The Transportation Element of the General Plan will be not be affected by the recommended action herein. The current street width is approximately 90 feet of roadway with 10 foot sidewalks and the standard for Vine Street is 100 feet Right of Way with 70 feet of roadway and 15 foot sidewalks. Lillian Way is a Local Street and is improved to the required standard. As conditioned, the applicant will provide dedication and improvements to meet the Bureau of Engineering's requirements.
- 4. The Sewerage Facilities Element of the General Plan will be affected by the recommended action. However, requirements for construction of sewer facilities to serve the subject project and complete the City sewer system for the health and safety of City inhabitants will assure compliance with the goals of this General Plan Element.
- 5. Street Lights. Any City required installation or upgrading of street lights is necessary to complete the City street improvement system so as to increase night safety along the streets which adjoin the subject property.

Zone Change and Height District Change Findings

6. Pursuant to LAMC Section 12.32.C.7, and based on these Findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The property is located within the Hollywood Community Plan and Update area and is classified within the General Commercial land use designation corresponding to the C1, C1.5, CR, C2, C4, RAS3, RAS4, and P Zones and the Medium Residential land use designation corresponding to the R3 Zone. The property is zoned R3-1XL and [Q]C2-2D Zones and is not within a specific plan area. The property is located within a State Enterprise Zone. The property is located the westerly side of Vine Street between Lexington Avenue to the North and Santa Monica Boulevard to the South. Vine Street is designated as a Modified Major Highway and Lillian Way is a Local Collector.

The proposed zone change/height district change would lead to a development that would be deemed consistent with public necessity, convenience, general welfare and good zoning practice. The project site and surrounding properties are almost entirely located in the [Q]C2 Zone and in Height District No. 2. The Zone Change from the R3 to the C2 Zone will allow a hotel use, which is not expressly allowed in the R3 Zone. The C2 Zone expressly permits hotel use, whereas the R3 Zone does not. The Zone Change requested by the applicant is for the limited purpose of maintaining the hotel use and maintaining a Zone that is consistent with the intended development along this portion of Vine Street. Immediately adjacent north of the project site (along Lillian Way) is another existing hotel. These existing hotels are across the multi-family residential uses along Lillian Way. This portion along Vine Street includes a variety of commercial uses, and serves as a buffer to the multi-family residential uses. The Zone Change will therefore

not provide for any significant departure from the existing pattern of development which is encouraged by the Community Plan.

The proposed Height District Change from 1XL to 2 will result in an increase from 30 feet and 2 stories, and a maximum allowable 3 to 1 FAR to an unlimited height but with the same a maximum allowable FAR of 3 to 1 in this portion of the Hollywood Community Plan area for hotel uses pursuant to the Q Qualified Conditions of Approval (Ordinance Number 182173-SA19). At the completion of the project, the total floor area of existing commercial development and the proposed new structure will be approximately 61,184 square feet, resulting in a 2 to 1 FAR. Granting the zone change/height district change would allow for the development of 112 hotel guest rooms and 661 square feet of ground floor commercial space for a café and with 63 required parking spaces. This would enable the project to help bring critical investment on an underutilized site in the Hollywood area, eliminating associated blight and negligible activity and improving the aesthetic and economic environment that fosters entertainment-related uses, increased pedestrian activity, and jobs.

The project is compatible with and complements the surrounding area because the surrounding area is composed of a mix of office and commercial developments. As an existing motel the project does not fundamentally alter its character. Functionally, the project seeks to activate the Vine Street frontage. Accordingly, trash and recycling enclosures, as well as other building maintenance equipment are located away from exterior public areas and are shielded from public view. Exterior lighting will be provided to illuminate the buildings, entrances, walkways and parking areas, but all project-related lighting will be directed exclusively onsite to avoid spillover lighting onto adjacent properties. The upgrade to the existing motel will help eliminate existing blight including but not limited to a site design that exposes surface parking along the Lillian Way frontage that is in constant need of repair and maintenance from trash and debris. The proposed project will help eliminate blight and proposed a green buffer along two frontages will provide a more shielded and friendly transitional buffer.

The General Plan, which includes the Housing Element and Land Use Element, and the Hollywood Community Plan and Update encourage mixed-use projects with housing and pedestrian-oriented commercial uses along major transit corridors. As a result, the mixed uses of the project reflect City urban planning goals because they provide compatible uses to an underutilized, commercially zoned property located along a major transit corridor. The project will redevelop a property as a smaller, older existing motel, is under-utilized in a manner that it is not meeting the tourism and economic needs of Hollywood.

The project is consistent with the following relevant Hollywood Community Plan Update goals and policies:

Goal LU.2: Provide a range of employment and housing opportunities.

Goal LU.5: Encourage sustainable land use and building design.

Policy LU.1.14: Encourage the design of new buildings that respect and complement the character of adjacent historic resources.

Policy LU.2.15: Encourage mixed-use and multi-family residential projects to provide bicycle parking and/or bicycle lockers.

The project is consistent with the General Plan and the Hollywood Community Plan because it provides uses encouraged by the plans, promotes orderly development, evaluates and mitigates potentially significant environmental impacts, and promotes

public safety and the general welfare. Therefore, approval of the Zone Change and the Height District change to 2 with the "D" Limitation is beneficial to the public necessity, convenience and general welfare, and is representative of good zoning practice.

7. Conditional Use Findings (Hotel Use)

The applicant is requesting a conditional use for a hotel use within 500 feet of residential uses.

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

The hotel is appropriate in relation to the adjacent uses or the development of the community and will provide a service that is beneficial to the tourist industry and businesses in the community. Although located within 500 feet of residentially zoned property across Lillian Way to the west, the multi-family residences would be buffered by landscaped buffer along Lillian Way. Additionally, the proposed project would improve the existing blighted surface parking lot and hotel structure to a landscaped buffer.

The hotel is consistent with ongoing redevelopment efforts in the community, located in an area well suited to visitor-serving uses. The hotel will capitalize on the foot traffic and tourism attractions to provide accommodations for visitors to Hollywood and the Los Angeles region and will also create additional business and pedestrian activity in the Hollywood area.

b. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The proposed hotel will be compatible with and will not adversely affect or further degrade adjacent uses or properties because the project will continue to fill the need for hospitality type uses within the region and provide new jobs for the local economy. Moreover, the project is located in a neighborhood that is characterized by tourism and entertainment businesses, restaurants and commercial uses.

The Hollywood area of Los Angeles contains a variety of high-intensity urban activities in a compact built environment that includes commercial, residential, cultural, recreational, and hotel uses. Accordingly, Hollywood is a proper location for hotel development, because it is a focal point of regional interests, commercial stores, and other places of entertainment, cultural facilities and government offices. These diverse uses support balanced community development and create increased interest for visitors from all walks of life who come to Hollywood. Therefore, the proposed hotel is compatible with and will not adversely affect or further degrade adjacent uses or improvements.

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

The construction of a hotel with a café will not be materially detrimental to the character of the development in the immediate area. The hotel use, is keeping in with the Community Plan's intent "to further the development of Hollywood as a major center of population, employment, retail services and entertainment." The hotel is compatible with the surrounding neighborhood and will not be materially detrimental to the character of development in the immediate neighborhood.

2. Site Plan Review Findings

The applicant is requesting a Site Plan Review for a project which results in an increase of 50 or more residential units.

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

The proposed project, along the westerly side of Vine Streets south of Lexington Avenue and north of Santa Monica Boulevard and will include the construction of a new 112 guest room hotel and with a ground floor café. The project will consist of a total of 61,184 square feet, 112 hotel guest rooms and amenities and 661 square feet for the café, with 63 parking spaces with a total FAR of 2 to 1. The building will be constructed to a height of 6 stories and 77 feet in height. The cafe would be located at the ground floor, with pedestrian access from Vine Street.

The project is located within the Hollywood Community Plan area with a maximum 3 to 1 FAR for hotel use. The proposed zone change from R3 to C2 would provide a more cohesive pattern of development that already exists along this portion of Vine Steet. The project site consists of a smaller, existing motel and another motel is located north of the project site along Lillian Way. The increase from an existing 54 guest room hotel to a 112 guest room hotel is compatible with and will not adversely affect or further degrade adjacent uses or improvements.

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

Policy LU.2.9: Infill development throughout the Hollywood Community Plan area should conform with the general urban design standards contained in Chapter 7. Policy LU.3.22: Promote well-designed retail with transparent facades to allow visibility of commercial uses as illustrated in the Urban Design Chapter, Chapter 7.

The project is consistent with many of the Urban Design Guidelines for individual projects in the Hollywood Community Plan. These guidelines are intended to ensure that new projects are compatible with existing and future development on neighboring properties and this project meets many of the policies, as follows:

 Mixed-use buildings should have a separate ground floor entrance to the residential component or a lobby that serves both the residential and commercial components. The residential component of a mixed-used building should have a ground floor pedestrian entrance to the commercial street. A pedestrian entrance to the commercial component should be directly accessible from a public street, and open during the posted normal business hours.

As designed, the hotel entrance is a lobby with direct access to Vine Street as well as the driveway. The café has a pedestrian entrance directly accessible from Vine Street. As conditioned, the pedestrian entrances along Vine Street shall remain accessible during business hours.

- Buildings should be oriented to provide breaks for pedestrian throughways where appropriate. Ideally, clear lines of sight from the front to the rear of the parcel should be placed every 200 linear feet of building frontage.
- To break massing, utilize multiple planes, stepbacks, and architectural treatments such as recessed windows, columns, moldings, and projections.

On the ground floor along the south façade, the building is uniformly set back 8 feet from the existing property line. However, at the mid-point along this facade, the west wing of the upper floors is stepped back between 17'-5" and 23'-8" from the property line as the property line extends south. Also along the south east end of the façade, the two guestrooms bay is stepped back 2'-3" from the façade plane.

The facade along Vine St is basically parallel to the building set back line (12 feet) with the exception of the canopy at the top of the building which projects out 7 feet from the face of the building and the accent wall at the north east corner which projects out 1 ft from the façade plane.

On Lillian Way, the façade at the upper floors is also parallel to the building set back line (15ft). On the ground floor the building is set back 43 feet from the property line for the pool area. A trellis is also provided on the ground floor to break down the façade volume.

The north façade is set back between 24 feet and 44 feet from the property line. Immediately after the accent wall on the north east corner, there is a stairwell volume that projects out 4 ft from the façade plane. After the stairwell, going from east to west, the building is stepped back 5 ft and the facade turns into aluminum storefront. Immediately after that the façade is undulating between 5 ft and minus 5 ft from this aluminum storefront.

 Utilize architectural features such as balconies, porches, decks, awnings, arcades, trellises, color, materials, and diverse roof forms or landscape features such as trees, shrubs, and vines to create articulation and a diverse building facade. To engage the street, the design of the front façade along Vine Street includes architectural façade elements constructed from powder coated perforated metal panels projecting out from the façade. At the top of the building facing Vine Street, there is a balcony constructed from metal panels providing visual connection to the street. On the ground floor facing both Vine Street and Lillian Way, there are cultured stones accent provided at the base of the building to help anchor the building to the site visually. There are landscaped areas, planters and a trellis to provide a buffer between the hotel, trash enclosure and neighbors across the Lillian Way.

 Required parking and loading areas should be located away from the primary street, so as to maintain the street wall for pedestrians. Alleyloading areas are encouraged.

The entry court off Vine Street is the primary access to the hotel with its enhanced paving and landscape. The hotel's passenger drop off is provided on the south side of this main drive way. Immediately adjacent to the drop off, the driveway continues down to an underground parking level. The main drive way also provides an access connection to Lillian Way. The connection to Lillian Way is required by the Fire Department for fire truck access.

- Ground floor façades should enhance the experience of pedestrians, bicyclists, and public transit riders through utilization of transparent elements, details, and landscaped features.
- The front façades of buildings should emphasize large quantities of transparent elements to provide an interesting storefront. These include windows, doors, and shutters.

For the front façade facing Vine Street, the combination of glass and aluminum mullions is intended to reflect architecturally, the recent modern developments around the Hollywood area. On the ground floor facing both Vine Street and Lillian Way, there are cultured stones accent provided at the base of the building to help anchor the building to the site visually. The exterior finishes for the building are comprised of different colored stucco to help define the building volumetrically.

 Landscaping should soften the visual impact of a development by screening equipment, providing shaded areas, and creating natural fences and neighborhood character. The use of clinging vines, pergolas, trellises, shrubs, hedges, and water features is strongly encouraged.

Along Lillian Way side, the hotel is situated 15feet away from the current property line. Along Lillian Way, there are landscape areas, planters and trellis to provide buffer zone between the hotel, trash enclosure and the neighbors across the street. There is also a small swimming pool situated behind the green buffer zone. Along the northern side of the property, there is also a Green Wall and landscape area that provides a buffer zone between the main driveway and the neighbor immediately to the north.

Along Lillian Way, there are landscaping areas, raised planters and trellis to provide buffer zone between the hotel, and the neighbors across the

street. A combination of shrubbery and tress species including King Palms, New Zealand Flax and Fortnight Lily are provided. Additionally, raised planters with variety of shrubbery are also provided on either side of the driveway leading down to the underground parking.

On the south side of the pool area, there are potted plants with Dwarf Date Palms provided. Also along the south property line, there is a continuous "Green Screen" with vines attached to provide separation between the hotel and the adjacent property.

The north end of the property is also provided with "Green Screen" as a buffer zone between the main hotel drive way and the adjacent property. Additional shrubbery will be planted around the electrical transformer adjacent to the parking area. At the corner of hotel facing Vine St, there are 2 King Palms in raised planters provided. Also, 3 Sweetshade Trees will be planted along Vine St.

The use of highly reflective or deeply tinted glass is discouraged.

The ground floor storefronts along Vine Street are designed with a large amount of transparent glass in order to allow visibility for the commercial uses.

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

The project is designed and conditioned to provide a pedestrian-friendly experience along Vine Street as well as provide for open space amenities for hotel guest. The project incorporates a total of approximately 12,168 square feet of new open space, which is provided in a variety of ways including courtyards, recreation rooms and a small swimming pool.

3. CEQA Findings

A Mitigated Negative Declaration (ENV-2012-2735-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt that the Mitigated Negative Declaration, imposed the conditions shown in that document on this approval.

RESOLUTION

WHEREAS, the subject property is located in the Hollywood Community Plan area, adopted by the City Council on June 19, 2012 and;

WHEREAS, the approved project is for the construction of a 6-story motel project to include 112 guest rooms, a 661-square foot ground floor cafe, 325 square-foot pool on the ground floor level and 63 total vehicular parking spaces; and

WHEREAS, the City Planning Commission approved a Conditional Use for a motel use to be located within 500-ft. of a residentially zoned area, subject to attached Conditions of Approval for the properties at 1133 North Vine Street and 1132 and 1138 North Lillian Avenue (entire project site); and

WHEREAS, the City Planning Commission approved Site Plan Review Findings for development which creates, or results in, an increase of 50 or more dwelling units for the properties at 1133 North Vine Street and 1132 and 1138 North Lillian Avenue (entire project site); and

WHEREAS, the City Planning Commission approved the requested Zone Change from R3 to (Q) C2 for the properties at 1132 and 1138 North Lillian Avenue (westerly portion of project site); and

WHEREAS, the City Planning Commission approved the requested Height District Change from 1XL to 2 and added the requested "D" Development Limitation to limit the floor area ratio to 3:1 for the properties at 1132 and 1138 North Lillian Avenue (westerly portion of project site); and

WHEREAS, the City Planning Commission recommended approval of an Add Area for a General Plan Amendment from Medium Residential to General Commercial for the areas north and south of the project along the east side of North Lillian Way including 1120, 1122, 1126, 1142, 1150, 1152, 1154, 1156, North Lillian Way and 6326 West Lexington Avenue.

WHEREAS, the City Planning Commission approved a General Plan Amendment to amend the land use designation in the Hollywood Community Plan Land Use Map from Medium Residential to General Commercial for the properties at 1132 and 1138 North Lillian Avenue (westerly portion of project site) and recommended approval by the City Council of a General Plan Amendment; and

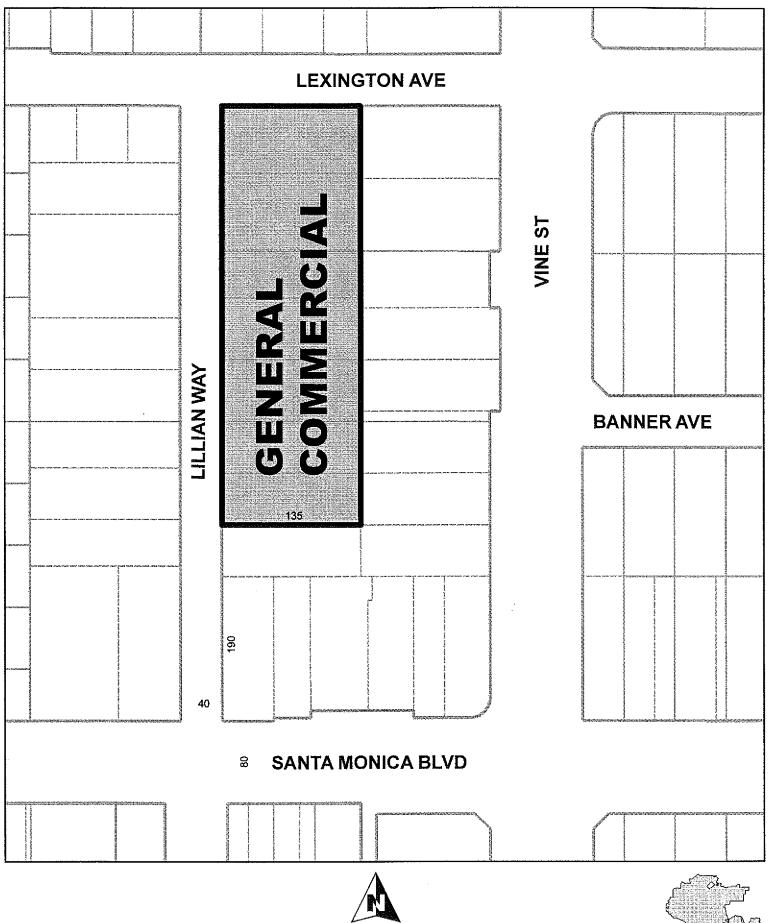
WHEREAS, the requested General Plan Amendment is consistent with the intent and purposes of the adopted Hollywood Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, pursuant to the City Charter and ordinance provisions, the Mayor and the City Planning Commission have transmitted their recommendations.

WHEREAS, the subject project has had a Mitigated Negative Declaration, ENV-2012-2735-MND prepared in accordance with the City's Guidelines for the implementation of the California Environmental Quality Act; and

WHEREAS, evidence, both written and oral, was duly presented to and considered by the City Planning Commission at the aforesaid public hearing, including but not limited to a staff report, exhibits, appendices, and public testimony; and

NOW, THEREFORE, BE IT RESOLVED, that the Hollywood Community Plan be amended as shown on the attached General Plan Amendment map.





C.M. 144 B 185

CPC 2012-2734 GPA ZC HD CU SPR

LH/.\$

HOLLYWOOD CPU

1 inch = 0.02 miles

061813





DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



City Planning Commission

Date:

June 13, 2013

Time:

After 8:30 am

Place:

Los Angeles City Hall

200 North Spring Street, Room 350

Los Angeles, CA 90012

Public Hearing:

May 24, 2013

Appeal Status:

Zone Change/Height District

Change is appealable by the Applicant to the City Council if denied in whole or in part per

LAMC Sec. 12.32 D

Expiration Date:

July 13, 2013

Case No.:

CPC-2012-2734-ZC-HD-

CU-SPR

CEQA No.:

ENV-2012-2735-MND

Council No.:

13 - Garcetti

Plan Area: Certified NC: Hollywood

GPLU:

Central Hollywood

Medium Residential

Zone:

[Q]C2-2D and R3-1XL

General Commercial and

Applicant: Representative: Holivine Investments, Inc. Sheryl Brady

PROJECT LOCATION:

1133 N. Vine Street

PROPOSED PROJECT:

Demolition of an existing 54-quest room motel. Construction, use, and maintenance of a six-story building, 77-ft. in height, motel with 112-guest rooms, a 661 square foot ground floor cafe, 325 square foot pool on the ground floor level; 63 total vehicular parking spaces (34 standard, 24 compact, 5 handicapped) comprised of 53 parking spaces in a subterranean garage, 10 parking spaces on the ground floor level, and 6 bicycle parking spaces, in the existing [Q]C2-2D Zone and proposed C2-2D Zone.

REQUESTED ACTION:

For the entire project site at 1133 North Vine Street, 1132 and 1138 North Lillian Avenue and City Initiated Plan Area (for Plan Amendment purposes only) for properties along the east side of North Lillian Way including 1120, 1122, 1126, 1142, 1150, 1152, 1154, 1156, North Lillian Way and 6326 West Lexington Avenue:

- 1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration ENV-2012-2735-MND for the above referenced project; and
- 2. The Department of City Planning is requesting the analysis of an Add Area for a General Plan Amendment from Medium Residential to General Commercial for the areas north and south of the project along the east side of North Lillian Way including 1120, 1122, 1126, 1142, 1150, 1152, 1154, 1156, North Lillian Way and 6326 West Lexington Avenue. No physical development is proposed within the Add

Area at this time. The boundaries of this add area are subject to change; and

For the properties at 1133 North Vine Street and 1132 and 1138 North Lillian Avenue (entire project site):

- 3. Pursuant to Section 12.24W.24.(a) of the Municipal Code, a Conditional Use (CU) for a motel use to be located within 500 feet of a residentially zoned area; and
- **4.** Pursuant to LAMC Section 16.05.C.1(b), **Site Plan Review** for the development with 50 or more guest rooms.

For the properties at 1132 and 1138 North Lillian Avenue (westerly portion of project site):

- Pursuant to LAMC Section 11.5.6B, a General Plan Amendment (GPA) to amend the land use designation in the Hollywood Community Plan Land Use Map from Medium Residential to General Commercial; and
- 6. Pursuant to LAMC Section 12.32 C, a Zone Change (ZC) from R3 to C2; and
- 7. Pursuant to LAMC Section 12.32 C, a **Height District change** (HD) from 1XL to 2, and add a "D" Development Limitation to limit the floor area ratio to 3:1; and

RECOMMENDED ACTION:

- 1. Adopt the Mitigated Negative Declaration No. ENV-2012-2735-MND.
- 2. Recommend that the City Council Approve Add Area for a General Plan Amendment from Medium Residential to General Commercial.
- 3. **Recommend** that the City Council **Approve** a **Conditional Use (CU)** for a motel use to be located within 500-ft. of a residentially zoned area.
- 4. **Recommend** that the City Council **Approve Site Plan Review** for the development with 50 or more guest rooms.
- 5. **Recommend** that the City Council **Approve** a **General Plan Amendment** from Medium Residential to General Commercial.
- 6. Recommend that the City Council Approve a Zone Change from R3 to (Q) C2.
- 7. **Recommend** that the City Council **Approve** a **Height District Change** from 1XL to 2 and add a "D" Development Limitation to limit the floor area ratio to 3:1.
- 8. Adopt the attached Findings.

MICHAEL J. LOGRANDE Director of Planning

Daniel Scott, Principal City Planner

Shana Bonstin, Senior City Planner

Mariana Salazar, City Planning Associate

213-978-3034

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PROJECT ANALYSIS

Project Summary

This report contains discussions, recommendations, conditions and findings for the construction of a new hotel.

The requested entitlements would facilitate the development of a 112-guest room hotel with 661 square foot ground floor café, and a 325 square foot pool on the ground floor level; 63 total vehicular parking spaces (34 standard, 24 compact, 5 handicapped) comprised of 53 parking spaces located in a subterranean garage, 10 parking spaces on the ground floor level, and 6 bicycle parking spaces in the existing [Q]C2-2D and proposed C2-2D Zone. The existing 54-guest room motel would be demolished.

Zoning and FAR

The C2 zone expressly allows hotel uses. The Hollywood Community Plan includes the [Q] Qualified Permanent Conditions of Approval (Ordinance Number 182173-SA19), which applies to the easterly portion of the site along Vine Street concerning: Building Location, Transparency, Pedestrian Access, Parking, and Driveways and Vehicular Access. The "D" Development limitation concerns the Floor Area Ratio (FAR). The FAR limitation that applies to this project is a maximum 3 to 1 FAR for developments that contain hotel uses.

Density

The project is a hotel development in the existing and proposed C2 Zone that permits R4 residential density. The maximum permitted is one guest room per 200 square feet. Based on the lot size and the approval of the proposed zone, a total of 148 guest rooms could be constructed; 112 guest rooms are proposed.

Parking

Parking is mostly provided in a subterranean parking structure containing three levels. Sixty-three total vehicular parking spaces (34 standard, 24 compact, 5 handicapped) will be provided. Fifty-three parking spaces will be located in a subterranean garage and 10 parking spaces will be located on the ground floor level. Six bicycle parking spaces will be provided which meets the requirement at the time of filing.

Site Design

The site is located on the western side of Vine Street south of Lexington Avenue and north of Santa Monica Boulevard. The project proposes an east-west driveway through the lot between Vine Street and Lillian Way which will serve the main entrance to the hotel. The hotel passenger drop-off is provided on the south side of this main driveway. Furthermore, through access is required by the Fire Department. Along Lillian Way, the westerly boundary, the hotel is situated 15 feet away from the current property line. There are landscaped areas, planters and a trellis to provide a buffer between the hotel, trash enclosure and neighbors across the street. The swimming pool will be situated behind the green buffer. Along the northerly boundary of the project site a green wall and landscaped area provides a barrier between the main driveway and the commercial use to the north. The café will be located at the northeast corner of the site on the ground level, with a door for pedestrian access on Vine Street. The building facades contain undulating planes, particularly on the North and South sides.

Landscaping

Along Lillian Way, there are landscaped areas, raised planters and a trellis to provide buffer zone between the hotel, and the neighbors across the street. A combination of shrubbery and trees species including King Palms, New Zealand Flax and Fortnight Lily are provided.

Additionally, raised planters with variety of shrubbery are also provided on either side of the driveway leading down to the underground parking.

On the south side of the pool area, there are potted plants with Dwarf Date Palms provided. Also along the south property line, there is a continuous "Green Screen" with vines attached to provide separation between the hotel and the adjacent property.

The north end of the property is also provided with "Green Screen" as a buffer zone between the main hotel driveway and the adjacent property. Additional shrubbery will be planted around the electrical transformer adjacent to the parking area. At the corner of hotel facing Vine St, there are 2 King Palms in raised planters provided. Also, three Sweetshade Trees will be planted along Vine St.

Hollywood Urban Design Guidelines and the Professional Volunteer Program

The project has been evaluated according to the Hollywood Urban Design Guidelines and it is found to be in substantial conformance with the Design Guidelines. Additionally, the project was taken to the Planning Department's Professional Volunteer Program for architectural critique. Comments in general were positive about the project's design, especially given the restrictions of the site in terms of size. More specifically, the PVP discussed the layout of the site given the required Fire Department access driveway through to Lillian Way. They agreed that was the best solution for meeting the access requirements and in relationship to the hotel. Initially there were some questions about the undulations and façade treatments, but overall they felt what was proposed was appropriate.

The project has also reviewed by the local Business Improvement District (BID), Hollywood Chamber of Commerce, Hollywood Design Review Committee, and Central Hollywood Neighborhood Council Board PLUM committee. The applicant submitted revised plans, which after many iterations of input, include design elements recommended by these boards. However, the Central Hollywood Neighborhood Council PLUM committee revised their action to support the project, only if it does not contain an access driveway through to Lillian Way.

Requested Entitlements
For the entire project site:

Conditional Use. The project proposes a motel use to be located within 500-ft. of a residentially zoned area.

Site Plan Review. The project proposes 112-guest units and requires Site Plan Review.

For the portion along Lillian Way:

General Plan Amendment. The project requests a General Plan Amendment from Medium Residential to General Commercial.

Zone Change. The project proposes a Zone Change from R3 to C2.

Height District Change. The project proposes a Height District Change from 1XL to 2 and the additional of "D" Development Limitation to limit the floor area ratio to 3:1.

Background

The project site is located in the Hollywood Community Plan area. For the portion of the project site along Vine Street, the Community Plan establishes a Land Use Designation of General

Commercial with the corresponding [Q]C2-2D Zone. The General Commercial Land Use Designation establishes permitted land uses associated with general commercial uses subject to the C1, C1.5, CR, C2, C4, RAS3, RAS4, and P Zones. The 2 Height District does not limit height and/or stories. There are no required yards for commercial uses or minimum area per lot/unit or any minimum lot width. The "D" Development limitation is for a maximum Floor Area ratio (FAR) of 3 to 1.

For the portion of the project site along Lillian Way, the Community Plan establishes a Medium Residential Land Use Designation with the R3 1.5-1XL Zone. The Medium Residential Land Use Designation establishes permitted land uses associated with residential uses subject to the R3 Zone. The 1XL Height District limits the building to 30 feet in height and two stories with a 3 to 1 FAR.

Existing Uses

The project site is approximately 29,688 square feet or 0.68 acres in size and encompasses two parcels. It is bounded by an office use to the north, an office use across Vine Street to the east, a shopping center to the south, and multi-family residential units across Lillian Way to the west.

Surrounding Zones and Uses

North of the project site is an office at 1149 Vine Street, zoned [Q]C2-2D and a hotel located at 6326 Lexington Avenue zoned R3 1.5-1XL. Across Vine street is an office located at 1132 Vine Street, zoned [Q]C2-2D. Shopping centers are located south of the project site located at 1123 North Vine Street, zoned [Q]C2-2D. Across Lillian way to the west are multi-family residential units located at 1127, 1133-1135, and 1147 Lillian Way in the R3 1.5-1XL

Streets and Circulation

Vine Street is designated as a Modified Major Highway dedicated to 78-foot width.

Lillian Way is designated as a Local Street dedicated to a 40-foot width.

Conclusion

The Department recommends the project as conditioned in this report. The project will provide much needed hotel guest rooms in an urban center and will be scaled and massed in a manner compatible to the surrounding development and neighborhood character. The project, at the recommended floor area, height, scale, design and layout, will be a compatible addition to the local neighborhood and will help provide a sense of identity to this portion of Vine Street.

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Entitlement Conditions

- 1. Site Plan. The use and development of the property shall be in substantial conformance with the Plot plan and elevations submitted with the application and marked Exhibit B, dated May 25, 2013, and attached to the administrative file. Prior to the issuance of building permits, revised, detailed development plans that show compliance with all conditions of approval, including complete landscape and irrigation plans, shall be submitted to the Department of City Planning Department for review.
- 2. **Use**. Use of the subject property shall be limited to the use and area provisions of the this (Q)C2-2D zone; hotel and commercial uses shall be permitted.
- 3. **Height**. The building shall be limited to a height of 77 feet as defined by the LAMC Section 12.03. Any structures on the roof, such as air condition units and other equipment, shall be fully screened from view of any abutting properties.
- 4. Floor Area Ratio (FAR). FAR shall not exceed 3:1. The total floor area of non-residential, ground-floor retail commercial use shall not exceed 661 square feet, as defined by Section 12.03 of the LAMC.
- 5. **Residential Density.** Not more than 112 guest rooms may be constructed. The site is subject to LAMC 12.22 A.18 (a) allowing a density of 1 unit per each 200 square feet of lot area; however, the project is conditioned to be constructed below the allowable density pursuant to the Environmental Clearance adopted as part of this action.
- Parking. The project shall provide parking pursuant to LAMC Section 12.21.A.4. for dwelling units. The project shall provide parking pursuant to LAMC 12.21 A.4(x)(3) for commercial floor area.
 - a. A total of 63 parking spaces shall be provided (34 standard, 24 compact, 5 handicapped). 53 parking spaces will be located in a subterranean garage and 10 parking spaces will be located on the ground floor level. Six bicycle parking spaces shall be provided.
- 7. Landscape Plan. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Department of City Planning Department.
- 8. **Window Transparency.** A note shall be added to the Project Elevations to indicate that all ground floor windows shall be comprised of non-reflective, transparent glass. Any atgrade parking uses shall not be visible from the exterior of the building. Architectural treatments, or other design features shall be used to ensure the parking is not visible from the exterior of the building.
- 9. **Ground Level Pedestrian Access.** The doors for pedestrian access along Vine Street shall remain open during business hours.

B. Environmental Conditions

10. Aesthetics (Landscape Plan). All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect.

11. Aesthetics (Vandalism).

- a. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- b. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- 12. Aesthetics (Light). Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
- 13. Aesthetics (Glare). The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

14. Air Pollution (Demolition, Grading, and Construction Activities)

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- b. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- d. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- g. Trucks having no current hauling activity shall not idle but be turned off.
- 15. Objectionable Odors (Commercial Trash Receptacles). No window openings or exhaust vents shall be permitted on the building façade which abuts a residential use or zone.

16. Cultural Resources (Archaeology)

b. If any archaeological materials are encountered during the course of project development, all further development activity shall halt in the areas of archaeological sensitivity (Excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent archaeological resources), and:

- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPAqualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- c. Project development activities may resume once copies of the archaeological survey, study or report are submitted to:

SCCIC Department of Anthropology McCarthy Hall 477 CSU Fullerton 800 North State College Boulevard Fullerton, CA 92834

- d. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- e. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

17. Cultural Resources (Paleontology)

- a. If any paleontological materials are encountered during the course of project development, all further development activities shall halt in the areas of paleontological sensitivity (Excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent paleontological resources), and:
 - The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
 - The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
 - The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
 - Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- b. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- c. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

18. Cultural Resources (Human Remains)

- a. In the event that human remains are discovered during excavation activities (Excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent remains), the following procedure shall be observed:
 - Stop immediately and contact the County Coroner:

1104 N. Mission Road Los Angeles, CA 90033 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

- The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
- The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- b. Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify those persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains.
- 19. **Seismic.** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- 20. Erosion/Grading/Short-Term Construction Impacts. The applicant shall provide staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
 - a. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits

from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:

- Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

21. Green House Gas Emissions.

- a. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the units.
- b. Use only low non-VOC-containing paints, sealants, adhesives, and solvents in the construction of the project.
- 22. **Grading Plan.** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Department of Building and Safety's Grading Division.

Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

23. Geotechnical Report

- a. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- b. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- c. The existing fill materials that are not suitable for support of the proposed foundations, floor slabs, or additional fill shall be removed during excavation of the proposed subterranean levels. All foundations may bear in native earth materials found at the level of the proposed excavation.
- d. Excavation of the proposed subterranean levels shall require shoring measures to provide a stable working area due to the proposed depth,

- nature of onsite soils, and the presence of and proximity of adjacent structures.
- e. Any fill material and any fill generated during demolition shall be removed during excavation for the proposed subterranean parking levels.
- f. All vegetation, existing fill, and soft or disturbed earth materials shall be removed to receive controlled fill. The excavations areas shall be observed by a geotechnical engineer prior to placing compacted fill.
- g. Any vegetation or associated root system located within the footprint of the proposed structures shall be removed during grading. Any existing or abandoned utilities shall be removed or relocated as appropriate.
- h. All fill shall be mechanically compacted in layers not more than 8 inches thick. All fill shall be compacted to at least 90 or 95 percent of the maximum laboratory density (according to test method ASTM D 1557-07 or equivalent) or the materials used.
- 24. **Underground Storage Tanks.** Removal of the underground storage tank (in accordance with LAFD requirements) and suspected septic tank; and over-excavation of impacted soil (if encountered) shall occur before construction begins.
- 25. Asbestos. Prior to the issuance of any permit for the demolition or alteration of the existing structure(s) the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- 26. Lead Paint. Prior to the issuance of any permit for the demolition of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction fo the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

27. Polychlorinated Biphenyls

- a. Any lighting ballast not specifically labeled as not containing polychlorinated biphenyls (PCB) is presumed to contain them and shall require special disposal practices when eventually discarded.
- b. Prior to issuance of a demolition permit, a PCB abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.
- 28. **Wastewater.** The below-grade, two-stage used cooking grease trap located on the southern side of the 1618 North Highland Avenue parcel (site of the former restaurant) shall be removed during development.

29. Stormwater Pollution (Demolition, Grading, and Construction Activities).

- a. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- b. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- c. All vehicle/equipment maintenance, repair, and washing shall be conducted

- away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- d. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- e. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

30. Low Impact Development (LID) (For Residential development of 5 units or more)

- a. The Project Applicant shall implement stormwater BMPs to capture and manage 100 % from a storm event producing ¾ inch of rainfall in a 24-hour period in the following order of priority: infiltration, capture and reuse, City approved bio-filtration/retention system BMP or combination of the above. The design of structural BMPs shall be in accordance with the LID Section of the Development Best Management Practices Handbook Part B Planning Activities.
- b. If the Bureau of Sanitation Stormwater Protection Division determines that the above 100 % capture is infeasible, then the Project Applicant shall implement offsite mitigation within the same sub-watershed for the same. Prior to issuance of a building permit, the Applicant shall be required to verify the Stormwater Protection Division's approval of the LID strategies and submit a signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold.

31. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- a. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- b. Construction and demolition shall be restricted to the hours of 7:00 AM to 6:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday.
- c. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- d. The project contractor shall use power construction equipment with stateof-the-art noise shielding and muffling devices.
- e. The use of those pieces of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized. Examples include the use of drill rigs and jackhammers.
- f. Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.
- g. Barriers such as, but not limited to, plywood structures or flexible sound control curtains extending eight feet in height shall be erected around the Project Site's western, southern, and eastern boundaries to minimize the amount of noise during construction on the nearby noise-sensitive uses located offsite.
- h. Flexible sound control curtains shall be placed around drilling apparatuses and drill rigs used within the Project Site to the extent feasible.

- i. All construction truck traffic shall be restricted to truck routes approved by the City's Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- j. Adjacent land uses within 300 feet of the construction site shall be notified about the estimated duration and hours of construction activity at least 30 days before the start of construction.

32. Increased Noise Levels (Parking Structure Ramps)

- a. Concrete, not metal, shall be used for construction of parking ramps.
- b. The interior ramps shall be textured to prevent tire squeal at turning areas.
- 33. **Increased Noise Levels.** The motel structures shall include the following or equivalent to achieve an acceptable noise level of 45 CNEL:
 - a. Air conditioning or mechanical ventilation system so that the windows and doors may remain closed; and
 - b. Windows that are dual pane, laminated or similar with a Sound Transmission Clas (STC) rating of at least 30; and
 - Exterior doors facing Vine Street that have sound insulating design with an STC rating of at least 35.

34. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)

- a. All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- b. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.
- 35. Public Services (Fire). The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- 36. Transportation (Construction). A construction work site traffic control plan shall be submitted to LADOT's Hollywood-Wilshire District office for review and approval prior to the start of any construction work. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction-related traffic shall be restricted to off-peak hours (between 9 AM and 4 PM).
- 37. **Highway Dedication and Street-Widening Requirements**. The project shall be designed to conform with the Bureau of Engineering's (BOE) Land Development Group requirements for specific dedication, street widening and/or sidewalk requirements. The requirement for Vine Street is 100 feet of Right of Way with 15 foot sidewalks and 70 feet of roadway.

- 38. Inadequate Emergency Access. The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.
- 39. Driveway Access and Circulation. The applicant, prior to the commencement of building or parking layout design efforts, shall contact LADOT for driveway width and internal circulation requirements. This would ensure that traffic flow considerations are designed and incorporated early into the building and parking layout plans to avoid any unnecessary time delays and potential costs associated with late design changes. All pick-up and drop-off activities shall take place on-site. All driveways shall be Case 2 driveways and 30 feet wide for two-way operations. Any proposed gates shall have a minimum 20' reservoir space from the property line. Separate review and approval and shall be coordinated as soon as possible with LADOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 4th Floor, Station 3, @ 213-482-7024) to avoid delays in the building permit approval process.
- 40. **Development Review Fees.** The applicant shall comply with any applicable fees per Ordinance No. 180542 (effective March 28, 2009), which identifies specific fees paid to LADOT for traffic study review, condition clearance, and permit issuance.
- 41. Wastewater Treatment Facilities and Existing Infrastructure. As part of the normal construction/building permit process, the Project Applicant shall confirm with the City that the capacity of the local and trunk lines are sufficient to accommodate the Project's wastewater flows during the construction and operation phases. If the public sewer has insufficient capacity, then the Project Applicant shall be required to build sewer lines to a point in the sewer system with sufficient capacity.
 - a. The Project Applicant shall implement any upgrade to the wastewater system serving the Project Site that could be needed to accommodate the Project's wastewater generation.
 - b. The Project Applicant shall implement water conservation measures that would also reduce wastewater flows.

42. Water Treatment Facilities and Existing Infrastructure

- a. As part of the normal construction/building permit process, the Project Applicant shall confirm with the City that the capacity of the existing water infrastructure can supply the domestic needs of the Project during the construction and operation phases.
- b. The Project Applicant shall implement any upgrade to the water infrastructure serving the Project Site that could be needed to accommodate the Project's water consumption needs.

43. Utilities (Local Water - Landscaping)

- a. The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- b. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
 - Weather-based irrigation controller with rain shutoff
 - Matched precipitation (flow) rates for sprinkler heads

- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- Use of landscape contouring to minimize precipitation runoff
- c. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. And greater.

44. Utilities (Local Water Supplies - All New Construction)

- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- b. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- d. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- e. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

45. Utilities (Local Water Supplies – New Residential)

- a. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- b. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- c. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- 46. Utilities (Solid Waste Recycling). To facilitate on-site separation and recycling of demolition and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.
- 47. **Utilities (Solid Waste Recycling).** Prior to the issuance of any construction permit, the Project Applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the City of Los Angeles Department of Building and Safety. The construction contractor(s) shall only contract for waste disposal services with a company that recycles construction-related waste.

48. **Utilities** (Solid Waste Disposal). All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

Administrative Conditions of Approval

- 49. Final Plans. Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
- 50. Notations on Plans. Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
- 51. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
- 52. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
- 53. Department of Building and Safety. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
- 54. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
- 55. Expiration. In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
- 56. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all of the information contained in these conditions shall be recorded by the

property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heir, or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a Certified Copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

57. Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Los Angeles Municipal Code Section 12.32 G, the (T) Tentative Classification shall be removed by the recordation of a final tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approvals or guarantees provided to the Planning Department for attachment to the subject City Plan case file.

- Dedication(s) and Improvement(s). The applicant shall consult with the Bureau of Engineering and the Department of Transportation (DOT) for any required improvements. These requirements must be guaranteed before the issuance of any building permit through the B-permit process of the Bureau of Engineering, Department of Public Works. They must be constructed and completed prior to issuance of any Certificate of Occupancy to the satisfaction of DOT and the Bureau of Engineering.
 - a. Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.
 - b. Trees: Board of Public Works approval shall be obtained prior to the issuance of the Certificate of Occupancy of the development project, for the removal of any tree in the existing or proposed public right-of-way area associated with the improvement requirements outlined herein. The Bureau of Street Services Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees.
 - c. Notes: Street lighting and street light relocation may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.
 - d. The Department of Transportation may have additional requirements for dedication and improvements. Refer to the Department of Transportation regarding traffic signals, signs, equipment and parking meters (213) 482-7024.
 - e. Refer to the Department of Water and Power regarding power poles (213) 367-2715.
 - f. Refer to the Fire Department regarding fire hydrants (213) 482-6543.
 - g. An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering.
 - h. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
- Street Trees. Construct tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division (213) 485-5675 of the Bureau of Street Services.

- 3. Transformer. The Department of Water and Power (DWP) has amended their regulations regarding the location of required project transformers and these may now be located within the building. The applicant shall explore alternative locations for the proposed transformer. If no alternative location is achieved, the applicant shall submit a letter from DWP that the proposed transformer location is the only location option for the required transformer; this letter shall be placed in the case file.
- 4. **Sewers:** All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit. An investigation may be necessary to determine if the existing public sewers have sufficient capacity to facilitate the proposed development. Submit a request to the Public Counter of the Central District Office of the Bureau of Engineering (213) 482-7050.
- 5. **Drainage**: No major drainage problems are involved. Submit drainage and grading plans to the Valley District Office of the Bureau of Engineering. Hydrology and hydraulic calculations may be required.
- 6. **Parking/Driveway Plan.** Prior to the issuance of any building permit, the applicant shall submit a parking and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
- 7. **Fire Department.** The requirements of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features:
 - a. Fire lanes, where required, shall be a minimum of 20-feet in width;
 - b. All structures shall be within 300-feet of an approved fire hydrant;
 - c. Entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
 - d. Submit plot plans indicating access road and turning area for Fire Department approval.
- 8. **Telecommunications.** The applicant shall make any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City right-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05 N, to the satisfaction of the Information Technology Agency (ITA).
- 9. Police. The building plans shall incorporate design guidelines relative to security, semi-public and private spaces (which may include but not be limited to access control to building), secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities and building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Refer to Design out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, Phone: 213-485-

3134). These measures shall be approved by the Police Department prior to the issuance of building permits.

Covenant: Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

Notice: Certificates of Occupancies for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.

FINDINGS

General Plan/Charter Findings

General Plan Land Use Designation

On June 19, 2012, the City Council adopted an update to the Hollywood Community Plan, part of the City's Land Use Element, which sets forth specific land use requirements and required entitlements for projects in the Hollywood area. The land use designations of the subject property are designated as General Commercial with corresponding zone(s) of C1, C1.5, CR, C2, C4, RAS3, RAS4, and P and the Medium Residential with the R3 1.5-1XL Zone.

The property contains approximately 0.68 net acres and is presently zoned R3-1XL and [Q] C2-2D. The applicant is seeking a Zone Change and Height District Change from R3 to C2 and 1XL to 2D, where the D Limitation allows for an FAR of 3:1 for hotel uses. The General Commercial land use designation allows for the construction of commercial, parking, and high-density multifamily residential uses. Development of the Project would include hotel and a ground floor level café, which would be consistent with the General Commercial land use designation.

City Charter Section 556 and 558

The City initiated Plan Amendment from Medium Residential to General Commercial complies with Charter Sections 556 and 558 in that the recommended amendment furthers the intent, purposes, and objectives of the Hollywood Community Plan.

The proposed project is in compliance with the City of Los Angeles Framework Element, the Housing Element and the Land Use Element-Hollywood Community Plan. The site is not located within a Specific Plan. The project as conditioned is in conformance with the General Plan and Hollywood Community Plan. Policy LU 2.4.B states, "Supports hotels and tourist amenities, including a variety of accommodations and encourage flexibility parking models to best serve the local context." The subject area is located immediately adjacent to hotels and commercial uses, and across high-density residential uses across Lillian Way. While the High Residential land use designation may have been considered an appropriate buffer the existing pattern of development includes commercial and hotel use. Moreover, the Hollywood Community Plan now requires "[Policy LU.2.9] Infill development throughout the Hollywood Community Plan area should conform with the general urban design standards contained in Chapter 7." Therefore, moving forward, any development along this portion of Vine Street will be subject to design standard that promote among other design elements, buffers and transitional amenities to protect the interests of the residents living nearby which otherwise would not apply. Adhering to the General Commercial land use designation will establish an appropriate buffer to the residential uses along Lillian Way.

Framework Element

The Citywide General Framework text defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space/conservation, economic development, transportation, and infrastructure/public services. The proposed project will be in conformance with several goals of the Framework as described below.

A. Land Use Chapter, Framework Element: Issue One: Distribution of Land Use of the Framework Element's Land Use

Chapter (Chapter Three) establishes general principles to encourage growth and increase land use intensity around transit nodes, to create a pedestrian oriented environment while promoting an enhanced urban experience and provide for places of employment.

Objective 3.4 of Issue One: Distribution of Land Use: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The project will provide an increase in hotel guest rooms and a ground floor cafe. As conditioned, the project will be designed in harmony with the existing neighborhood and minimize impacts on neighboring properties. The project will provide a high quality project that incorporates existing uses on the site. It will incorporate measures to reduce impacts to air quality, geology, hazardous materials, noise, and public services for the surrounding community. The character of the area includes other commercial and office uses, and high density residential uses. The project's recommended density and height will be compatible with existing development and will not create negative impacts to the adjacent commercial or residential areas.

B. Economic Development Chapter, Framework Element

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Objective 7.3: Maintain and enhance the existing businesses in the city,

Objective 7.6: Maintain a viable retail base in the city to address changing resident and business shopping needs.

The above objectives seek to concentrate commercial development in existing commercial corridors and in areas that are able to support such development which are in close proximity to rail and bus transit stations. It also encourages the construction of a new 112 guest room hotel and with a ground floor café consisting of a total of 61,184 square feet. The project will provide commercial options at the ground floor and residential units above that will serve the existing community in a location that currently contains several underutilized surface parking areas and underperforming buildings.

Housing Element

Policy 2.1.3: Encourage mixed-use development which provides for activity and natural surveillance after commercial business hours.

Policy 2.1.4: Enhance livability of neighborhoods by upgrading the quality of development and improving the quality of the public realm, including streets, streetscape and landscaping to provide shade and scale.

The project will provide an increase in needed hotel guest rooms and a street level café. This project will activate the community by generating pedestrian activity during and after normal commercial business hours. The development will replace currently under-utilized surface parking areas and commercial buildings with a well-designed building that provides an appropriate and well thought out design. Per the conditions of approval, the project will include LAMC minimum required open space and landscaping. This open space is provided in a variety of ways including courtyards, recreation rooms, swimming pools, and active and passive areas. Additionally, a green wall will be provided north adjacent to the building at 1149 Vine Street in order to further minimize impacts of the new building.

Objective 2.3: Encourage the location of housing, jobs, and services in mutual proximity. Accommodate a diversity of uses that support the needs of the City's existing and future residents.

Policy 2.3.1: Encourage and plan for high-intensity residential and commercial development in centers, districts, and along transit corridors, as designated in the Community Plans and the Transportation Element of the General Plan, and provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled in order to mitigate traffic congestion, air pollution, and urban sprawl.

Policy 2.3.3: Encourage the development of new projects that are accessible to public transportation and services consistent with the community plans. Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.

The project location is well served by a large variety of transit options. The site is located along a major transit corridor, Vine Street which is served by a local bus (Metro bus 210), and is a block walking distance to Santa Monica Boulevard which served by local bus line (Metro bus 4) operated by the Los Angeles County MTA including and the MTA Metro Rapid 704.

Land Use Element - Hollywood Community Plan

The project is located within the Hollywood Community Plan area, which includes the following relevant land use objectives, policies and programs:

Policy LU.2.12: Incentivize jobs and housing growth around transit nodes and along transit corridors.

The proposed project, along the westerly side of Vine Streets south of Lexington Avenue and north of Santa Monica Boulevard and will include the construction of a new 112 guest room hotel and with a ground floor café The project will consist of a total of 61,184 square feet, comprised of 112 hotel guest rooms and amenities and 661 square feet for the café, with 63 parking spaces with a total FAR of 2 to 1. The building will be constructed to a height of 6 stories and 77 feet in height.

The site is located along a Modified Major Highway, Vine Street and is within walking distance of two Metro Local buses and an MTA Metro 704 Rapid bus.

The sites where the new building will be located currently includes an underutilized motel. The project will include an updated hotel and ground floor café. This project will achieve these Hollywood Community Plan policies relating to the development of new housing and job opportunities.

Policy LU.3.21: Encourage building design which creates interesting, attractive walking environments on streets with high pedestrian activity.

Policy LU.3.22: Promote well-designed retail with transparent facades to allow visibility of commercial uses as illustrated in the urban Design Chapter, Chapter 7.

Policy LU.3.24: Promote pedestrian-friendly land uses along streets with high pedestrian activity.

Policy LU.3.6: Discourage the siting of parking lots next to sidewalks which carry high volumes of pedestrian traffic.

Approximately 661 square feet cafe use is proposed along Vine Street, taking advantage designed with a large amount of transparent glass in order to allow visibility. As conditioned, the ground floor facades along Vine Street will also include transparent glass so as to invite customers into the café, and invite pedestrians to shops at nearby businesses.

Most new parking will be located in subterranean parking structure, with some at-grade parking. As conditioned, the ground floor will be enhanced with pedestrian-friendly architectural treatments such as transparent glass, and no at-grade parking will be visible from outside the building, thus achieving the policies in the Hollywood Community Plan.

Policy LU.2.9: Infill development throughout the Hollywood Community Plan area should conform with the general urban design standards contained in Chapter 7.

The project is consistent with many of the Urban Design Guidelines for individual projects in the Hollywood Community Plan. These guidelines are intended to ensure that new projects are compatible with existing and future development on neighboring properties and this project meets many of the policies, as follows:

 Mixed-use buildings should have a separate ground floor entrance to the residential component or a lobby that serves both the residential and commercial components. The residential component of a mixed-used building should have a ground floor pedestrian entrance to the commercial street. A pedestrian entrance to the commercial component should be directly accessible from a public street, and open during the posted normal business hours.

As designed, the two entrances are accessible via doors off of Vine Street and thus have direct access to the respective commercial streets. The cafe space off Vine Street also has two pedestrian entrances. As conditioned, the pedestrian entrances on Vine shall remain accessible during business hours.

- To break massing, utilize multiple planes, stepbacks, and architectural treatments such as recessed windows, columns, moldings, and projections.
- Utilize architectural features such as balconies, porches, decks, awnings, arcades, trellises, color, materials, and diverse roof forms or landscape features such as trees, shrubs, and vines to create articulation and a diverse building façade.

The hotel is designed to engage the streetfronts and become part of the neighborhood. There is a small café/coffee shop situated on the corner of the hotel main entrance from Vine Street. This cafe is strategically

situated to allow the hotel to engage the sidewalk as well as to provide a visual connection to the street. The front façade is also designed to represent a modern hotel that engages the surrounding area.

For the front façade facing Vine Street, the combination of glass and aluminum mullions is intended to reflect architecturally, the recent modern developments around the Hollywood area. To engage the street, the design of the front façade also includes architectural façade elements constructed from powder coated perforated metal panels projecting out from the façade. At the top of the building facing Vine Street, there is a balcony constructed from metal panels providing visual connection to the street. On the ground floor facing both Vine Street and Lillian Way, there are cultured stones provided at the base of the building to help anchor the building to the site visually. The exterior finishes for the building are comprised of different colored stucco to help define the building volumetrically.

On the Lillian Way side, the hotel is situated 15 feet away from the current property line. Along Lillian Way, there are landscape areas, planters and trellis to provide buffer zone between the hotel, trash enclosure and the neighbors across the street. There is also a small swimming pool situated behind the green buffer zone. Along the northern side of the property as you turn into the drive way from Vine Street, there is also a Green Wall and landscape area that provides a buffer zone between the main driveway and the neighbor immediately to the north.

On the ground floor along the south façade, the building is uniformly set back 8 feet from the existing property line. However, at the mid-point along this facade, the west wing of the upper floors is stepped back between 17'-5" and 23'-8" from the property line as the property line extends south. Also along the south east end of the façade, the two guestrooms bay is stepped back 2'-3" from the façade plane.

The facade along Vine St is basically parallel to the building set back line (12 feet) with the exception of the canopy at the top of the building which projects out 7 feet from the face of the building and the accent wall at the north east corner which projects out 1 ft from the façade plane.

On Lillian Way, the façade at the upper floors is also parallel to the building set back line (15ft). On the ground floor the building is set back 43 feet from the property line for the pool area. A trellis is also provided on the ground floor to break down the façade volume.

The north façade is set back between 24 feet and 44 feet from the property line. Immediately after the accent wall on the north east corner, there is a stairwell volume that projects out 4 ft from the façade plane. After the stairwell, going from east to west, the building is stepped back 5 ft and the facade turns into aluminum storefront. Immediately after that the façade is undulating between 5 ft and minus 5 ft from this aluminum storefront.

 Required parking and loading areas should be located away from the primary street, so as to maintain the street wall for pedestrians. Alleyloading areas are encouraged.

All parking will be located in subterranean parking structure, with some atgrade parking. As conditioned, the ground floor will be enhanced with pedestrian-friendly architectural treatments such as transparent glass, and no at-grade parking will be visible from outside the building, thus achieving the policies in the Hollywood Community Plan.

- Ground floor façades should enhance the experience of pedestrians, bicyclists, and public transit riders through utilization of transparent elements, details, and landscaped features.
- The front façades of buildings should emphasize large quantities of transparent elements to provide an interesting storefront. These include windows, doors, and shutters.

Approximately 661 square feet of retail commercial uses (café) are proposed along Vine Street Avenue, taking advantage of the high pedestrian activity along this corridor. The ground floor storefronts along Vine Street are designed with a large amount of transparent glass in order to allow visibility of the commercial uses. As conditioned, the ground floor facades along Vine will also include transparent glass. Although the majority of Vine Street does not include retail frontages, the ground floors of these buildings are designed to incorporate glass storefronts.

 Landscaping should soften the visual impact of a development by screening equipment, providing shaded areas, and creating natural fences and neighborhood character. The use of clinging vines, pergolas, trellises, shrubs, hedges, and water features is strongly encouraged.

Per the conditions of approval, the project will include LAMC minimum required open space and landscaping. The project incorporates a total of approximately 12,168 square feet of new open space, which will provide common and private open space. This open space is provided in a variety of ways including courtyards, recreation rooms and a small swimming pool. Additionally, a landscape buffer will be provided adjacent to the building at Lillian Way in order to further minimize impacts of the new building.

 Utility equipment, disposal areas, maintenance doors, and storage areas shall be screened from public right of way.

As conditioned, an alternative location for the DWP required transformer will be explored, as the transformer may be permitted to be located within the building, rather than in the current proposed location. If relocated, the interior location of this required utility equipment will enhance the design of the project.

The use of highly reflective or deeply tinted glass is discouraged.

The ground floor storefronts along Vine Street are designed with a large amount of transparent glass in order to allow visibility for the commercial uses. As conditioned, the ground floor facades along Vine Street will also include transparent glass. Although the majority of Vine Street in this portion does not include retail frontages, the ground floor of these buildings is designed to incorporate glass.

- 3. The Transportation Element of the General Plan will be not be affected by the recommended action herein. The current street width is approximately 90 feet of roadway with 10 foot sidewalks and the standard for Vine Street is 100 feet Right of Way with 70 feet of roadway and 15 foot sidewalks. Lillian Way is a Local Street and is improved to the required standard. As conditioned, the applicant will provide dedication and improvements to meet the Bureau of Engineering's requirements.
- 4. The Sewerage Facilities Element of the General Plan will be affected by the recommended action. However, requirements for construction of sewer facilities to serve the subject project and complete the City sewer system for the health and safety of City inhabitants will assure compliance with the goals of this General Plan Element.
- 5. Street Lights. Any City required installation or upgrading of street lights is necessary to complete the City street improvement system so as to increase night safety along the streets which adjoin the subject property.

Zone Change and Height District Change Findings

6. Pursuant to LAMC Section 12.32.C.7, and based on these Findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The property is located within the Hollywood Community Plan and Update area and is classified within the General Commercial land use designation corresponding to the C1, C1.5, CR, C2, C4, RAS3, RAS4, and P Zones and the Medium Residential land use designation corresponding to the R3 Zone. The property is zoned R3-1XL and [Q]C2-2D Zones and is not within a specific plan area. The property is located within a State Enterprise Zone. The property is located the westerly side of Vine Street between Lexington Avenue to the North and Santa Monica Boulevard to the South. Vine Street is designated as a Modified Major Highway and Lillian Way is a Local Collector.

The proposed zone change/height district change would lead to a development that would be deemed consistent with public necessity, convenience, general welfare and good zoning practice. The project site and surrounding properties are almost entirely located in the [Q]C2 Zone and in Height District No. 2. The Zone Change from the R3 to the C2 Zone will allow a hotel use, which is not expressly allowed in the R3 Zone. The C2 Zone expressly permits hotel use, whereas the R3 Zone does not. The Zone Change requested by the applicant is for the limited purpose of maintaining the hotel use and maintaining a Zone that is consistent with the intended development along this portion of Vine Street. Immediately adjacent north of the project site (along Lillian Way) is another existing hotel. These existing hotels are across the multi-family residential uses along Lillian Way. This portion along Vine Street includes a variety of commercial uses, and serves as a buffer to the multi-family residential uses. The Zone Change will therefore

not provide for any significant departure from the existing pattern of development which is encouraged by the Community Plan.

The proposed Height District Change from 1XL to 2 will result in an increase from 30 feet and 2 stories, and a maximum allowable 3 to 1 FAR to an unlimited height but with the same a maximum allowable FAR of 3 to 1 in this portion of the Hollywood Community Plan area for hotel uses pursuant to the Q Qualified Conditions of Approval (Ordinance Number 182173-SA19). At the completion of the project, the total floor area of existing commercial development and the proposed new structure will be approximately 61,184 square feet, resulting in a 2 to 1 FAR. Granting the zone change/height district change would allow for the development of 112 hotel guest rooms and 661 square feet of ground floor commercial space for a café and with 63 required parking spaces. This would enable the project to help bring critical investment on an underutilized site in the Hollywood area, eliminating associated blight and negligible activity and improving the aesthetic and economic environment that fosters entertainment-related uses, increased pedestrian activity, and jobs.

The project is compatible with and complements the surrounding area because the surrounding area is composed of a mix of office and commercial developments. As an existing motel the project does not fundamentally alter its character. Functionally, the project seeks to activate the Vine Street frontage. Accordingly, trash and recycling enclosures, as well as other building maintenance equipment are located away from exterior public areas and are shielded from public view. Exterior lighting will be provided to illuminate the buildings, entrances, walkways and parking areas, but all project-related lighting will be directed exclusively onsite to avoid spillover lighting onto adjacent properties. The upgrade to the existing motel will help eliminate existing blight including but not limited to a site design that exposes surface parking along the Lillian Way frontage that is in constant need of repair and maintenance from trash and debris. The proposed project will help eliminate blight and proposed a green buffer along two frontages will provide a more shielded and friendly transitional buffer.

The General Plan, which includes the Housing Element and Land Use Element, and the Hollywood Community Plan and Update encourage mixed-use projects with housing and pedestrian-oriented commercial uses along major transit corridors. As a result, the mixed uses of the project reflect City urban planning goals because they provide compatible uses to an underutilized, commercially zoned property located along a major transit corridor. The project will redevelop a property as a smaller, older existing motel, is under-utilized in a manner that it is not meeting the tourism and economic needs of Hollywood.

The project is consistent with the following relevant Hollywood Community Plan Update goals and policies:

- Goal LU.2: Provide a range of employment and housing opportunities.
- Goal LU.5: Encourage sustainable land use and building design.
- Policy LU.1.14: Encourage the design of new buildings that respect and complement the character of adjacent historic resources.
- Policy LU.2.15: Encourage mixed-use and multi-family residential projects to provide bicycle parking and/or bicycle lockers.

The project is consistent with the General Plan and the Hollywood Community Plan because it provides uses encouraged by the plans, promotes orderly development, evaluates and mitigates potentially significant environmental impacts, and promotes public safety and the general welfare. Therefore, approval of the Zone Change and the Height District change to 2 with the "D" Limitation is beneficial to the public necessity, convenience and general welfare, and is representative of good zoning practice.

7. <u>Conditional Use Findings (Hotel Use)</u>

The applicant is requesting a conditional use for a hotel use within 500 feet of residential uses.

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

The hotel is appropriate in relation to the adjacent uses or the development of the community and will provide a service that is beneficial to the tourist industry and businesses in the community. Although located within 500 feet of residentially zoned property across Lillian Way to the west, the multi-family residences would be buffered by landscaped buffer along Lillian Way. Additionally, the proposed project would improve the existing blighted surface parking lot and hotel structure to a landscaped buffer.

The hotel is consistent with ongoing redevelopment efforts in the community, located in an area well suited to visitor-serving uses. The hotel will capitalize on the foot traffic and tourism attractions to provide accommodations for visitors to Hollywood and the Los Angeles region and will also create additional business and pedestrian activity in the Hollywood area.

b. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The proposed hotel will be compatible with and will not adversely affect or further degrade adjacent uses or properties because the project will continue to fill the need for hospitality type uses within the region and provide new jobs for the local economy. Moreover, the project is located in a neighborhood that is characterized by tourism and entertainment businesses, restaurants and commercial uses.

The Hollywood area of Los Angeles contains a variety of high-intensity urban activities in a compact built environment that includes commercial, residential, cultural, recreational, and hotel uses. Accordingly, Hollywood is a proper location for hotel development, because it is a focal point of regional interests, commercial stores, and other places of entertainment, cultural facilities and government offices. These diverse uses support balanced community development and create increased interest for visitors from all walks of life who come to Hollywood. Therefore, the proposed hotel is compatible with and will not adversely affect or further degrade adjacent uses or improvements.

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

The construction of a hotel with a café will not be materially detrimental to the character of the development in the immediate area. The hotel use, is keeping in with the Community Plan's intent "to further the development of Hollywood as a major center of population, employment, retail services and entertainment." The hotel is compatible with the surrounding neighborhood and will not be materially detrimental to the character of development in the immediate neighborhood.

8. Site Plan Review Findings

The applicant is requesting a Site Plan Review for a project which results in an increase of 50 or more residential units.

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

The proposed project, along the westerly side of Vine Streets south of Lexington Avenue and north of Santa Monica Boulevard and will include the construction of a new 112 guest room hotel and with a ground floor café. The project will consist of a total of 61,184 square feet, 112 hotel guest rooms and amenities and 661 square feet for the café, with 63 parking spaces with a total FAR of 2 to 1. The building will be constructed to a height of 6 stories and 77 feet in height. The cafe would be located at the ground floor, with pedestrian access from Vine Street.

The project is located within the Hollywood Community Plan area with a maximum 3 to 1 FAR for hotel use. The proposed zone change from R3 to C2 would provide a more cohesive pattern of development that already exists along this portion of Vine Steet. The project site consists of a smaller, existing motel and another motel is located north of the project site along Lillian Way. The increase from an existing 54 guest room hotel to a 112 guest room hotel is compatible with and will not adversely affect or further degrade adjacent uses or improvements.

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

Policy LU.2.9: Infill development throughout the Hollywood Community Plan area should conform with the general urban design standards contained in Chapter 7. Policy LU.3.22: Promote well-designed retail with transparent facades to allow visibility of commercial uses as illustrated in the Urban Design Chapter, Chapter 7.

The project is consistent with many of the Urban Design Guidelines for individual projects in the Hollywood Community Plan. These guidelines are intended to ensure that new projects are compatible with existing and future development on neighboring properties and this project meets many of the policies, as follows:

 Mixed-use buildings should have a separate ground floor entrance to the residential component or a lobby that serves both the residential and commercial components. The residential component of a mixed-used building should have a ground floor pedestrian entrance to the commercial street. A pedestrian entrance to the commercial component should be directly accessible from a public street, and open during the posted normal business hours.

As designed, the hotel entrance is a lobby with direct access to Vine Street as well as the driveway. The café has a pedestrian entrance directly accessible from Vine Street. As conditioned, the pedestrian entrances along Vine Street shall remain accessible during business hours.

- Buildings should be oriented to provide breaks for pedestrian throughways where appropriate. Ideally, clear lines of sight from the front to the rear of the parcel should be placed every 200 linear feet of building frontage.
- To break massing, utilize multiple planes, stepbacks, and architectural treatments such as recessed windows, columns, moldings, and projections.

On the ground floor along the south façade, the building is uniformly set back 8 feet from the existing property line. However, at the mid-point along this facade, the west wing of the upper floors is stepped back between 17' -5" and 23'-8" from the property line as the property line extends south. Also along the south east end of the façade, the two guestrooms bay is stepped back 2'-3" from the façade plane.

The facade along Vine St is basically parallel to the building set back line (12 feet) with the exception of the canopy at the top of the building which projects out 7 feet from the face of the building and the accent wall at the north east corner which projects out 1 ft from the façade plane.

On Lillian Way, the façade at the upper floors is also parallel to the building set back line (15ft). On the ground floor the building is set back 43 feet from the property line for the pool area. A trellis is also provided on the ground floor to break down the façade volume.

The north façade is set back between 24 feet and 44 feet from the property line. Immediately after the accent wall on the north east corner, there is a stairwell volume that projects out 4 ft from the façade plane. After the stairwell, going from east to west, the building is stepped back 5 ft and the facade turns into aluminum storefront. Immediately after that the façade is undulating between 5 ft and minus 5 ft from this aluminum storefront.

 Utilize architectural features such as balconies, porches, decks, awnings, arcades, trellises, color, materials, and diverse roof forms or landscape features such as trees, shrubs, and vines to create articulation and a diverse building façade. To engage the street, the design of the front façade along Vine Street includes architectural façade elements constructed from powder coated perforated metal panels projecting out from the façade. At the top of the building facing Vine Street, there is a balcony constructed from metal panels providing visual connection to the street. On the ground floor facing both Vine Street and Lillian Way, there are cultured stones accent provided at the base of the building to help anchor the building to the site visually. There are landscaped areas, planters and a trellis to provide a buffer between the hotel, trash enclosure and neighbors across the Lillian Way.

 Required parking and loading areas should be located away from the primary street, so as to maintain the street wall for pedestrians. Alleyloading areas are encouraged.

The entry court off Vine Street is the primary access to the hotel with its enhanced paving and landscape. The hotel's passenger drop off is provided on the south side of this main drive way. Immediately adjacent to the drop off, the driveway continues down to an underground parking level. The main drive way also provides an access connection to Lillian Way. The connection to Lillian Way is required by the Fire Department for fire truck access.

- Ground floor façades should enhance the experience of pedestrians, bicyclists, and public transit riders through utilization of transparent elements, details, and landscaped features.
- The front façades of buildings should emphasize large quantities of transparent elements to provide an interesting storefront. These include windows, doors, and shutters.

For the front façade facing Vine Street, the combination of glass and aluminum mullions is intended to reflect architecturally, the recent modern developments around the Hollywood area. On the ground floor facing both Vine Street and Lillian Way, there are cultured stones accent provided at the base of the building to help anchor the building to the site visually. The exterior finishes for the building are comprised of different colored stucco to help define the building volumetrically.

 Landscaping should soften the visual impact of a development by screening equipment, providing shaded areas, and creating natural fences and neighborhood character. The use of clinging vines, pergolas, trellises, shrubs, hedges, and water features is strongly encouraged.

Along Lillian Way side, the hotel is situated 15feet away from the current property line. Along Lillian Way, there are landscape areas, planters and trellis to provide buffer zone between the hotel, trash enclosure and the neighbors across the street. There is also a small swimming pool situated behind the green buffer zone. Along the northern side of the property, there is also a Green Wall and landscape area that provides a buffer zone between the main driveway and the neighbor immediately to the north.

Along Lillian Way, there are landscaping areas, raised planters and trellis to provide buffer zone between the hotel, and the neighbors across the

street. A combination of shrubbery and tress species including King Palms, New Zealand Flax and Fortnight Lily are provided. Additionally, raised planters with variety of shrubbery are also provided on either side of the driveway leading down to the underground parking.

On the south side of the pool area, there are potted plants with Dwarf Date Palms provided. Also along the south property line, there is a continuous "Green Screen" with vines attached to provide separation between the hotel and the adjacent property.

The north end of the property is also provided with "Green Screen" as a buffer zone between the main hotel drive way and the adjacent property. Additional shrubbery will be planted around the electrical transformer adjacent to the parking area. At the corner of hotel facing Vine St, there are 2 King Palms in raised planters provided. Also, 3 Sweetshade Trees will be planted along Vine St.

The use of highly reflective or deeply tinted glass is discouraged.

The ground floor storefronts along Vine Street are designed with a large amount of transparent glass in order to allow visibility for the commercial uses.

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

The project is designed and conditioned to provide a pedestrian-friendly experience along Vine Street as well as provide for open space amenities for hotel guest. The project incorporates a total of approximately 12,168 square feet of new open space, which is provided in a variety of ways including courtyards, recreation rooms and a small swimming pool.

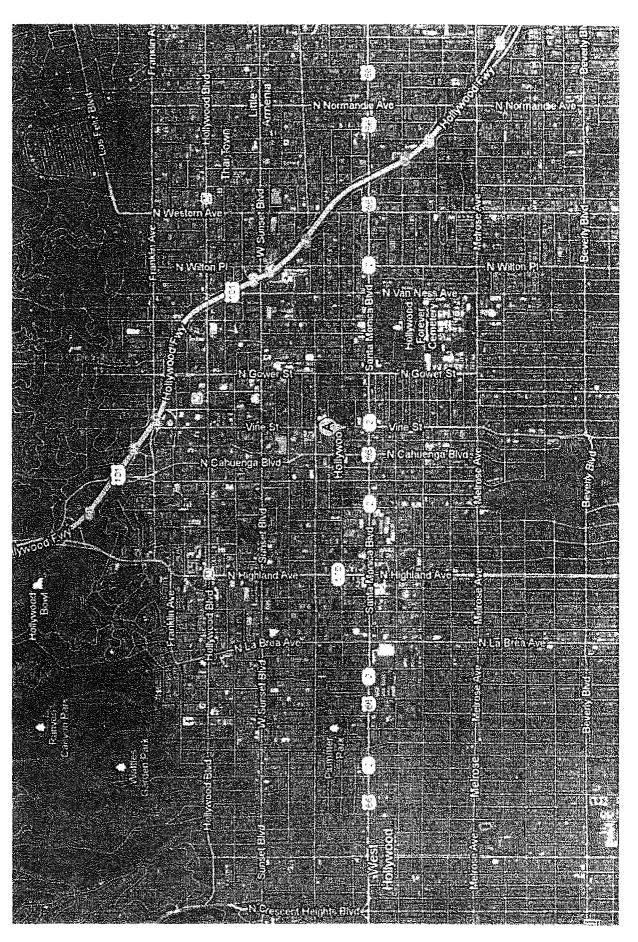
9. CEQA Findings

A Mitigated Negative Declaration (ENV-2012-2735-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt that the Mitigated Negative Declaration, imposed the conditions shown in that document on this approval.

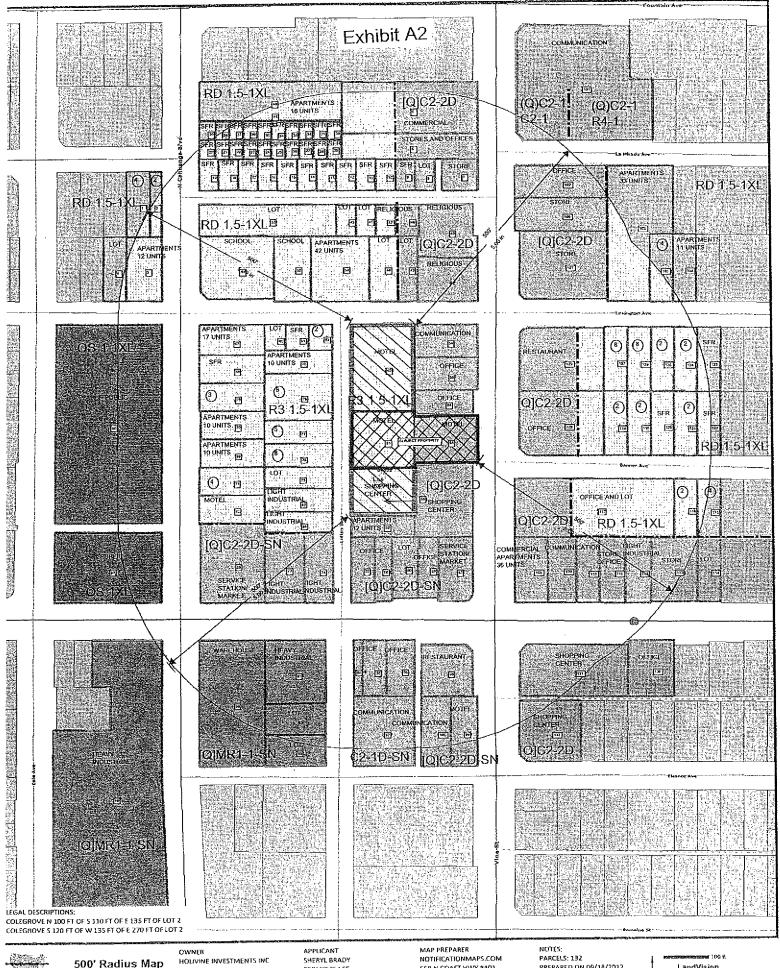
PUBLIC HEARING AND COMMUNICATIONS

A Public Hearing was held at Los Angeles City Hall, 200 North Spring Street, 10th Floor, Room 1020, Los Angeles, CA 90012 on Friday, May 24, 2013 at 10 a.m. Two interested parties, a representative of Mayor Elect (former Councilmember) Eric Garcetti, and the applicant/applicant's representative attended and spoke at the Public Hearing. No opposition to the project was expressed. The individuals present had questions, which were answered generally concerning: height and specifics about design elements and features of the building, and the impact on the businesses along Vine Street.

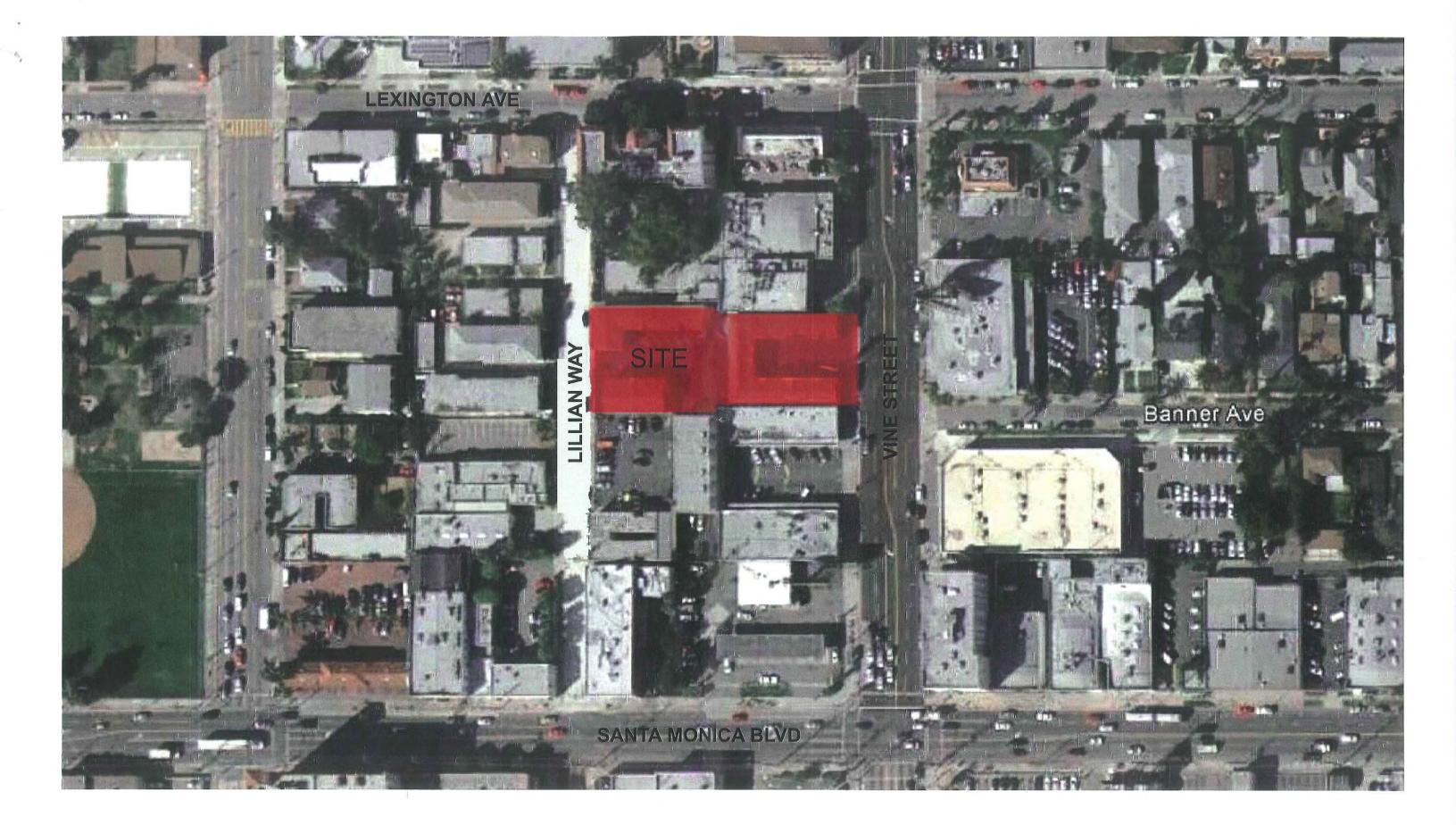
One letter was received by staff and it expressed support for the project because the proposed project would improve the area.



CPC 2012-2734







SITE DATA

SITE DESCRIPTION: 1133 VINE STREET

CITY OF LOS ANGELES. CALIFORNIA 90038

EXISTING LAND USE: EXISTING 54-ROOM, 2-STORY HOTEL

PROPOSED LAND USE: NEW 112-ROOM, 5-STORY HOTEL & 1 BELOW GROUND PARKING

| ZONING | C2-2D (APN 5533-007-023 VINE ST. FRONTING) | C2-2D (APN 5533-007-028 ULLIAN WAY FRONTING) | TOTAL |
|--|--|--|--|
| LOT AREA | 13,488 S.F. | 16,200 S.F. | 29,688 S.F. |
| GROUND FLOOR AREA | 5,800 S.F. | 2,290 S.F. | 8,090 S.F. |
| 2ND FLOOR AREA 3RD FLOOR AREA 4TH FLOOR AREA 5TH FLOOR AREA | 5,463 S.F. 6,460 S.F. 6,460 S.F. 6,460 S.F. | 6,177 S.F. 6,177 S.F. 6,177 S.F. 6,177 S.F. | 11,640 S.F. 12,637 S.F. 12,637 S.F. 12,637 S.F. |
| PARKING P1 OCCUPIABLE AREA PARKING P1 NET PARKING AREA (20,104 S.F.) | 2,100 S.F. | 1,443 S.F. | 3,543 S.F. |
| TOTAL OCCUPIABLE FLOOR AREA | 32,743 S.F. | 28,441 S.F. | 61,184 S.F. |
| F.A.R. (61,184 S.F. / 29,688 S.F.) | 2.4 | 1.7 | . 2.1 |
| BUILDING HEIGHT | | | 66'-6" |

Area Calculations are based on net building areas not including vertical shafts and perimeter walll as required by the Los Angeles City Planning Department.

| | C2-2D (APN 5533-007-023 VINE ST. FRONTING) | C2—2D (APN 5533-007-028 LILLIAN WAY FRONTING) | TOTAL |
|---------------|--|---|-------------|
| SITE PAVEMENT | 5,330 S.F. | 11,716 S.F. | 17,046 S.F. |
| LANDSCAPE | 327 S.F. | 1,273 S.F. | 1,600 S.F. |
| % LANDSCAPE | 6% | 10.8% | 9% |

NUMBER OF INDOOR SEATING

| | INC | UNDELL | VI | HADOOM | SEATING |
|-----------|-----|--------|----|--------|---------|
| CAFE (661 | SF) | | | 6 | |

ROOM MATRIX

| | QQ (42%) | KING SUITE/ QUEEN SUITE (27%) | KING (31%) | TOTAL |
|------------|-------------|---|---------------|-------|
| GROUND FLR | _ | 3 | | 3 |
| SECOND FLR | 11 | 7 | 7 | 25 |
| THIRD FLR | 13 | 7 | 8 | 28 |
| FOURTH FLR | 13 | 7 | 8 | 28 |
| FIFTH FLR | 13 | 7 | 8 | 28 |
| TOTAL | 50 | 31 | 31 | 112 |

| ZONE | NUMBER | 0F | ROOMS |
|-----------------------------|--------|----|-------|
| C2-2D (APN 5533-007-023) | | | 53 |
| C2-2D (APN 5533-007-028) | | | 59 |

PARKING

 $(0.681 \pm ACRES)$

(53% LOT COVERAGE)

PARKING REQUIRED: (TOTAL 112 RMS)

1st-30 GUESTROOMS (1 SPACE/UNIT) = 30 SPACES 31-60 GUESTROOMS (0.5 SPACE/UNIT) = 15 SPACES 61-112 GUESTROOMS (0.3 SPACE/UNIT) = 16 SPACES RETAIL SPACE (1 SPACE PER 550 SF) = 1 SPACES

TOTAL PARKING SPACES REQUIRED = 62 SPACES

PARKING PROVIDED:

STANDARD PARKING COMPACT PARKING HANDICAP PARKING (4 REQUIRED)

34 SPACES - 54% 24 SPACES - 38% 5 SPACES - 8%

TOTAL PARKING SPACES PROVIDED

TOTAL BIKE PARKING (2 REQUIRED)

6 SPACES

= 63 SPACES

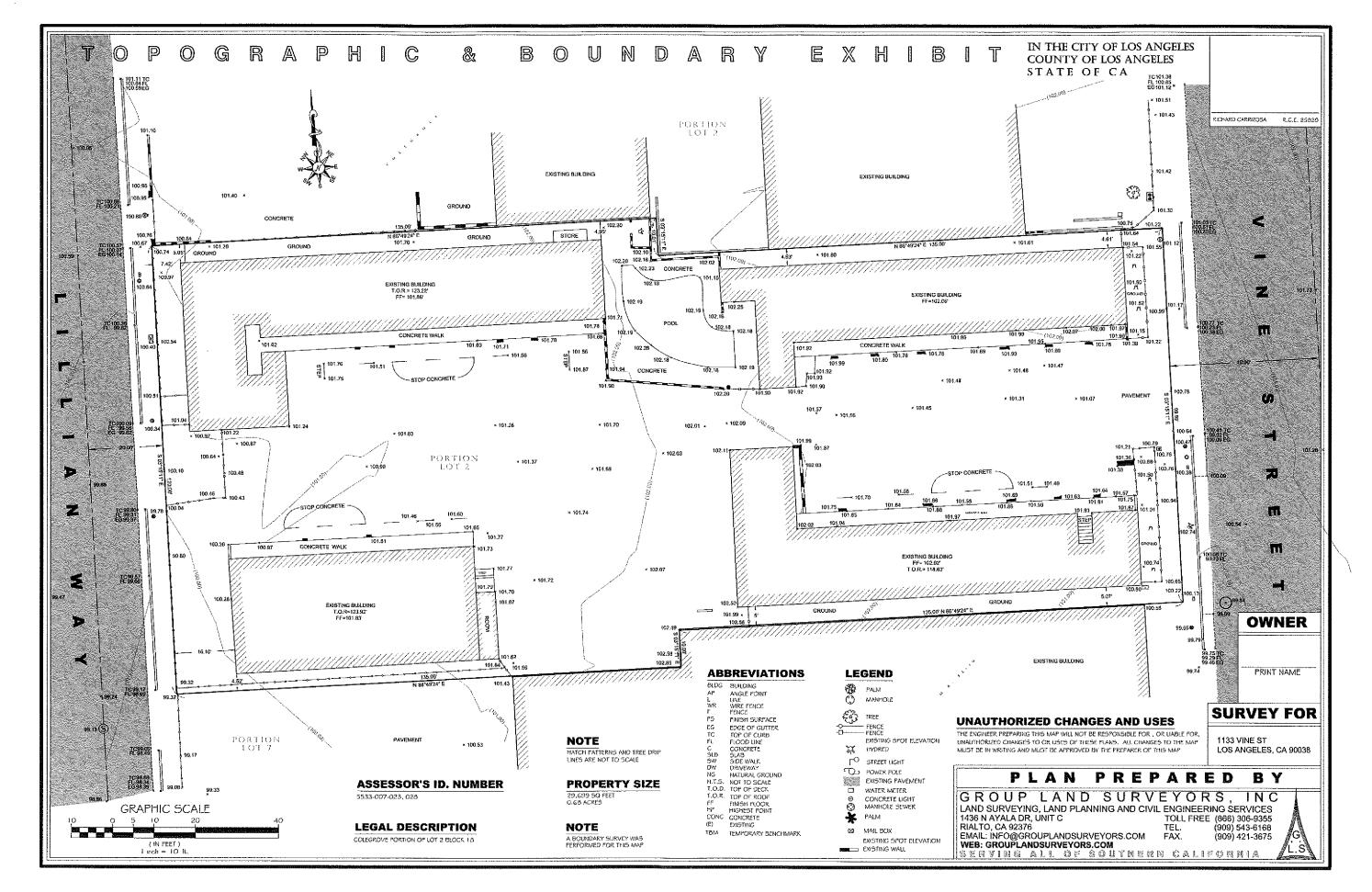
GROSS AREA

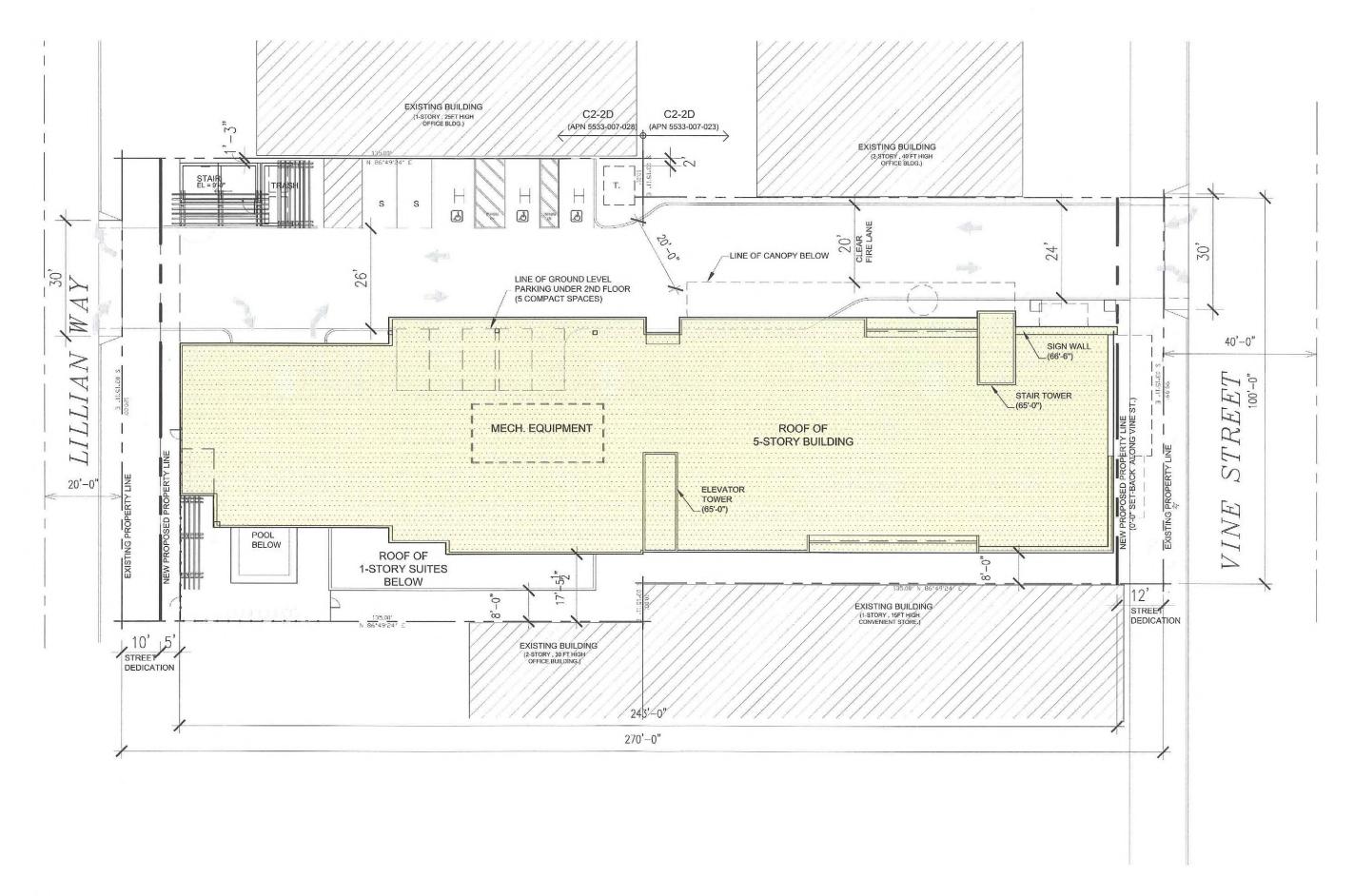
9,439 S.F.

13,684 S.F. 13,648 S.F. 13.648 S.F. 13,648 S.F.

26,568 S.F.

90,599 S.F.

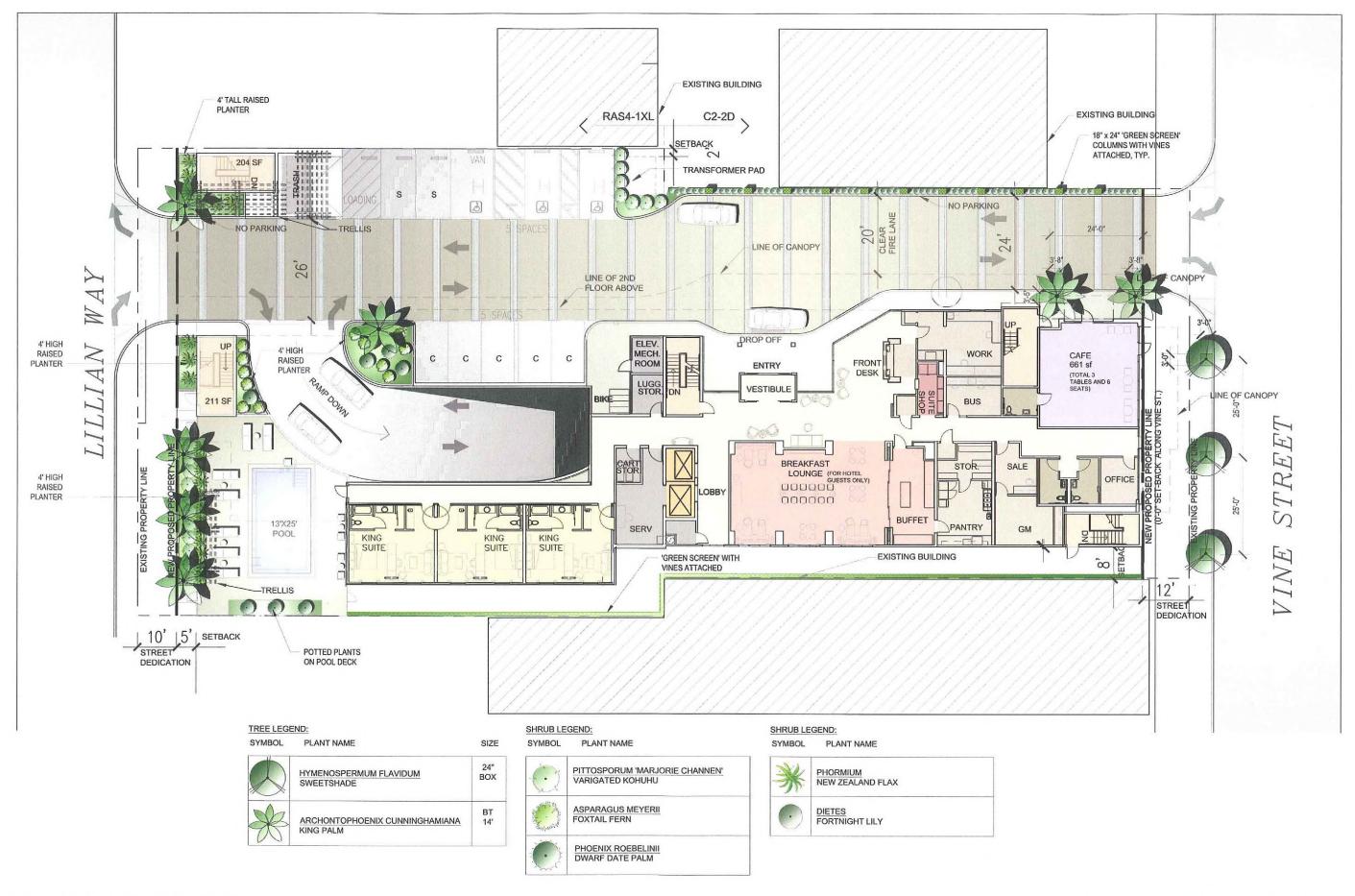










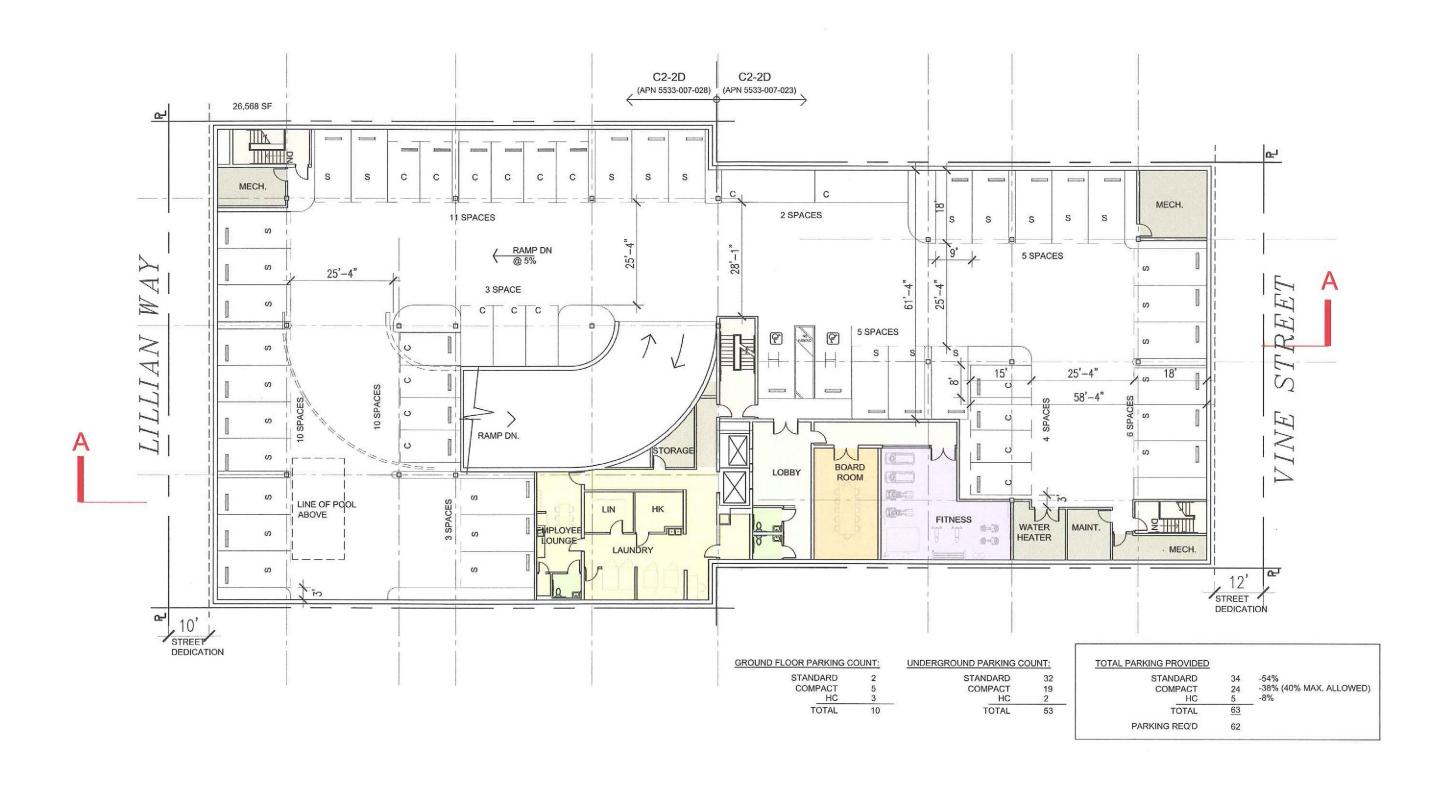


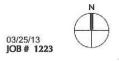
VINE INN & SUITES



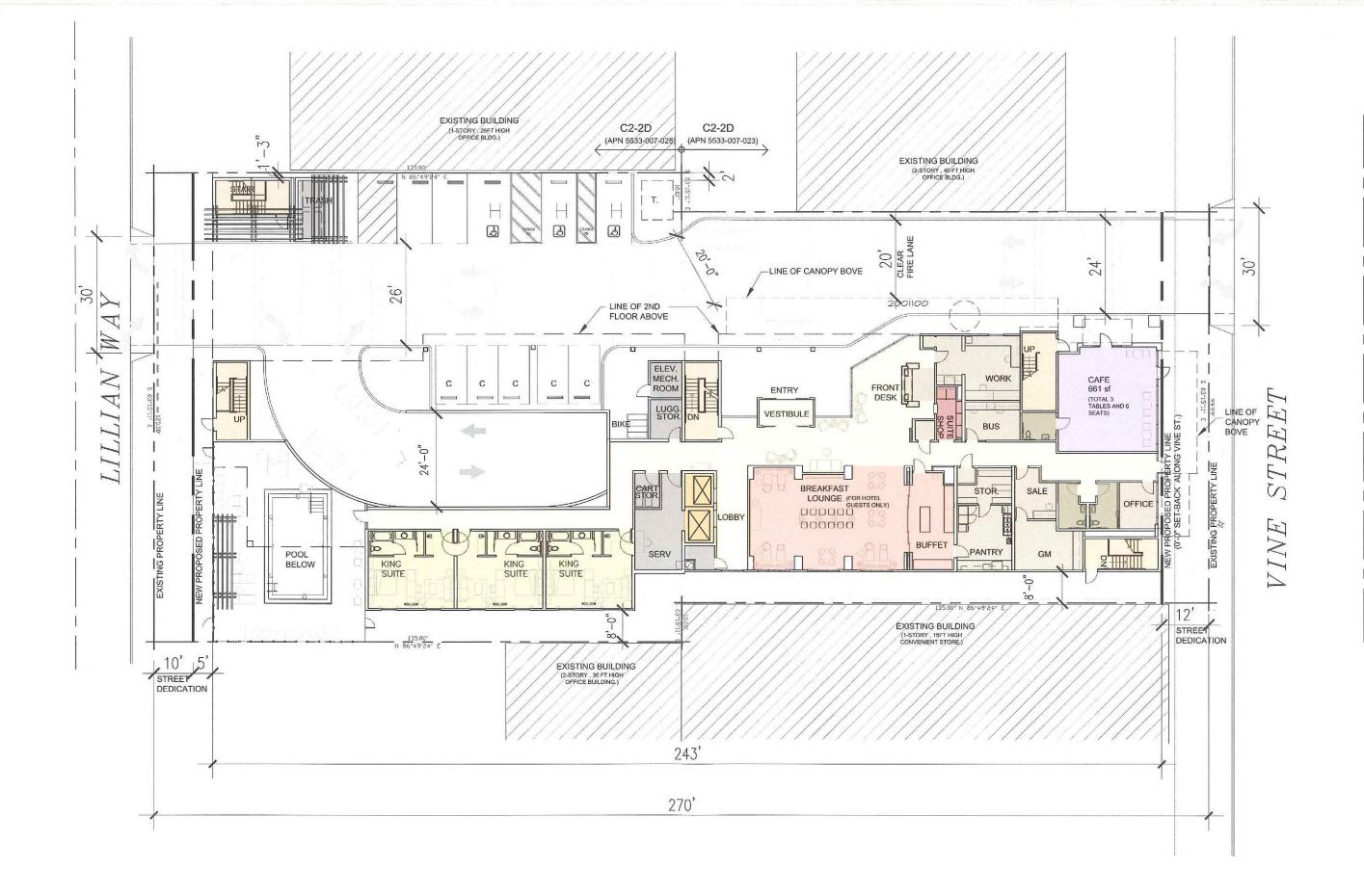




















1133 VINE ST, LOS ANGELES, CA

H REI S VINE



STREET VINE

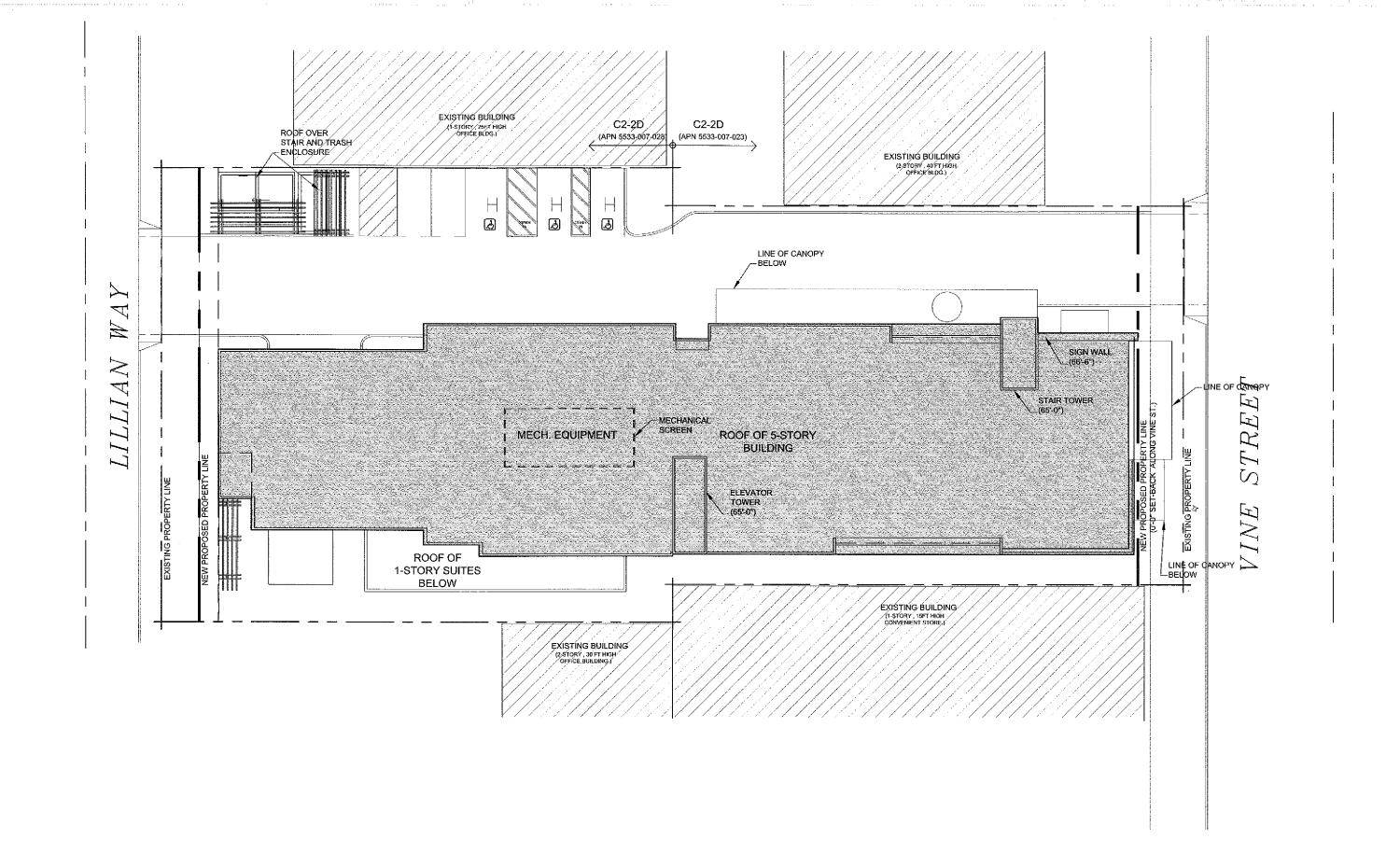
VINE INN & SUITES

3rd-5th FLOOR PLAN SCALE: 3/32" = 1'-0"

















EAST ELEVATION

VINE STREET



NORTH ELEVATION

VINE INN & SUITES

NORTH AND EAST ELEVATIONS

SCALE: 1"=10'-0"





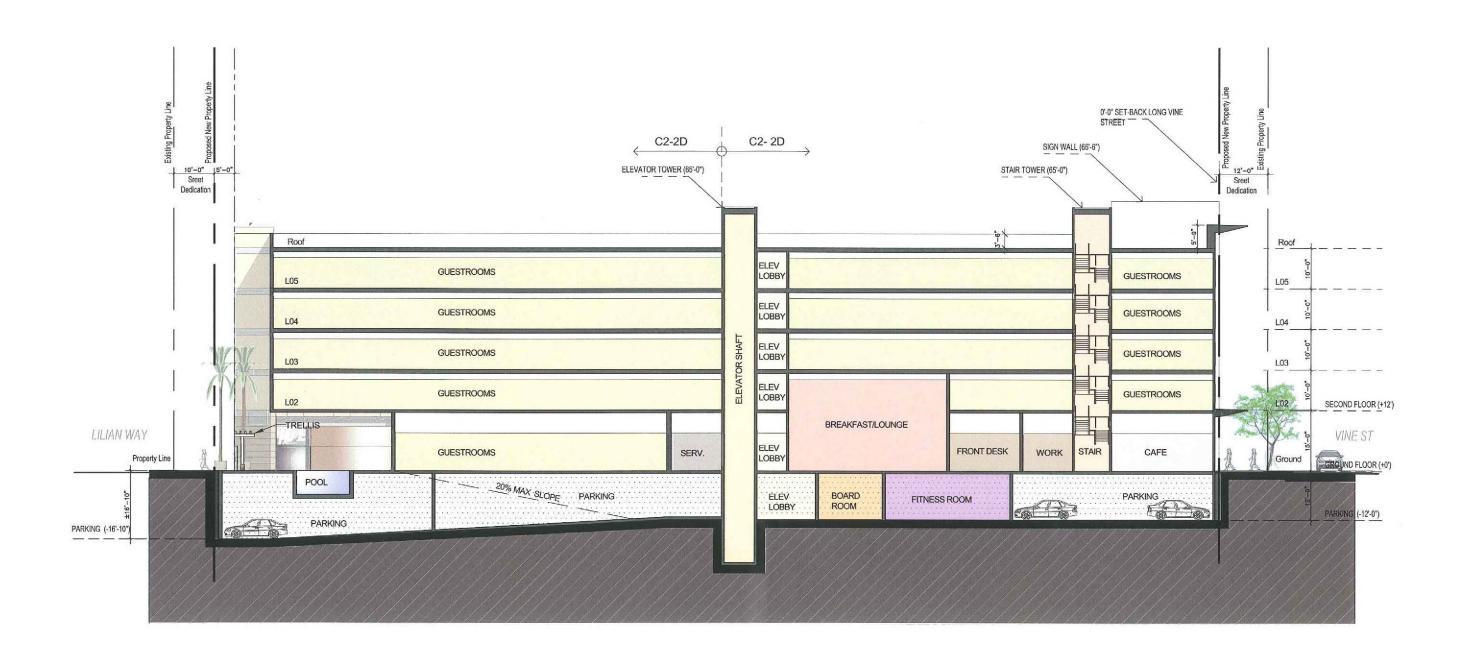
AS-OTIOP AS-OTIOP AS-OTIOP AS-OTIOP AS-OTIOP ASSOCIATION ASSOCIATI

SOUTH ELEVATION

VINE INN & SUITES

SOUTH AND WEST ELEVATIONS

SCALE: 1"=10'-0"



03/25/13 JOB# 1223



03/25/13 JOB# 1223





EXISTING HOTEL

NEW PROPOSED HOTEL













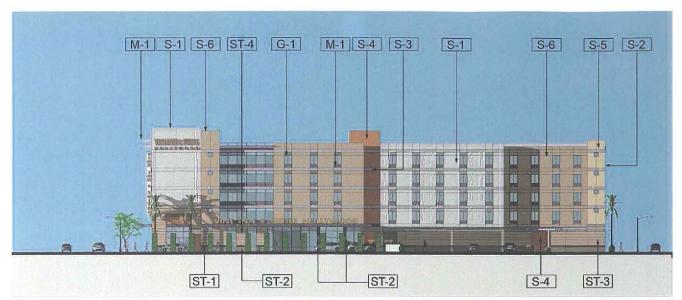




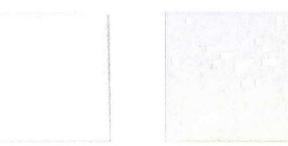


LILLIAN WAY

16



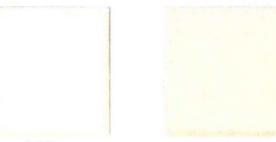
NORTH ELEVATION



S-1 CRYSTAL WHITE SMOOTH FINISH LA HABRA



S-3 MESA VERDE LA HABRA



S-5 FRENCH VANILLA LA HABRA



S-2 DOVE GREY 16/20 TEXTURED FINISH LA HABRA



S-4 **ASHEVILLE** LA HABRA



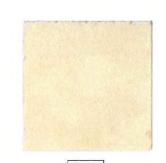
S-6 X-82 HACIENDA LA HABRA



ST-1 BLUE STONE HONED



ST-2 **BASALT STONE**



ST-3 CREAM, DOMINO COLOR PALETTE CORONADO



EAST ELEVATION



G-1 SOLARBAN 60 GLASS BELOW+CLEAR GLASS INSULATING UNIT PPG



G-2 SOLARBAN 60 CLEAR GLASS INSULATING UNIT WITH COLORED SPANDREL



WEST ELEVATION



P-1 CADET GRAY 2-30-D ALUSUISSE COMPOSITES



GRAY/MOSS/CHARCOAL ANGELUS PAVING STONES



CHARCOAL ANGELUS PAVING STONES



M-1 RENAISSANCE SILVER POWER COATED PPG



M-2 PERFERATED METAL PANEL POWER COATED



IP 54 OUTDOOR WALL LIGHT GU10 LED SERIES



Exhibit C

CITY OF LOS ANGELES OFFICE OF THE CITY CLERK ROOM 395. CITY HALL

LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROPOSED MITIGATED NEGATIVE DECLARATION

| LEAD CITY AGENCY | COUNCIL DISTRICT |
|---------------------|--------------------------------|
| City of Los Angeles | CD 13 - ERIC GARCETTI |
| | CASE NO. |
| | CPC-2012-2734-GPA-ZC-HD-CU-SPR |

PROJECT LOCATION

1133 Vine Street

PROJECT DESCRIPTION

Demolition of an existing 54-guest room motel. Construction, use, and maintenance of an up to a six-story, 77 feet in height, motel with 112-guest rooms and a 661 square foot ground floor cafe, 325 square foot pool on the ground floor level; with 63 total vehicular parking spaces (34 standard, 24 compact, 5 handicapped). 53 parking spaces will be located in a subterranean garage and 10 parking spaces will be located on the ground floor level. Six bicycle parking spaces will be provided which exceeds the minimum requirement of 2 bicycle parking spaces. The project is located in the existing [Q]C2-2D Zone and proposed C2-2D Zone. Vehicular access to the Project would be provided off Vine Street and Lillian Way.

The entire project site is 29,688 square feet (0.68 acres) and encompasses two (2) parcels: Asessors Parcel Number 5533-007-028 along Lillian Way and Assessors Parcel Number 5533-007-03 along Vine Street.

For the parcel along Lillian Way (APN 5533-007-028), the applicant is requesting the following entitlements:

Pursuant to LAMC Section 11.5.6B, a General Plan Amendment (GPA) to amend the land use designation in the Hollywood Community Plan Land Use Map from Medium Residential to General Commercial; and

Pursuant to LAMC Section 12.32, a Zone Change (ZC) from R3 to C2; and

Pursuant to LAMC Section 12.32 C, a Height District change (HD) from 1XL to 2, and add a "D" Development Limitation to limit the floor area ratio to 3:1:1; and

Pursuant to LAMC Section 12.21.A.19(c)(12)(ii), a Conditional Use (CU) to allow an eight (8') foot high, 136 square foot (8'x17') trash/recycling area to be located within the front portion of the lot since the entire project site does not have a designated rear yard area; and

Pursuant to LAMC Section 12,14.C.2, a Conditional Use (CU) to allow a 6'-9" encroachment into the required eight (8) foot side yard setback area for an eight (8) foot high, 136 square foot (8'x17') trash/recycling enclosure area; and

Pursuant to LAMC Section 12,14.C.2, a Conditional Use (CU) to maintain a 1'-1" side yard setback area and allow a 6'-9" encroachment into the required eight (8) foot side yard setback area for the placement of a stair shaft leading to the subterranean garage; and

Pursuant to LAMC Section 12.14.C.2, a Conditional Use (CU) to maintain a 2'-0" yard setback area and allow a 6'-0" encroachment into the required eight (8) foot yard setback area for the placement of a transformer pad.

For the entire project site:

Pursuant to LAMC Section 12.24W.24.(1), a Conditional Use (CU) for a motel use to be located within 500 feet of a residentially zoned area; and

Pursuant to LAMC Section 16.05.C.1(b), Site Plan Review for the development with 50 or more guest rooms,

The Department of City Planning is requesting the analysis of an Add Area for a General Plan Amendment from Medium Residential to General Commercial on the adjoining lot to the north along Lilian Way (APN 5533-007-029) and the adjoining lot to the south along

Lillian Way (APN 5533-007-025). No physical development is proposed within the Add Area at this time. The boundaries of this add area are subject to change; the maximum possible Add Area is being analyzed in this Mitigated Negative Declaration (MND). Demolition, grading, excavation, foundation, and associated building permits and any additional actions as may be deemed necessary. In addition, regulatory permits from the Department of Fish and Game, Regional Water Quality Control Board and the South Coast Air Quality Management District will be procured, as required. NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Holivine Investments, Inc. Sunil Patel 1133 Vine Street Los Angeles, CA 90038 FINDING: The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance (CONTINUED ON PAGE 2) SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED. Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-make may adopt the mitigated negative declariation, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made. THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED. TITLE NAME OF PERSON PREPARING THIS FORM TELEPHONE NUMBER

200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012

MARIANA SALAZAR

ADDRESS

Daniel Sin

SIGNATURE (Official)

City Planning Associate

APRIL 24, 2013

(213) 978-3034

DATE

I-10. Aesthetics (Landscape Plan)

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation.
 However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12,40-D) and to the satisfaction of the decision maker.

1-50. Aesthetics (Surface Parking)

- Environmental impacts may result from project implementation due to excessive ambient heat gain resulting from the new open-spaced parking lot. However, these impacts will be mitigated to a less than significant level by the following measures:
- A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.
- The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. An automatic irrigation plan shall be approved by the Department of City Planning.
- · Palm trees shall not be considered in meeting this requirement.
- The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K Vehicular Use Areas.

I-90. Aesthetics (Vandalism)

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris
 along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a less than
 significant level by the following measures:
- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and
 free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal
 Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

1-120. Aesthetics (Light)

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

1-130. Aesthetics (Glare)

- Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance
 and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to
 minimize glare and reflected heat.

III-10. Air Pollution (Demolition, Grading, and Construction Activities)

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

III-60. Objectionable Odors (Commercial Trash Receptacles)

- Environmental impacts may result from project implementation due to the location of trash receptacles near adjacent residences. However, these impacts will be mitigated to a less than significant level by the following measure:
- Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer

III-70. Objectionable Odors

- Environmental impacts to adjacent residential properties may result due to objectionable odors from the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- No window openings or exhaust vents shall be permitted on the building facade which abuts a residential use or zone.

V-20. Cultural Resources (Archaeological)

- Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-30. Cultural Resources (Paleontological)

- Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any paleontological materials are encountered during the course of project development, all further development

 activities shall halt and:
- a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
- d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any,
 paleontological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-40, Cultural Resources (Human Remains)

- Environmental impacts may result from project implementation due to discovery of unrecorded human remains.
- In the event that human remains are discovered during excavation activities, the following procedure shall be
 observed:

- a. Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033, 323-343-0512
 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
- b. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
- c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely
 descendent of the deceased Native American.
- d. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- e. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area
 of the property secure from further disturbance, or;
- f. If the owner does not accept the descendant's recommendations, the owner or the descendent may request
 mediation by the Native American Heritage Commission.
- Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.

VI-10. Seismic

- Environmental impacts to the safety of future occupants may result due to the project's location in an area of
 potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the
 following measure:
- The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

VI-20. Erosion/Grading/Short-Term Construction Impacts

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading
 activities require grading permits from the Department of Building and Safety. Additional provisions are required for
 grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation
 measures:
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- b. Stockpiles, excavated, and exposed soil shall be covered with secured farps, plastic sheeting, erosion control
 fabrics, or treated with a bio-degradable soil stabilizer.

VII-10. Green House Gas Emissions

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):
- Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

VIII-10. Explosion/Release (Existing Toxic/Hazardous Construction Materials)

- Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure:
- (Asbestos) Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.

- (Lead Paint) Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based
 paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should
 lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to
 OSHA regulations.
- (Polychlorinated Biphenyl Commercial and Industrial Buildings) Prior to issuance of a demolition permit, a
 polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist
 with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

X-10. General Plan Designation/Zoning

- The proposed project would permit intensities and or densities exceeding those permitted by the existing ______
 District Plan. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The applicant shall comply with mitigation measures required by this mitigated negative declaration (MND).

XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any
 subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses
 unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

XII-40. Increased Noise Levels (Parking Structure Ramps)

- Environmental impacts may result from project implementation due to noise from cars using the parking ramp.
 However, the potential impacts will be mitigated to a less than significant level by the following measures:
- Concrete, not metal, shall be used for construction of parking ramps.
- The interior ramps shall be textured to prevent tire squeal at turning areas.
- Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.

XII-170. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)

- Environmental impacts to future occupants may result from this project's implementation due to mobile noise.
 However, these impacts will be mitigated to a less than significant level by the following measures:
- All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

XII-230. Increased Noise Levels

- Environmental impacts to the adjacent residential properties may result due to noise generated on the site. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The motel structures shall include the following or equivalent to achieve an acceptable interior noise level of 45 CNEL: (a) Air conditioning or mechanical ventilation system so that the windows and doors may remain closed; and (b) Windows that are dual pane, laminated, or similar with a Sound Transmission Class (STC) rating of at least 30; and (c) Exterior doors facing Vine Street that have a sound insulating design with an STC rating of at least 35.
- To the extent practical, electrical power shall be used to run air compressors and similar power tools. Internal combustion engines should be equipped with a muffler of a type of recommended by the manufacturer. No internal combustion engine should be operated on the project site without the manufacturer-recommended muffler. All diesel equipment should be operated with closed engine doors and should be equipped with factory recommended mufflers. Additional noise attenuation techniques shall be employed as necessary to reduce noise levels. Such techniques may include, but are not limited to, the use of sound blankets on noise generating equipment and the construction of temporary sound barriers between construction sites and affected uses.

XIV-10. Public Services (Fire)

- Environmental impacts may result from project implementation due to the location of the project in an area having
 marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the
 following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

XIV-70. Public Services (Street Improvements Not Required By DOT)

- Environmental impacts may result from project implementation due to the deterioration of street quality from
 increased traffic generation. However, the potential impact will be mitigated to a less than significant level by the
 following measure:
- The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

XVI-10. Increased Vehicle Trips/Congestion

- An adverse impact may result from the project's traffic generation. An investigation and analysis conducted by the
 Department of Transportation has identified significant project-related traffic impacts which can be mitigated to less
 than significant level by the following measure:
- Implementing measure(s) detailed in said Department's communication to the Planning Department dated and attached shall be complied with. Such report and mitigation measure(s) are incorporated herein by reference.
- Implementing measure(s) detailed in said Department's communication to the Planning Department dated November 5, 2012 and attached shall be compiled with. Such report and mitigation measure(s) are incorporated herein by reference.

XVI-50. Inadequate Emergency Access

- Environmental impacts may result from project implementation due to inadequate emergency access. However, these impacts can be mitigated to a less than significant level by the following measure:
- The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

XVII-10. Utilities (Local Water Supplies - Landscaping)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures;
- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- Weather-based irrigation controller with rain shutoff
- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

XVII-20. Utilities (Local Water Supplies - All New Construction)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until
 water supply capacity is adequate.

- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated
 on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of
 potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water
 through equipment and discharging the heated water to the sanitary wastewater system.)

XVII-30. Utilities (Local Water Supplies - New Commercial or Industrial)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- All restroom faucets shall be of a self-closing design.

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- (Operational) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- (Construction/Demolition) Prior to the issuance of any demolition or construction permit, the applicant shall provide
 a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled
 waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction
 contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or
 construction-related wastes.
- (Construction/Demolition) To facilitate on-site separation and recycling of demolition- and construction-related
 wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction.
 These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste
 disposal program.

XVII-100. Utilities (Solid Waste Disposal)

All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and
construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks,
metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes
must be discarded at a licensed regulated disposal site.

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CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK ROOM 395, CITY HALL LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY and CHECKLIST

(CEOA Guidelines Section 15063)

| The state of the s | 10200 | A Guidelines Section 10000) | agrae in chinale de la distriction de gran de la del 1900, con a constant (1900, con la con | | | |
|--|--|--|--|--|--|--|
| LEAD CITY AGENCY: City of Los Angeles | | COUNCIL DISTRICT: CD 13 - ERIC GARCETTI | DATE: | | | |
| RESPONSIBLE AGENCIES: Department of Cit | y Planni | A STATE OF THE PROPERTY OF THE | The state of the s | | | |
| ENVIRONMENTAL CASE: ENV-2012-2735-MND | MENTAL CASE: RELATED CASES: | | | | | |
| PREVIOUS ACTIONS CASE NO.: | Does have significant changes from previous actions. Does NOT have significant changes from previous actions. | | | | | |
| PROJECT DESCRIPTION: DEMOLITION OF AN EXISTING 54-GUEST RO INCLUDING A 661 SQ FT CAFE AT GROUND | | TEL AND REPLACED WITH A NEW 112 GUEST F | ROOM MOTEL | | | |
| ENV PROJECT DESCRIPTION: Demolition of an existing 54-guest room motel. Construction, use, and maintenance of an up to a six-story, 77 feet in height, motel with 112-guest rooms and a 661 square foot ground floor cafe, 325 square foot pool on the ground floor level; with 63 total vehicular parking spaces (34 standard, 24 compact, 5 handicapped). 53 parking spaces will be located in a subterranean garage and 10 parking spaces will be located on the ground floor level. Six bicycle parking spaces will be provided which exceeds the minimum requirement of 2 bicycle parking spaces. The project is located in the existing [Q]C2-2D Zone and proposed C2-2D Zone. Vehicular access to the Project would be provided off Vine Street and Lillian Way. | | | | | | |
| The entire project site is 29,688 square feet (0.68 acres) and encompasses two (2) parcels: Asessors Parcel Number 5533-007-028 along Lillian Way and Assessors Parcel Number 5533-007-03 along Vine Street. For the parcel along Lillian Way (APN 5533-007-028), the applicant is requesting the following entitlements: | | | | | | |
| Pursuant to LAMC Section 11.5.6B, a General Plan Amendment (GPA) to amend the land use designation in the Hollywood Community Plan Land Use Map from Medium Residential to General Commercial; and | | | | | | |
| Pursuant to LAMC Section 12.32, a Zone Change (ZC) from R3 to C2; and | | | | | | |
| Pursuant to LAMC Section 12.32 C, a Height District change (HD) from 1XL to 2, and add a "D" Development Limitation to limit the floor area ratio to 3:1:1; and | | | | | | |
| Pursuant to LAMC Section 12.21.A.19(c)(12)(ii), a Conditional Use (CU) to allow an eight (8') foot high, 136 square foot (8'x17') trash/recycling area to be located within the front portion of the lot since the entire project site does not have a designated rear yard area; and | | | | | | |
| Pursuant to LAMC Section 12.14.C.2, a Conditional Use (CU) to allow a 6'-9" encroachment into the required eight (8) foot side yard setback area for an eight (8) foot high, 136 square foot (8'x17') trash/recycling enclosure area; and | | | | | | |
| Pursuant to LAMC Section 12.14.C.2, a Conditional Use (CU) to maintain a 1'-1" side yard setback area and allow a 6'-9" encroachment into the required eight (8) foot side yard setback area for the placement of a stair shaft leading to the subterranean garage; and | | | | | | |
| Pursuant to LAMC Section 12.14.C.2, a Conditional Use (CU) to maintain a 2'-0" yard setback area and allow a 6'-0" encroachment into the required eight (8) foot yard setback area for the placement of a transformer pad. | | | | | | |

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For the entire project site:

Pursuant to LAMC Section 12.24W.24.(1), a Conditional Use (CU) for a motel use to be located within 500 feet of a residentially zoned area; and

Pursuant to LAMC Section 16.05.C.1(b), Site Plan Review for the development with 50 or more guest rooms.

The Department of City Planning is requesting the analysis of an Add Area for a General Plan Amendment from Medium Residential to General Commercial on the adjoining lot to the north along Lilian Way (APN 5533-007-029) and the adjoining lot to the south along Lilian Way (APN 5533-007-025). No physical development is proposed within the Add Area at this time. The boundaries of this add area are subject to change; the maximum possible Add Area is being analyzed in this Mitigated Negative Declaration (MND).

Demolition, grading, excavation, foundation, and associated building permits and any additional actions as may be deemed necessary. In addition, regulatory permits from the Department of Fish and Game, Regional Water Quality Control Board and the South Coast Air Quality Management District will be procured, as required.

ENVIRONMENTAL SETTINGS:

The entire project site is 29,688 square feet (0.68 acres) and encompasses two (2) parcels (Assessors Parcel Number 5533-007-028 along Lillian Way and Assessors Parcel Number 5533-007-03 along Vine Street). The subject site is generally rectangular in shape and is generally flat. The site is within the Hollywood Community Plan Area with General Commercial and Medium Residential land use designations and is zoned [Q]C2-2D and R3-1XL zones.

Properties north of the subject site are motel and office uses in the RD1.5-1XL and [Q]C2-2D zones; properties to the east across Lillian Way are multi-family and light industrial uses in the RD 1.5-1XL Zone; properties to the south are a shopping centers in the RD 1.5-1XL and [Q]C2-2D Zones; and properties to the west across Vine Street are office uses in the [Q]C2-2D Zone.

Vine Street is classified as a Major Highway Class II dedicated to a 80-foot width at the project's street frontage and is fully improved with sidewalks, curbs and gutters. Lillian Way is classified as a Local Street dedicated to a variable 40-foot width at the project's street frontage and is fully improved with sidewalks, curbs and gutters.

PROJECT LOCATION: 1133 Vine Street CERTIFIED NEIGHBORHOOD COMMUNITY PLAN AREA: AREA PLANNING COMMISSION: HOLLYWOOD COUNCIL: CENTRAL CENTRAL HOLLYWOOD STATUS: Does Conform to Plan Does NOT Conform to Plan MAX. DENSITY/INTENSITY EXISTING ZONING: ALLOWED BY ZONING: [Q]C2-2D & C2-2D MAX. DENSITY/INTENSITY LA River Adiacent: GENERAL PLAN LAND USE: ALLOWED BY PLAN GENERAL COMMERCIAL & MEDIUM RESIDENTIAL DESIGNATION: PROPOSED PROJECT DENSITY: 112

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On the basis of this initial evaluation: I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent, A MITIGATED NEGATIVE DECLARATION will be prepared. I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. П I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. City Planning Associate (213) 978-3034 Signature Title Phone

Determination (To Be Completed By Lead Agency)

Evaluation Of Environmental Impacts:

- 1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- 2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed, Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| ✓ AESTHETICS ☐ AGRICULTURE AND FOREST RESOURCES ✓ AIR QUALITY ☐ BIOLOGICAL RESOURCES ✓ CULTURAL RESOURCES ✓ GEOLOGY AND SOILS | ✓ GREEN HOUSE GAS EMISSIONS ✓ HAZARDS AND HAZARDOUS MATERIALS ☐ HYDROLOGY AND WATER QUALITY ✓ LAND USE AND PLANNING ☐ MINERAL RESOURCES ✓ NOISE | ☐ POPULATION AND HOUSING ✓ PUBLIC SERVICES ☐ RECREATION ✓ TRANSPORTATION/TRAFFIC ✓ UTILITIES AND SERVICE SYSTEMS ☐ MANDATORY FINDINGS OF SIGNIFICANCE |
|--|---|---|
| INITIAL STUDY CHECKLIST Background PROPONENT NAME: | | PHONE NUMBER: |
| | | |
| Holivine Investments, Inc. | (| 323) 251-9517 |
| APPLICANT ADDRESS: Sunil Patel 1133 Vine Street Los Angeles, CA 90038 | | |
| AGENCY REQUIRING CHECKLIST: | ι | DATE SUBMITTED: |
| Department of City Planning | | |
| PROPOSAL NAME (if Applicable): | | |

| | | Potentially | | |
|-----|-------------|--------------|-------------|-----------|
| - | | significant | | |
| | Potentially | unless | Less than | |
| - 1 | significant | mitigation | significant | |
| - | impact | incorporated | impact | No impact |

| | AESTHETICS | - phony with the print, the species with the print of the | ويعون فالمنابع والمعارض والمراجع والمراجع والمراجع والمراجع والمارات والمعارض والمعارض والمعارض والمعارض والمعارض | |
|-----|--|--|--|--|
| а. | Have a substantial adverse effect on a scenic vista? | | V | |
| b. | Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | Y |
| c. | Substantially degrade the existing visual character or quality of the site and its surroundings? | Y | | |
| d. | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ~ | | |
| II. | AGRICULTURE AND FOREST RESOURCES | | | |
| а, | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? | | | |
| ь. | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | V |
| | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | | | Y |
| I. | Result in the loss of forest land or conversion of forest land to non-forest use? | | | 1 |
| 3. | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | | | Y |
| II. | AIR QUALITY | BELLIN TALLEY. | | |
| 1. | Conflict with or obstruct implementation of the applicable air quality plan? | | | / |
| э. | Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | Y | | |
| | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | Y | | |
| i. | Expose sensitive receptors to substantial pollutant concentrations? | | Y | Serior Se |
| | Create objectionable odors affecting a substantial number of people? | | | V |
| ٧. | BIOLOGICAL RESOURCES | | The state of the s | |
| 1. | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the Californía Department of Fish and Game or U.S. Fish and Wildlife Service? | | | Y |
|), | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | | | * |
| | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | Y |
| | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | 30 A 1 3 A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | * |
| | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | Y |
| f. | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state | | | V |

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| | | 1/2 | Potentially | <u>andrik de angerek e an dit dit da dit er et by tre dit dit da di</u> | |
|--------|---|--|--|---|--|
| | | Potentially significant impact | significant unless mitigation incorporated | Less than significant impact | No impact |
| | | | | | |
| a. | Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? | | | | / |
| Ь. | Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | | 1 | | |
| c. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | V | | |
| d. | Disturb any human remains, including those interred outside of formal cemeteries? | | 4 | | |
| بنسعيا | GEOLOGY AND SOILS | and the same than the same to be a second or the same to be a second | | | Commence of the comment of the comme |
| a. | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | The control of the co | - | |
| b. | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking? | | 1 | | |
| c. | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction? | | | | V |
| | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides? | | | | Y |
| I | Result in substantial soil erosion or the loss of topsoil? | - constitution to the William and the State Stat | V | 1.00.22 | |
| f. | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | | |
| g. | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | | | | 4 |
| h. | Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | | Y |
| ٧i | . GREEN HOUSE GAS EMISSIONS | All and a second se | | | |
| а. | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | | |
| | Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | en viner e roman de la la companya de la companya | | | Y |
| - | I. HAZARDS AND HAZARDOUS MATERIALS | | | | |
| | Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | No the paper was the same of t | | | Y |
| b. | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | * | 1 - 17 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - | |
| c. | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | 4 |
| d. | Be located on a sife which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | | 1 |
| | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | | V |
| | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | | | | 1 |
| g. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | 1 |

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| | | Potentially | | |
|---|-------------|--------------|-------------|-----------|
| | | significant | | |
| į | Potentially | unless | Less than | |
| | significant | mitigation | significant | |
| | impact | incorporated | impact | No impact |

| Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | A Licenses | | Y |
|---|--|--|--|--|
| | W 2 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 | Cog (4a) pet to A 472 horizon a militario de la companio della com | . Stagenstate (State Control Space of S | |
| | | | <u> </u> | |
| Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | - | * | |
| Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | | | V | |
| Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | | | * | |
| Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | | | * | |
| Otherwise substantially degrade water quality? | | | | V |
| Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | | Y |
| Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | | · · |
| Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | | Y |
| Inundation by seiche, tsunami, or mudflow? | | | | V |
| LAND USE AND PLANNING | | | | Almain we hall of the state of |
| Physically divide an established community? | | | | V |
| Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | - Parameterial and a second | * | | |
| | | | *************************************** | V |
| MINERAL RESOURCES | | | STATE OF THE PROPERTY OF THE P | |
| | | | | * |
| recovery site delineated on a local general plan, specific plan or other land use plan? | | | | Y |
| | | | | |
| established in the local general plan or noise ordinance, or applicable | | * | | |
| | | | 1 | |
| | V A STATE OF THE S | Y | | |
| | | | 4 | |
| | areas of where residences are intermixed with wildlands? HYDROLOGY AND WATER QUALITY Violate any water quality standards or waste discharge requirements? Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? Otherwise substantially degrade water quality? Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? Place within a 100-year flood hazard area structures which would impede or redirect flood flows? Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? Inundation by seiche, tsunami, or mudflow? LAND USE AND PLANNING Physically divide an established community? Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding o | involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? HYDROLOGY AND WATER QUALITY Violate any water quality standards or waste discharge requirements? Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Substantially after the existing drainage pattern of the site or area, including through the afteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? Substantially after the existing drainage pattern of the site or area, including through the afteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? Otherwise substantially degrade water quality? Place housing within a 100-year flood hazard area as mapped on a federal flood flazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? Place within a 100-year flood hazard area structures which would impede or redirect flood flows? Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? North invitation over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or militigating an environmental effect? Conflict with any applicable habitat conservation plan or natural commun | involving wildland fires, including where wildlands? HYDROLOGY AND WATER QUALITY Violate any water quality standards or waste discharge requirements? Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lovering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing hand uses or planned uses for which permits have been grantled? Substantially after the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation or or off-site? Substantially after the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding port or off-site? Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? Otherwise substantially degrade water quality? Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood insurance Rate Map or other flood hazard delineation map? Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood insurance Rate Map or other flood hazard delineation map? Place within a 100-year flood hazard area structures which would impede or redirect flood flows? Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? Inundation by seiche, tsunami, or mudflow? LAND USE AND PLANNING Physically divide an established community? Conflict with any applicable land use plan policy, or regulation of an agency with justicition over | involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are informixed with wildlands? HYDROLOSY AND WATER GUALITY Violate any water quality standards or waste discharge requirements? Substantially deplete groundwator supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lovering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing had use or planned uses for which permits have been granted?) Substantially after the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or sillation on or off-site? Substantially after the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or sillation on or off-site? Substantially after the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site? Create or contribute runor for surface runoff in a manner which would result in flooding on- or off-site? Otherwise substantially degrade water quality? Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood insurance Rate May or other flood hazard delineation map? Place within a 100-year flood hazard area as structures which would impede or redirect flood flows? Expose people or structures to a significant risk of loss, injury or death involving flooding, including blooding, as a result of the failure of a levee or dem? Inundation by seiche, tsunami, or mudflow? LAND USE AND PLANNING Physically divide an established community? Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdic |

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| | Potentially significant impact | Potentially significant unless mitigation incorporated | Less than significant impact | No impact |
|--|--|--|--|--|
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | V |
| f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | V |
| XIII. POPULATION AND HOUSING | to the second se | wantenante income de la company de la compan | | |
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | Y | |
| Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | V |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | Autobay and the second | |
| XIV. PUBLIC SERVICES | | | <u> </u> | - |
| a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection? | į. | | | |
| b. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection? | | | | Y |
| c. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools? | | | | * |
| d. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks? | | | | * |
| e. Would the project result in substantial adverse physical impacts associated with the provision of new or physically aftered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services; Other public facilities? | | • | | |
| XV, RECREATION | | The second of th | MARKET COMPANY OF THE PARKET O | |
| Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | Y | |
| Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | ~ | |
| XVI. TRANSPORTATION/TRAFFIC | | A STATE OF THE PARTY OF THE PAR | Annual of the second se | V-04-19, 15-19, V-04-19, V-04- |
| a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | ł | | | |

| | | Potentially significant | | |
|---|-------------|----------------------------|-------------|-----------|
| | Potentially | unless | Less than | |
| | significant | mitigation | significant | |
| i | impact | incorporated | impact | No impact |

| Ь. | Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | | | |
|----|---|--------------|--|----------|
| c. | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | Y |
| d. | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | |
| e. | Result in inadequate emergency access? | V | | |
| f. | Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | | | Y |
| | II. UTILITIES AND SERVICE SYSTEMS | <u> </u> | | |
| a. | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | The state of the s | V |
| b. | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | V |
| C. | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | V |
| d. | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | . 1 | | |
| e. | Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | * |
| f. | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | Y |
| g. | Comply with federal, state, and local statutes and regulations related to solid waste? | * | | |
| XV | III. MANDATORY FINDINGS OF SIGNIFICANCE | | | |
| а, | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | * | |
| b. | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | | * | |
| c. | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | 1 | |

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2012-2735-MND and the associated case(s), CPC-2012-2734-GPA-ZC-HD-C CPC-2012-2734-GPA-ZC-HD-CU-SPR. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

- · Substantially degrade environmental quality.
- · Substantially reduce fish or wildlife habitat.
- · Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- · Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- · Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at http://www.lacity.org; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - http://gmw.consrv.ca.gov/shmp/

Engineering/Infrastructure/Topographic Maps/Parcel Information - http://boemaps.eng.ci.la.ca.us/index01.htm or City's main website under the heading "Navigate LA".

| PREPARED BY: | TITLE: | TELEPHONE NO.: | DATE: |
|-----------------|-------------------------|----------------|------------|
| MARIANA SALAZAR | City Planning Associate | (213) 978-3034 | 04/03/2013 |

| | | Mitigation |
|---------|-------------|------------|
| Impact? | Explanation | Measures |

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

| I. A | ESTHETICS | | |
|-------|---|--|------------------|
| а. | LESS THAN SIGNIFICANT IMPACT | With the implementation of the proposed motel project, the height of development on the project site would increase from two stories to five and six stories(up to approximately 77 feet). However, there are no identified designated panoramic or focal views containing scenic vistas available in the project area. | |
| b. | NO IMPACT | There are no identified scenic resources such as rock outcroppings or historic buildings located on-site, and no state-designated scenic highways located adjacent to or within view of the project site. | |
| C. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The proposed residential project would alter the visual character of the project site as it would replace an existing two story motel with a 5 and 6 story motel. The applicant will be required to provide adequate landscaping. Trash and graffiti impacts will be mitigated to a less than significant level by the proposed mitigation measures. | I-10, I-50, I-90 |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The exterior lights on the buildings will need to be shielded downward to mitigate the impact to a less than significant level. | l-120, l-130 |
| II. A | GRICULTURE AND FOREST RESOU | RCES | |
| a. | NO IMPACT | The project vicinity is completely developed with multi- family residential and commercial uses. Therefore, the proposed project would have no impact related to the conversion of prime farmland, unique farmland or farmland of statewide importance to a non-agricultural use. | |
| b. | NO IMPACT | The project site is not currently zoned for agricultural use and is and is not subject to a Williamson Act Contract. Therefore, the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act Contract, and no impact would occur. | |

| | Impact? | Explanation | Mitigation Measures |
|-------|---|--|--------------------------------|
| | | | |
| C. | NO IMPACT | The project site is located in an urbanized area and neither the project site nor the surrounding properties are zoned or utilized as forest land or timberland. Therefore, implementation of the proposed project would not result in an impact associated with the conversion of forest land or timberland. | |
| d. | NO IMPACT | The project site is located in an urbanized area and neither the project site nor the surrounding properties are zoned or utilized as forest land. Therefore, implementation of the proposed project would not result in the loss or conversion of forest land to non-forest use. | |
| e. | NO IMPACT | The proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. No impact would result. | |
| nı. A | IR QUALITY | | |
| а. | NO IMPACT | The project site is in an urbanized area within the Hollywood Community Plan Area of the City of Los Angeles. The proposed project involves the development of 112 motel units and 661 square feet of commerical space (cafe) on a property that is surrounded by typical urban uses and development. The development of this project will not conflict with or obstruct implementation of the air quality plan. See Air Quality Study Dated November 2012 in case file. | |
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The construction phase may increase the existing basin-wide air quality violations, however, these impacts will be mitigated to a less than significant level by the proposed mitigation measures. | See Mitigation Measures III-10 |
| c. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The construction phase may increase the existing basin-wide air quality violations, however, these impacts will be mitigated to a less than significant level by the proposed mitigation measures. | (II-10, III-60, III-70 |
| d. | LESS THAN SIGNIFICANT IMPACT | The operational impacts to the occupants will have a less than significant impact. See Air Quality Study dated November 2012 in file. Applicable air quality construction impacts have been included (See Mitigation Measure VI-20). | · |

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| | Impact? | Explanation | Mitigation Measures |
|-------------|--|---|--|
| | | | |
| e. | NO IMPACT | No objectionable odors are anticipated to result from this residential project. No impact will result. | |
| IV. | BIOLOGICAL RESOURCES | | |
| a. | NO IMPACT | The project is located in an area fully developed with residential and commerical uses. The project will not have an adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. | |
| b. | NO IMPACT | The site does not contain riparian habitat or sensitive natural communities. No impact will result. | |
| c. | NO IMPACT | The site does not contain wetlands. No impact will result. | |
| d. | NO IMPACT | The project area is fully developed with multi-family residential and commercial buildings. The site does not contain wildlife corridors. | |
| e. | NO IMPACT | The site does not contain any trees that will be removed. No impact will result. | |
| f. | NO IMPACT | The proposed project will not conflict with any habitat conservation plans. | |
| <u>V. 0</u> | ULTURAL RESOURCES | | Water and the second se |
| a. | NO IMPACT | The subject property is not a historical resource. The Preliminary Historic Resources Evaluation dated November 27, 2012 in the case file identifies that the property does not appear to be eligible for the National Register of Historic Places or the California Register of Historical Resources listing or for designation as a City of Los Angeles Historic-Cultural Monument due to lack of associations with significant historical themes, and a lack of integrity. | |
| b, | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | It is unknown whether archeological resources are located at the project site. The attached mitigation measures shall be implemented if such resources are discovered at the project site to reduce the impact to a less than significant level. | V-20 |
| C. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | It is unknown whether paleontological resources are located at the project site. The attached mitigation measures shall be implemented if such resources are discovered at the project site to reduce the impact to a | V-30 |

| | | | Mitigation |
|------|---|---|------------|
| | Impact? | Explanation | Measures |
| | | | |
| | 1 | less than significant level. | 1 |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | It is unknown whether human remains are located at the project site. The attached mitigation measures shall be implemented if such remains are discovered at the project site to reduce the impact to a less than significant level. | V-40 |
| VI. | GEOLOGY AND SOILS | | |
| а. | NO IMPACT | The site is not located in an Alquist-Priolo zone. No impact will result. | |
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The subject property is subject to strong seismic shaking because it is located within 1.77 km of the Hollywood Fault. However, this impact will be reduced to a less than significant level by following the California Building Code standards during construction. | VI-10 |
| C. | NO IMPACT | The site is not located in an area that is susceptible to liquefaction. No impact will result. | |
| d. | NO IMPACT | The site is not susceptible to landslides. No impact will result. | |
| e. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | Grading of the site will result in the loss of topsoil; however, this impact will be reduced to a less than significant level by the incorporation of construction mitigation measures. | VI-20 |
| f. | NO IMPACT | The site is stable and is not anticipated to become unstable due to construction of the project. No impact will result. | |
| g. | NO IMPACT | The site does not contain expansive soils. No impact will result. | |
| h. | NO IMPACT | No septic tanks are proposed as part of this project. No impact will result. | |
| VII. | GREEN HOUSE GAS EMISSIONS | | |
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project could potentially increase green house gas emissions during the construction and operational phases of the project. Therefore, mitigation measures have been incorporated to reduce the green house gas emission impacts to a less than significant level. In addition to these measures, other measures have been incorporated throughout the document to enhance building efficiencies, improve waste recycling, and improve water conservation among others. The State of California has required that GHG emissions must be reduced to 1990 | VII-10 |

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| | fmpact? | Explanation | Mitigation Measures |
|-------|---|---|------------------------|
| | | | |
| D. | NO IMPACT | Presently the City of Los Angeles is developing methodologies and inventories for quantifying GHG emissions and evaluating various strategies and mitigation measures to determine the most effective course of action to meet the State goals as set forth under AB32. As a note, the California Building Code was recently updated to specifically address green house gas emissions and if followed will reduce potential impacts to less than significant levels. | · |
| VIII. | HAZARDS AND HAZARDOUS MATE | RIALS | |
| a. | NO IMPACT | No hazardous materials are proposed to be routinely transported, used, or disposed of as part of this project. | |
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The proposed development includes the demolition of an existing motel built in 1957 and 1963. Due to the age of the existing structures, there is the potential to release asbestos and lead-based paint. Implmentation of the Mitigation Measures (VIII-10) will result in an less than significant impact. | VIII-10 |
| C. | NO IMPACT | No hazardous materials are proposed to be used with this residential project. No impact will result. | |
| d. | NO IMPACT | The site is not located on a list of hazardous materials list. No impact will result. | |
| e. | NO IMPACT | The site is not located within an airport land use plan. No impact will result. | |
| f. | NO IMPACT | The site is not located near a private airstrip. No impact will result. | |
| g. | NO IMPACT | The proposed development would not impair implementation of or interfere with an adopted emergency response plan or emergency evacuation plan. No impact will result. | |
| h. | NO IMPACT | The site is not located in an area of wildlands. No impact will result. | |
| IX. I | YDROLOGY AND WATER QUALITY | | |
| a. | LESS THAN SIGNIFICANT IMPACT | The proposed project is not anticipated to violate any water quality or waste discharge requirements. | |
| b. | LESS THAN SIGNIFICANT IMPACT | The proposed project should not cause the depletion of groundwater supplies or the interference of groundwater recharge. The project will continue to be supplied with water by the LADWP. | |

| | Impact? | Explanation | Mitigation Measures |
|------|--|--|------------------------|
| | | | |
| C. | LESS THAN SIGNIFICANT IMPACT | The project site does not contain a stream or river. The site currently drains into the storm drain as will the proposed project. No impact will result. | |
| d. | LESS THAN SIGNIFICANT IMPACT | The project will be required to control stormwater runoff using best management practices and a retention basin. After implementation of mitigation measures, the impact will be less than significant. | |
| e. | LESS THAN SIGNIFICANT IMPACT | The project will be required to control stormwater runoff using best management practices and a retention basin. After implementation of mitigation measures, the impact will be less than significant. | |
| f. | NO IMPACT | The proposed motel project is not anticipated to substantially degrade water quality. No impact will result. | |
| g. | NO IMPACT | The property is not located in a flood zone. No impact will result. | |
| 'n. | NO IMPACT | The property is not located in a flood zone. No impact will result. | |
| i. | NO IMPACT | The property is not located in a potential dam inundation zone. No impact will result. | |
| j. | NO IMPACT | The subject property is not located within an inundation zone for seiches, tsunamis or mudflow. No impact will result. | |
| X. L | AND USE AND PLANNING | | |
| a. | NO IMPACT | The proposed hotel and cafe uses are surrounded by multi-family and commercial development and would not result in physically dividing an established community. | |
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The applicant is proposing a 112-unit motel with 661 square feet of commercial space (cafe) with 63 total parking spaces on two parcels within the exsiting [Q]C2-2D & R3-1XL Zones. The applicant is requesting a Plan Amendment from Medium Residential to General Commerical, a Zone Change from R3 Zone to C2 Zone, a Height District Change from 1XL to 2 with a D limitation, a Zoning Administrator's Adjustment to allow reduced yards and Site Plan Review for the development of more than 50,000 square feet or 50 units. The applicant shall comply with all the mitigation measures included in this MND to reduce the impacts of the project to a level of insignificance. | X-10 |

| | Impact? | Explanation | Mitigation Measures |
|-------|---|---|------------------------|
| | | | |
| C. | NO IMPACT | The proposed residential project will not conflict with any applicable conservation or natural community conservation plans due to its location in a developed, urban area. | |
| XI. I | MINERAL RESOURCES | | |
| a. | NO IMPACT | The site is not located in a known area of mineral resources. No impact is expected to result. | |
| b. | NO IMPACT | The site is not located in a known area of mineral resources. No impact is expected to result. | |
| XII. | NOISE | | |
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | During construction of the project, the applicant will be required to comply with the city's noise ordinance and the attached construction noise mitigation measures to reduce the impact to a less than significant level. Also, the project fronts a Major Highway, therefore the attached mitigation measures regarding mobile noise impacts to future building occupants will reduce the noise impact to a less than significant level. In order to acheive interior noise levels below the California Health and Safety Code standard of 45 dBA Mitigation Measure XII-230 is applied. See Noise Study dated November 2012 in case file. | XII-20, XII-170 |
| b. | LESS THAN SIGNIFICANT IMPACT | The project construction will be typical of other motel buildings in the area and is not anticipated to result in excessive groundborne vibration or noise levels. In order to acheive interior noise levels below the California Health and Safety Code standard of 45 dBA Mitigation Measure XII-230 is applied. | |
| C. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The parking ramps will need to be constructed from concrete to reduce the noise impact to a less than significant level. | XII-40, XII-230 |
| d. | LESS THAN SIGNIFICANT IMPACT | The project is anticipated to result in a less than significant increase in ambient noise levels. During construction of the project, the applicant will be required to comply with the city's noise ordinance and the attached construction noise mitigation measures. | |
| e. | NO IMPACT | The project is not located within a flight path. No impact will result. | |
| f. | NO IMPACT | The project is not located within a private airstrip. No impact will result. | |

| | | Mitigation |
|---------|-------------|------------|
| Impact? | Explanation | Measures |

| XIII | POPULATION AND HOUSING | | |
|------|---|---|---------------------------------------|
| a. | LESS THAN SIGNIFICANT IMPACT | The proposed mixed-use project is not anticipated to introduce substantial population growth. | |
| b, | NO IMPACT | No net housing will be displaced as a result of the proposed project as the site is currently vacant. No impact will result. | |
| C. | NO IMPACT | No people will be displaced as a result of the proposed project. No impact will result. | |
| ΧIV | . PUBLIC SERVICES | | · · · · · · · · · · · · · · · · · · · |
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project is located in an area with inadequate fire response times. The project will be reviewed by the LA Fire Department and may require mitigation measures to reduce the fire impact to a less than significant level. | XIV-10 |
| b. | NO IMPACT | The project should not result in an increase of police response times. No impact will result. | |
| C. | NO IMPACT | The project shoudl not increase the demand on area schools. No impact will result. | |
| d. | NO IMPACT | The residential project should not result in an increase in the use of parks. No impact will result. | |
| e. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | Street dedications may be required along Vine Street or Lillian Way. | XIV-70 |
| XV. | RECREATION | | |
| a. | LESS THAN SIGNIFICANT IMPACT | The construction of the proposed motel project would not directly generate residents and would have no impact with respect to recreational facilities. | · |
| b. | LESS THAN SIGNIFICANT IMPACT | The construction of the proposed motel project will not result in the construction or expansion of recreational facilities. | |
| XVI. | TRANSPORTATION/TRAFFIC | | |
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The Department of Transportation has reviewed the project and the traffic analysis prepared by KOA Corporation. DOT concurs, in a memo dated November 5, 2012, that the project will generate a net increase of 32 a.m.peak hour trips and 33 p.m. peak hour trips, however DOT has determined that the proposed project will not result in significant traffic impacts at any of the intersections studied. DOT recommends that the project requirements as stated in their original memo dated November 5, 2012, be adopted as conditions of project approval. These requirements | XVI-10 |

| | Impact? | Explanation | Mitigation Measures |
|------|---|---|---------------------------|
| | N.F | 1 | |
| | | must be completed and/or guaranteed before the issuance of any building permits for the proposed project. | |
| b. | LESS THAN SIGNIFICANT IMPACT | The project would not substantially increase the level of service on the surrounding streets. | |
| c. | NO IMPACT | No change in air traffic patterns will result from the proposed residential project. | |
| d. | NO IMPACT | The project does not include any hazardous design features. No impact will result. | |
| e. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | Both LADOT and LAFD will review the project's emergency access to ensure that potential impacts are mitigated to a less than significant level. | XVI-50 |
| f. | NO IMPACT | The proposed project will not conflict with any alternative transportation policies. No impact will result. | |
| XVII | . UTILITIES AND SERVICE SYSTEMS |) | |
| a. | NO IMPACT | The proposed residential project should not exceed the wastewater treatment requirements of the Los Angeles regional water quality control board. | |
| b. | NO IMPACT | The construction of this residential project will not require the construction of new water or wastewater treatment facilities or the expansion of existing facilities. | |
| C. | NO IMPACT | The proposed project should not require the construction of new stormwater drainage facilities. | |
| | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED NO IMPACT | The Department of Water and Power's most current water management plan indicates that a sufficient water supply is expected to be available to serve the proposed project. Sufficient water supplies would be available to serve the proposed project from existing entitlements and resources, therefore, new or expanded entitlements will not be necessary. The project will be required to incorporate the Department of Water and Power's water-saving mitigation measures to ensure that the project will have a less than significant impact on the City's water supply. The increase in wastewater can be accommodated by the wastewater | XVII-10, XVII-20, XVII-30 |
| | | treatment provider. The impact will be less than significant. | |
| f. | NO IMPACT | The local landfills have sufficient capacity to serve the proposed project. | |

| | Impact? | Explanation | Mitigation Measures |
|------|---|---|------------------------|
| g. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project will be required to provide on-site recycling to reduce the amount of trash going to landfills. This will reduce the solid waste impact to a less than significant level. | XVII-90, XVII-100 |
| XVII | I. MANDATORY FINDINGS OF SIGNI | <u> </u> | |
| а. | LESS THAN SIGNIFICANT IMPACT | The proposed project does not result in any of impacts. | |
| b. | LESS THAN SIGNIFICANT IMPACT | The proposed residential development will result in environmental impacts, however, each impact can be mitigated to a less than significant level with the incorporation of the attached mitigation measures. | |
| C. | LESS THAN SIGNIFICANT IMPACT | After implementation of mitigation measures, the proposed project does not have any significant direct or indirect impacts to human beings. | - |

FORM GEN, 160A (Rev. 1/82)

Exhibit D CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

1133 Vine St DOT Case No. CEN 12-40552

Date:

November 5, 2012

To:

Karen Hoo, City Planner Department of City Planning

bepartment of City Flamili

From:

Tomas Carranza, Senior Transportation Engineer

Department of Transportation

Subject:

TRAFFIC ANALYSIS FOR THE PROPOSED HOTEL PROJECT AT 1133 VINE

STREET

The Department of Transportation (DOT) has reviewed the traffic analysis prepared by KOA Corporation, dated September 20, 2012, for the proposed development of a hotel at 1133 Vine Street. Based on DOT's traffic impact criteria¹, the analysis included the evaluation of two intersections and determined that none of the study intersections would be significantly impacted by project-related traffic. The results of the traffic analysis, which adequately evaluated the project's traffic impacts on the surrounding community, are summarized in Attachment 1.

DISCUSSION AND FINDINGS

A. Project Description

The project proposes to construct a 112 room hotel on a site that is currently occupied by a 56 room hotel. The project would provide 63 parking spaces with access provided by a two-way driveway on Vine Street and on Lillian Way. The project is expected to be completed by 2013.

B. Trip Generation

The project is estimated to generate a net increase of approximately 458 daily trips, 32 trips during the a.m. peak hour and 33 trips during the p.m. peak hour. A copy of the trip generation table from the traffic study can be found in Attachment 2.

PROJECT REQUIREMENTS

A. <u>Construction Impacts</u>

DOT recommends that a construction work site traffic control plan be submitted to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes,

¹ Per the DOT Traffic Study Polices and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.01 or more when the final ('with project') Level of Service (LOS) is LOS E or F; an increase of 0.020 or more when the final LOS is LOS D; or an increase of 0.040 or more when the final LOS is LOS C.

hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours.

B. Highway Dedication And Street Widening Requirements

The City Council recently adopted the updated Hollywood Community Plan. The new plan includes revised street standards that provide an enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. The plan includes a revised designations for Highland Avenue and Franklin Avenue; therefore, the applicant should be subject to the following dedication requirements:

Vine Street has been designated a Modified Major Highway Class II requiring a **35-foot** half-width roadway within a **50-foot** half-width right-of-way. Lillian Way is designated a Local Street, which require a **20-foot** half-width roadway within a **30-foot** half-width right-of-way. The applicant should check with BOE's Land Development Group to determine the specific highway dedication requirements and if any street widening and/or sidewalk improvements are required of this project.

C. Parking Requirements

The traffic study indicated that 63 parking spaces will be provided for residents of the apartment complex. The developer should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

D. Driveway Access and Circulation

The review of this study does not constitute approval of the driveway dimensions, access and circulation scheme. Those require separate review and approval and should be coordinated as soon as possible with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 4th Floor, Station 3, @ 213-482-7024). In order to minimize and prevent last minute building design changes, it is imperative that the applicant, prior to the commencement of building or parking layout design efforts, contact DOT for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans to avoid any unnecessary time delays and potential costs associated with late design changes. All new driveways should be Case 2 driveways and 30 feet wide for two-way operations. Any proposed gates should have a minimum 20' reservoir space from the property line. A copy of the project's site plan can be found in Attachment 3. Please note that two site plans are attached - one illustrating the driveway to the public parking level and one illustrating the driveway to the parking spaces for residents.

E. Development Review Fees

An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to the Department of Transportation for permit issuance activities was adopted by the Los Angeles City Council. Ordinance No. 180542, effective March 28, 2009, identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Wes Pringle of my staff at (213) 972-8482.

Attachments

c: Marcel Porras, Council District No. 13
Jeannie Shen, Hollywood-Wilshirel District, DOT
Taimour Tanavoli, Citywide Planning Coordination Section, DOT
Carl Mills, Central District, BOE
Brian Marchetti, KOA Corporation

Letters\CEN12-40552_1133 vine hotel tech memo ltr.wpd

ATTACHMENT 1

1133 Vine St DOT Case No. CEN 12-40552

Future Traffic Conditions

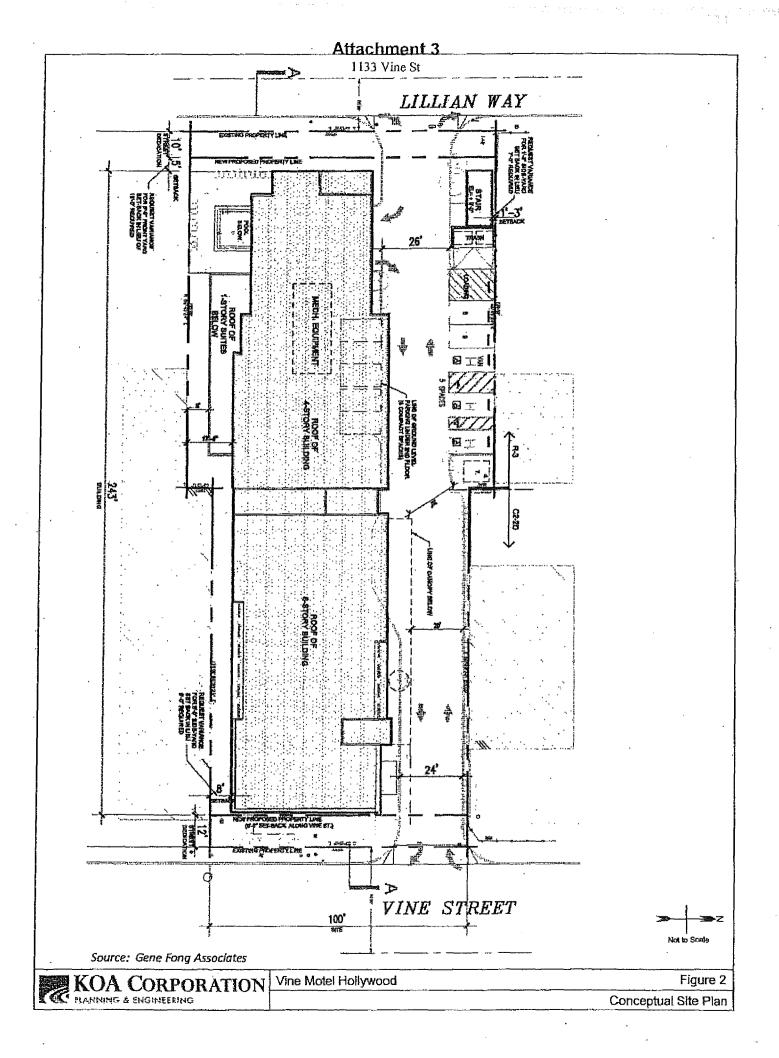
| | | Peak | Existing | (2012) | Future Witho | ut Project | Future With Project | h Project | | |
|---|-----------------|------|----------|--------|--------------|------------|---------------------|-----------|--------|--------------|
| Š | Intersection | Hour | Ω//C | . SOT | N/C FOS | FOS | N/C | SO'T | Impact | Significant? |
| - | 1 Vine St & | AM | 0,425 A | 4 | 0.454 | A | 0,459 | ¥. | 0.005 | S |
| | Lexington Av | ₩. | 0.438 | ∢ | 0.464 | ∢ | 0.467 | ⋖ | 0.003 | 2 |
| 8 | Vine St & | AM | 0.787 | ۵ | 0.845 | ۵ | 0.849 | Ω | 0.004 | S S |
| | Santa Monica Bl | Μ | 0.740 | ပ | 0.792 | O | 0.800 | ວ | 0,008 | ON |
| | | | | | | | | | | ., |

ATTACHMENT 2

1133 Vine St DOT Case No. CEN 12-40552

Project Trip Generation

| | Daily | ¥ | AM Peak Hour | Jr. | | PM Peak Hour | 'n |
|----------------------|---------|--------------|--------------|-----|-------|--------------|-----|
| Proposed Land Use | Traffic | Total | · lu · | Out | Total | ll | Out |
| Hotel (112 Rooms) | 915 | 63 | 38 | 25 | 99 | 35 | 31 |
| Hotel (56 Rooms) | -458 | ب | -19 | -12 | 93 | - 24 | .16 |
| NET PROJECT TRIPS | 457 | 32 | 19 | 13 | 33 | 18 | 15 |



DETERMINATION MAILING CPC-2012-2734-GPA-ZC-HD-CU-SPR MAILING DATE: August 16, 2013 Holvine Investments Inc. 1133 Vine Street Los Angeles, CA 90038 Sheryl Brady 13400 Riverside Drive 202 Sherman Oaks, CA 91403

Gene Fong 1030 Westwood Blvd. Los Angeles, CA 90064? Rachel Torres 464 S. Lucas Ave. 201 Los Angeles, CA 90017 William Morrison 2728 Cincinnati Street Los Angeles, CA 90033

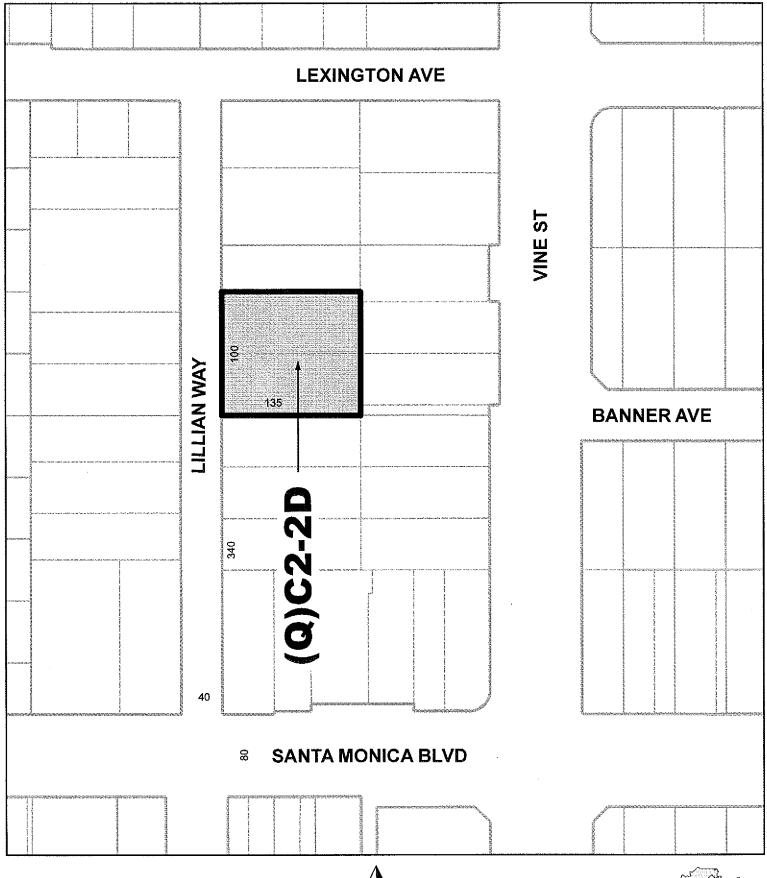
Mahesh Parekh 501 W. Glenoaks Blvd. 806 Glendale, CA 91202 Council District – 13 City Hall Room 450 MS 222

| ORDINANCE | NO. | |
|-----------|-----|-------------|
| | | |

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

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

Section __. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.





1 inch = 0.02 miles

C.M. 144 B 185

CPC 2012-2734 GPA ZC HD CU SPR



LH/ৡ

061813



(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Entitlement Conditions

- 1. Site Plan. The use and development of the property shall be in substantial conformance with the Plot plan and elevations submitted with the application and marked Exhibit B, dated May 25, 2013, and attached to the administrative file. Prior to the issuance of building permits, revised, detailed development plans that show compliance with all conditions of approval, including complete landscape and irrigation plans, shall be submitted to the Department of City Planning Department for review.
- 2. **Use**. Use of the subject property shall be limited to the use and area provisions of the this (Q) C2-2D zone; hotel and commercial uses shall be permitted.
- 3. **Height**. The building shall be limited to a height of 77 feet as defined by the LAMC Section 12.03. Any structures on the roof, such as air condition units and other equipment, shall be fully screened from view of any abutting properties.
- 4. Floor Area Ratio (FAR). FAR shall not exceed 3:1. The total floor area of non-residential, ground-floor retail commercial use shall not exceed 661 square feet, as defined by Section 12.03 of the LAMC.
- 5. **Residential Density.** Not more than 112 guest rooms may be constructed. The site is subject to LAMC 12.22 A.18 (a) allowing a density of 1 unit per each 200 square feet of lot area; however, the project is conditioned to be constructed below the allowable density pursuant to the Environmental Clearance adopted as part of this action.
- 6. **Parking.** The project shall provide parking pursuant to LAMC Section 12.21.A.4. for dwelling units. The project shall provide parking pursuant to LAMC 12.21 A.4(x)(3) for commercial floor area.
 - a. A total of 63 parking spaces shall be provided (34 standard, 24 compact, 5 handicapped). 53 parking spaces will be located in a subterranean garage and 10 parking spaces will be located on the ground floor level. Six bicycle parking spaces shall be provided.
- 7. Landscape Plan. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Department of City Planning Department.
- 8. **Window Transparency.** A note shall be added to the Project Elevations to indicate that all ground floor windows shall be comprised of non-reflective, transparent glass. Any atgrade parking uses shall not be visible from the exterior of the building. Architectural treatments, or other design features shall be used to ensure the parking is not visible from the exterior of the building.
- 9. **Ground Level Pedestrian Access.** The doors for pedestrian access along Vine Street shall remain open during business hours.

B. Environmental Conditions

10. Aesthetics (Landscape Plan). All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect.

11. Aesthetics (Vandalism).

- a. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- b. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- 12. **Aesthetics (Light).** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
- 13. Aesthetics (Glare). The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

14. Air Pollution (Demolition, Grading, and Construction Activities)

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- b. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- d. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- g. Trucks having no current hauling activity shall not idle but be turned off.
- 15. **Objectionable Odors (Commercial Trash Receptacles).** No window openings or exhaust vents shall be permitted on the building façade which abuts a residential use or zone.

16. Cultural Resources (Archaeology)

b. If any archaeological materials are encountered during the course of project development, all further development activity shall halt in the areas of archaeological sensitivity (Excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent archaeological resources), and:

- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPAqualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- c. Project development activities may resume once copies of the archaeological survey, study or report are submitted to:

SCCIC Department of Anthropology McCarthy Hall 477 CSU Fullerton 800 North State College Boulevard Fullerton, CA 92834

- d. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- e. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

17. Cultural Resources (Paleontology)

- a. If any paleontological materials are encountered during the course of project development, all further development activities shall halt in the areas of paleontological sensitivity (Excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent paleontological resources), and:
 - The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
 - The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
 - The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
 - Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- b. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

18. Cultural Resources (Human Remains)

- a. In the event that human remains are discovered during excavation activities (Excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent remains), the following procedure shall be observed:
 - Stop immediately and contact the County Coroner:

1104 N. Mission Road Los Angeles, CA 90033

323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

- The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
- The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- b. Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify those persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains.
- 19. **Seismic.** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- 20. Erosion/Grading/Short-Term Construction Impacts. The applicant shall provide staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
 - a. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits

from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:

- Excavation and grading activities shall be scheduled during dry
 weather periods. If grading occurs during the rainy season
 (October 15 through April 1), diversion dikes shall be constructed
 to channel runoff around the site. Channels shall be lined with
 grass or roughened pavement to reduce runoff velocity.
- Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

21. Green House Gas Emissions.

- a. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the units.
- b. Use only low non-VOC-containing paints, sealants, adhesives, and solvents in the construction of the project.
- 22. **Grading Plan.** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Department of Building and Safety's Grading Division.

Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

23. Geotechnical Report

- a. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- b. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- c. The existing fill materials that are not suitable for support of the proposed foundations, floor slabs, or additional fill shall be removed during excavation of the proposed subterranean levels. All foundations may bear in native earth materials found at the level of the proposed excavation.
- d. Excavation of the proposed subterranean levels shall require shoring measures to provide a stable working area due to the proposed depth,

- nature of onsite soils, and the presence of and proximity of adjacent structures.
- e. Any fill material and any fill generated during demolition shall be removed during excavation for the proposed subterranean parking levels.
- f. All vegetation, existing fill, and soft or disturbed earth materials shall be removed to receive controlled fill. The excavations areas shall be observed by a geotechnical engineer prior to placing compacted fill.
- g. Any vegetation or associated root system located within the footprint of the proposed structures shall be removed during grading. Any existing or abandoned utilities shall be removed or relocated as appropriate.
- h. All fill shall be mechanically compacted in layers not more than 8 inches thick. All fill shall be compacted to at least 90 or 95 percent of the maximum laboratory density (according to test method ASTM D 1557-07 or equivalent) or the materials used.
- 24. **Underground Storage Tanks.** Removal of the underground storage tank (in accordance with LAFD requirements) and suspected septic tank; and over-excavation of impacted soil (if encountered) shall occur before construction begins.
- 25. Asbestos. Prior to the issuance of any permit for the demolition or alteration of the existing structure(s) the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- 26. Lead Paint. Prior to the issuance of any permit for the demolition of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction fo the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

27. Polychlorinated Biphenyls

- a. Any lighting ballast not specifically labeled as not containing polychlorinated biphenyls (PCB) is presumed to contain them and shall require special disposal practices when eventually discarded.
- b. Prior to issuance of a demolition permit, a PCB abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.
- 28 **Wastewater.** The below-grade, two-stage used cooking grease trap located on the southern side of the 1618 North Highland Avenue parcel (site of the former restaurant) shall be removed during development.

29. Stormwater Pollution (Demolition, Grading, and Construction Activities).

- a. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life
- b. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- All vehicle/equipment maintenance, repair, and washing shall be conducted

- away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- d. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- e. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

30. Low Impact Development (LID) (For Residential development of 5 units or more)

- a. The Project Applicant shall implement stormwater BMPs to capture and manage 100 % from a storm event producing ¾ inch of rainfall in a 24-hour period in the following order of priority: infiltration, capture and reuse, City approved bio-filtration/retention system BMP or combination of the above. The design of structural BMPs shall be in accordance with the LID Section of the Development Best Management Practices Handbook Part B Planning Activities.
- b. If the Bureau of Sanitation Stormwater Protection Division determines that the above 100 % capture is infeasible, then the Project Applicant shall implement offsite mitigation within the same sub-watershed for the same. Prior to issuance of a building permit, the Applicant shall be required to verify the Stormwater Protection Division's approval of the LID strategies and submit a signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold.

31. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- a. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- b. Construction and demolition shall be restricted to the hours of 7:00 AM to 6:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday.
- c. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- d. The project contractor shall use power construction equipment with stateof-the-art noise shielding and muffling devices.
- e. The use of those pieces of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized. Examples include the use of drill rigs and jackhammers.
- f. Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.
- g. Barriers such as, but not limited to, plywood structures or flexible sound control curtains extending eight feet in height shall be erected around the Project Site's western, southern, and eastern boundaries to minimize the amount of noise during construction on the nearby noise-sensitive uses located offsite.
- h. Flexible sound control curtains shall be placed around drilling apparatuses and drill rigs used within the Project Site to the extent feasible.

- i. All construction truck traffic shall be restricted to truck routes approved by the City's Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- j. Adjacent land uses within 300 feet of the construction site shall be notified about the estimated duration and hours of construction activity at least 30 days before the start of construction.

32. Increased Noise Levels (Parking Structure Ramps)

- a. Concrete, not metal, shall be used for construction of parking ramps.
- b. The interior ramps shall be textured to prevent tire squeal at turning areas.
- 33. Increased Noise Levels. The motel structures shall include the following or equivalent to achieve an acceptable noise level of 45 CNEL:
 - a. Air conditioning or mechanical ventilation system so that the windows and doors may remain closed; and
 - b. Windows that are dual pane, laminated or similar with a Sound Transmission Clas (STC) rating of at least 30; and
 - c. Exterior doors facing Vine Street that have sound insulating design with an STC rating of at least 35.

34. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)

- a. All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- b. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.
- 35. Public Services (Fire). The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- 36. **Transportation (Construction).** A construction work site traffic control plan shall be submitted to LADOT's Hollywood-Wilshire District office for review and approval prior to the start of any construction work. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction-related traffic shall be restricted to off-peak hours (between 9 AM and 4 PM).
- 37. Highway Dedication and Street-Widening Requirements. The project shall be designed to conform with the Bureau of Engineering's (BOE) Land Development Group requirements for specific dedication, street widening and/or sidewalk requirements. The requirement for Vine Street is 100 feet of Right of Way with 15 foot sidewalks and 70 feet of roadway.

- 38. Inadequate Emergency Access. The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.
- 39. **Driveway Access and Circulation.** The applicant, prior to the commencement of building or parking layout design efforts, shall contact LADOT for driveway width and internal circulation requirements. This would ensure that traffic flow considerations are designed and incorporated early into the building and parking layout plans to avoid any unnecessary time delays and potential costs associated with late design changes. All pick-up and drop-off activities shall take place on-site. All driveways shall be Case 2 driveways and 30 feet wide for two-way operations. Any proposed gates shall have a minimum 20' reservoir space from the property line. Separate review and approval and shall be coordinated as soon as possible with LADOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 4th Floor, Station 3, @ 213-482-7024) to avoid delays in the building permit approval process.
- 40. **Development Review Fees.** The applicant shall comply with any applicable fees per Ordinance No. 180542 (effective March 28, 2009), which identifies specific fees paid to LADOT for traffic study review, condition clearance, and permit issuance.
- 41. Wastewater Treatment Facilities and Existing Infrastructure. As part of the normal construction/building permit process, the Project Applicant shall confirm with the City that the capacity of the local and trunk lines are sufficient to accommodate the Project's wastewater flows during the construction and operation phases. If the public sewer has insufficient capacity, then the Project Applicant shall be required to build sewer lines to a point in the sewer system with sufficient capacity.
 - a. The Project Applicant shall implement any upgrade to the wastewater system serving the Project Site that could be needed to accommodate the Project's wastewater generation.
 - b. The Project Applicant shall implement water conservation measures that would also reduce wastewater flows.

42. Water Treatment Facilities and Existing Infrastructure

- a. As part of the normal construction/building permit process, the Project Applicant shall confirm with the City that the capacity of the existing water infrastructure can supply the domestic needs of the Project during the construction and operation phases.
- b. The Project Applicant shall implement any upgrade to the water infrastructure serving the Project Site that could be needed to accommodate the Project's water consumption needs.

43. Utilities (Local Water – Landscaping)

- a. The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- b. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
 - Weather-based irrigation controller with rain shutoff
 - Matched precipitation (flow) rates for sprinkler heads

- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- · Use of landscape contouring to minimize precipitation runoff
- c. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. And greater.

44. Utilities (Local Water Supplies – All New Construction)

- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- b. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- d. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- e. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

45. Utilities (Local Water Supplies - New Residential)

- a. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- b. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- c. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- 46. Utilities (Solid Waste Recycling). To facilitate on-site separation and recycling of demolition and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.
- 47. **Utilities (Solid Waste Recycling).** Prior to the issuance of any construction permit, the Project Applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the City of Los Angeles Department of Building and Safety. The construction contractor(s) shall only contract for waste disposal services with a company that recycles construction-related waste.

48. Utilities (Solid Waste Disposal). All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

Administrative Conditions of Approval

- 49. Final Plans. Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
- 50. Notations on Plans. Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
- 51. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
- 52. Code Compliance. Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
- 53. Department of Building and Safety. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
- 54. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
- 55. **Expiration**. In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
- 56. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all of the information contained in these conditions shall be recorded by the

property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heir, or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a Certified Copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

57. Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

| Sec The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records. | | | | |
|---|-------------------------|--|--|--|
| I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of | | | | |
| | | | | |
| | June Lagmay, City Clerk | | | |
| By _ | Deputy | | | |
| | Берицу | | | |
| Approved | | | | |
| | | | | |
| | Mayor | | | |
| Pursuant to Section 558 of the City Charter, the City Planning Commission on June 13, 2013, recommended this ordinance be adopted by the City Council. | | | | |
| James K. Williams, Commission Executive Assi City Planning Commission | istant II | | | |
| File No | | | | |

RESOLUTION

WHEREAS, the subject property is located in the Hollywood Community Plan area, adopted by the City Council on June 19, 2012 and;

WHEREAS, the approved project is for the construction of a 6-story motel project to include 112 guest rooms, a 661-square foot ground floor cafe, 325 square-foot pool on the ground floor level and 63 total vehicular parking spaces; and

WHEREAS, the City Planning Commission approved a Conditional Use for a motel use to be located within 500-ft. of a residentially zoned area, subject to attached Conditions of Approval for the properties at 1133 North Vine Street and 1132 and 1138 North Lillian Avenue (entire project site); and

WHEREAS, the City Planning Commission approved Site Plan Review Findings for development which creates, or results in, an increase of 50 or more dwelling units for the properties at 1133 North Vine Street and 1132 and 1138 North Lillian Avenue (entire project site); and

WHEREAS, the City Planning Commission approved the requested Zone Change from R3 to (Q) C2 for the properties at 1132 and 1138 North Lillian Avenue (westerly portion of project site); and

WHEREAS, the City Planning Commission approved the requested Height District Change from 1XL to 2 and added the requested "D" Development Limitation to limit the floor area ratio to 3:1 for the properties at 1132 and 1138 North Lillian Avenue (westerly portion of project site); and

WHEREAS, the City Planning Commission recommended approval of an Add Area for a General Plan Amendment from Medium Residential to General Commercial for the areas north and south of the project along the east side of North Lillian Way including 1120, 1122, 1126, 1142, 1150, 1152, 1154, 1156, North Lillian Way and 6326 West Lexington Avenue.

WHEREAS, the City Planning Commission approved a General Plan Amendment to amend the land use designation in the Hollywood Community Plan Land Use Map from Medium Residential to General Commercial for the properties at 1132 and 1138 North Lillian Avenue (westerly portion of project site) and recommended approval by the City Council of a General Plan Amendment; and

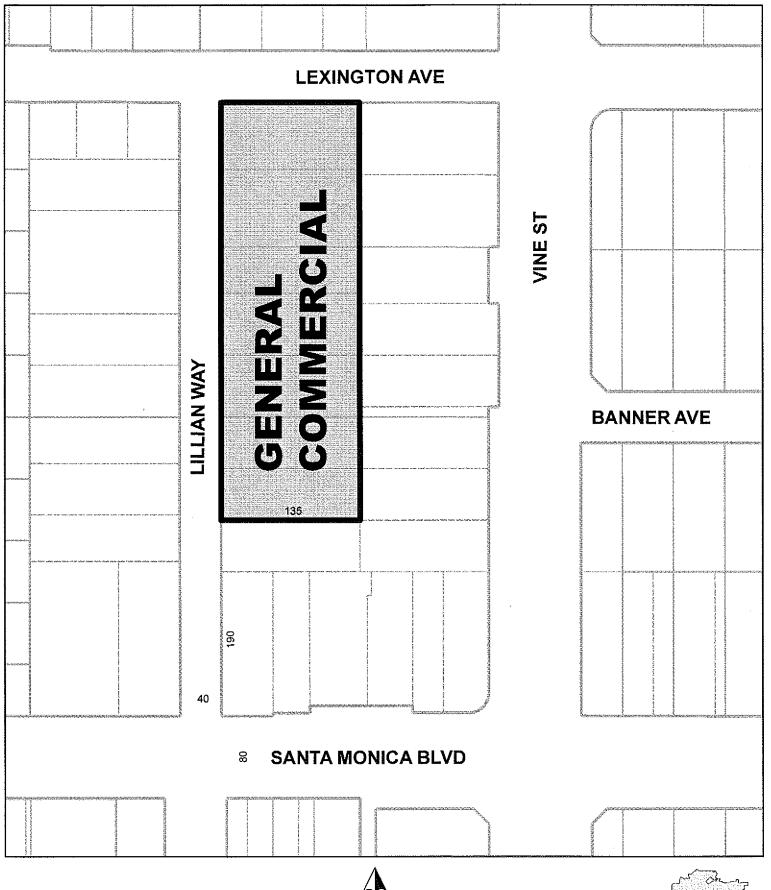
WHEREAS, the requested General Plan Amendment is consistent with the intent and purposes of the adopted Hollywood Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, pursuant to the City Charter and ordinance provisions, the Mayor and the City Planning Commission have transmitted their recommendations.

WHEREAS, the subject project has had a Mitigated Negative Declaration, ENV-2012-2735-MND prepared in accordance with the City's Guidelines for the implementation of the California Environmental Quality Act; and

WHEREAS, evidence, both written and oral, was duly presented to and considered by the City Planning Commission at the aforesaid public hearing, including but not limited to a staff report, exhibits, appendices, and public testimony; and

NOW, THEREFORE, BE IT RESOLVED, that the Hollywood Community Plan be amended as shown on the attached General Plan Amendment map.





1 inch = 0.02 miles

C.M. 144 B 185

CPC 2012-2734 GPA ZC HD CU SPR



HOLLYWOOD CPU

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