

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the 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 approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedications and Improvements. Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional, and Federal government agencies as may be necessary).

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.

2. Bureau of Engineering. Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning. The new mausoleums may be developed over time. The following dedications and improvements shall be completed by the applicant/developer at the start of construction of each mausoleum and/or mausoleum phase as set forth below.

a. Dedication Required:

Gower Mausoleum

Santa Monica Boulevard (Modified Avenue I) – Accept the 12-foot and variable width future street easement along the property frontage (except for the 5.20-foot future street easement along the Cemetery Office) to complete a 52-foot half right-of-way in accordance with Modified Avenue I Street standards of Mobility Plan 2035 except at the location of existing cemetery office building to remain.

Gower Street (Modified Avenue III) – For the construction of each phase of the Gower Mausoleum, accept 11 feet of the 20-foot future street easement along the proposed project frontage northerly of the alley southerly of Romaine Street to complete a 36-foot half right-of-way in accordance with Modified Avenue III Street standards of Mobility 2035, except where existing buildings are to remain.

Crescent Mausoleum

Van Ness Avenue (Collector Street) – None at this time.

b. Improvements Required:**Gower Mausoleum**

Gower Street – For the construction of each phase of the Gower Mausoleum, construct new full width concrete sidewalk within the newly dedicated area along the proposed project frontage northerly of the alley southerly of Romaine Street, and repair any broken, off-grade or bad order concrete curb, gutter and sidewalk along the remaining project frontage of Gower Street.

Crescent Mausoleum

Van Ness Avenue – For the construction of the Crescent Mausoleum, repair any broken, off-grade or bad order concrete curb, gutter and sidewalk. Closed all unused driveways with full height curb and gutter and concrete sidewalk.

c. Street Trees:**Gower Mausoleum**

Gower Street – For the construction of the Gower Mausoleum, the Applicant shall install tree wells with root barriers, and plant 22 street trees along the Gower Street frontage, satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services.

Crescent Mausoleum

Van Ness Avenue – For the construction of the Crescent Mausoleum, the Applicant shall install tree wells with root barriers, and plant five (5) street trees along the Van Ness Avenue frontage, 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.

Trees: That 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. 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.

Removal of street trees is required in conjunction with the street widening for this project. Please include the tree removal issue in your public hearing notice for this application.

Notes: Street lighting and street light relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Refer to the Department of Transportation regarding traffic signals, signs, equipment and parking meters (213) 482-7024.

Refer to the Department of Water and Power regarding power pole (213) 367-2715.

As modified in the Planning & Land Use Committee on March 21, 2017; CF No. 17-0024

Department of Transportation may have additional requirements for dedication and improvements.

3. Catch basin exists along Santa Monica Boulevard. For the construction of the Gower Mausoleum, relocate catch basin per B-Permit plan check requirements. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk and through curb drains or connections to the catch basins.
4. Sewer lines exist in Santa Monica Boulevard and Van Ness Avenue. No sewer lines exist in Gower Street. For the construction of the Gower Mausoleum, extension of the 6-inch house connection laterals to the new property line along Gower Street will require a sewer permit from the Sewer Counter of the Bureau of Engineering. Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit at (213) 482-7050.
5. Caltrans encroachment permit may be required for work in Santa Monica Boulevard.
6. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and to the Department of Transportation for review and approval.

(D) DEVELOPMENT LIMITATIONS

1. **Height.** The Project shall be limited to the construction of two (2) mausoleums to the existing Hollywood Forever Cemetery, as follows, and as shown in the attached Exhibit A:
 - a. The Crescent Mausoleum shall be limited to a maximum height of 18 feet 9 inches.
 - b. The Gower Mausoleum shall be limited to a maximum height of 97 feet 6 inches.
2. **Floor Area.** The Project shall be limited in floor area, as follows, and as shown in the attached Exhibit A:
 - a. The Crescent Mausoleum shall be limited to a maximum floor area of 350 square feet.
 - b. The Gower Mausoleum shall be limited to a maximum floor area of 87,338 square feet.

CONDITIONS OF APPROVAL

Pursuant to Section 14.00, 12.28, and 16.05 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

Public Benefit Compliance Conditions

1. **Security Night Lighting.** Any proposed lighting shall be shielded and directed onto the site. No floodlighting shall be located so as to shine directly onto adjacent residential properties. This condition shall not preclude the installation of low-level security lighting.
2. **Perimeter Wall.** A minimum eight-foot tall solid, decorative, masonry or wrought iron wall or fence shall be maintained, but shall not extend into the required front yard setback, except for the Gower Street frontage.
3. **Gower Street Perimeter Fence.** A maximum six-foot tall wrought iron fence shall be constructed and maintained, and may extend into the required front yard setback by a variable distance of 4 feet to 16 feet along the Gower Street frontage.
 - a. The fence shall jog in at a depth of 12 feet and for a length of 28 feet 6 inches to create six alcoves that will be open to the public during hours of operation, as shown on Sheet identified as "Gower Setbacks". These areas shall be secured by a rolling wrought iron gate outside of hours of operation.
4. **Landscape Buffer.** Where setbacks between the proposed new mausoleum structures and the abutting property lines are provided, a landscaped buffer along the periphery of the property shall be maintained and equipped with an automatic irrigation system, in accordance with a landscape plan prepared by a licensed landscape architect to the satisfaction of the Department of City Planning.
5. **Signage.** The site shall be limited to one double-faced monument sign with a maximum of 20 square feet per side.
6. **Graffiti.** All graffiti on the site is removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.
7. **Street Requirements.** All streets, alleys or sidewalks adjoining the property shall meet standard street dimensions.
8. **Parking.** The Project shall provide parking per LAMC Section 12.21 A.4.(c)(1), as determined by the Department of Building and Safety. A minimum of 20 percent of the total provided parking spaces shall be capable of supporting future electric vehicle supply equipment (EVSE). A minimum of 25% of EV parking shall be equipped with charging stations. EVSE, infrastructure, and all devices related to EV charging shall be installed in accordance with California Electrical Code and to the satisfaction of the Department of Building and Safety.
9. **Bicycle Parking.** A minimum of 50 short-term and nine (9) long-term bicycle parking spaces shall be provided on-site. Bicycle parking shall comply with all siting requirements of LAMC Section 12.21.
10. **Assembly Areas.** The property shall have sufficient areas for assembly.

- a. **Special Events.** For events requiring Temporary Special Event (TSE) permits, digital projections on and amplified music from within the proposed buildings approved herein shall be prohibited.

Zoning Administrator's Adjustment Conditions

11. **Setbacks.** The Project shall maintain a minimum 9-foot 6-inch front yard setback along Gower Street, and a 9-foot northerly side yard setback abutting the property located at 6024-6062 Santa Monica Boulevard.

Site Plan Review Conditions

12. **Landscaping.** All landscaping proposed for the Gower Mausoleum shall be planted in a mature state.
13. **Trash.** All trash shall be enclosed and screened.
14. All construction equipment engines shall be properly tuned and muffled according to manufacturers' specifications. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices and shall include the use of plug-in electrical or solar-powered generators to the extent feasible.

Environmental Conditions

15. **Aesthetics (Surface Parking)**
 - a. 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.
 - b. 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.
 - c. Palm trees shall not be considered in meeting this requirement.
 - c. 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.
14. **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 right-of-way, nor from above.
15. **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.

16. Objectionable Odors (Commercial Trash Receptacles)

- a. Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use.
- b. Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.

17. Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)

- a. The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Wildlife Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- b. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Wildlife Code Section 86).
- c. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the Applicant shall:
- d. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- e. If a protected native bird is found, the Applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- f. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- g. The Applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

18. **Tree Preservation (Grading Activities).** “Orange fencing” or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by a Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.
19. **Tree Removal (Non-Protected Trees)**
 - a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
 - b. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
 - c. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.
20. **Green House Gas Emissions.** Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.
21. **Emergency Evacuation Plan (Building over 75 feet in height).** Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.
22. **Hazardous Substances.** Prior to the issuance of a use of land or building permit, or a change in the existing occupancy/use permit, the applicant shall provide a letter from the Fire Department stating that it has permitted the facility's use, storage, and creation of hazardous substances.
23. **Increased Noise Levels (Demolition, Grading, and Construction Activities)**
 - a. 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.
 - b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
 - c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

24. **Coordination of Construction Schedules.** The Hollywood Forever Cemetery shall coordinate with Paramount Pictures to share the Mausoleum Project's construction schedule for implementation of Paramount's Construction Traffic Management. This agreement shall be executed via a notarized letter stating that the Hollywood Forever Cemetery will coordinate with Paramount Pictures on their respective construction schedules to minimize any overlap or conflicts.

25. **Safety Hazards**

- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycle, and vehicle safety.
- b. The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

26. **Transportation/Traffic**

- a. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- b. Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- c. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- d. Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

Administrative Conditions of Approval

27. **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 "Plans Approved." A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.

28. **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.

29. **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.
30. **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.
31. **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.
32. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
33. **Expiration.** In the event that this grant is not utilized within six 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.
34. **Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.
35. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
 - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.