



DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

Central Area Planning Commission

Date: July 10, 2018
Time: After 4:30 p.m.*
Place: Los Angeles City Hall
200 N. Spring St. Room 1070
Los Angeles, CA 90012

Public Hearing: Required
Appeal Status: Not further appealable
Expiration Date: July 24, 2018

Case No.: DIR-2017-5247-SPP-1A
CEQA No.: ENV-2017-5248-CE
Council No.: 13 – O’Farrell
Plan Area: Hollywood
Specific Plan: Vermont/Western Station
Neighborhood Area
Plan (SNAP) Specific
Plan – Subarea C
(Community Center)

Certified NC: East Hollywood
GPLU: Community Commercial
Zone: C2-CSA1

Applicant: Sang Hoon Oh
CHS Property Holdings,
L.P.

Representative: Sun Jun Han
PQNK, Inc.

Appellants: George Abrahams;
Concern Citizens of Los
Feliz

PROJECT LOCATION: 1269-1279 North Lyman Place; 4576 West Fountain Avenue, legally described as Lot FR 15, Culver’s East Hollywood Tract


PROPOSED PROJECT: Demolition of two (2) existing duplexes; and a change of use from residential to an ancillary surface parking lot for use by the Hollywood Presbyterian Medical Center (HPMC), located within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

REQUEST: **Appeal** of the Director of Planning’s determination conditionally approving a Project Permit Compliance Review for the project, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan Ordinance No. 184,888; and of the Categorical Exemption, ENV-2017-5248-CE, as the environmental clearance for the project.

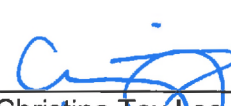
RECOMMENDATION:

1. **Deny** the appeal of DIR-2017-5247-SPP.
2. **Sustain** the action of the Director of Planning in approving DIR-2017-5247-SPP.
3. **Adopt** the Findings of the Director of Planning.
4. **Determine** that, based on the whole of the administrative record, the project is exempt from CEQA pursuant State CEQA Guidelines, Article 19, Class 15301 (demolition and removal of up to six dwelling units in urbanized areas) and City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 11, Category 2 (parking lots under 110 spaces) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

VINCENT P. BERTONI, AICP
Director of Planning



Shana Bonstin, Principal City Planner

Mindy Nguyen, City Planner

Christina Toy Lee, Senior City Planner

Jason Hernández, Planning Assistant

ADVICE TO PUBLIC: * The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300)*. While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the American Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than seven (7) working days prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

TABLE OF CONTENTS

Background	4
The Appeal/Staff Responses.....	4
Staff Recommendation.....	5

Exhibits:

- A. Vicinity Map
- B. DIR-2017-5247-SPP Letter of Determination
- C. "Exhibit A" Project Plans DIR-2017-5247-SPP
- D. Notice of Exemption (ENV-2017-5248-CE)
- E. Appeal Documents

APPEAL REPORT

On April 16, 2018, the Director of Planning approved a Project Permit Compliance Review for the demolition of two (2) existing duplexes; and a change of use from residential to an ancillary surface parking lot containing 20 off-street parking spaces for use by the Hollywood Presbyterian Medical Center (HPMC), located within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. In total, the project will provide 1,496 parking spaces, which is within the minimum and maximum parking space limitations of 1,156 and 1,591, respectively, per the SNAP, and 610 off-site parking spaces where the SNAP limits off-site spaces to 50%, or 795 spaces. No other structures are proposed. The surface parking lot will have a total landscaped area of 1,329 square feet which includes 22 trees, 24-inch box in size and shrubs, and a new seven-foot tall metal fence along the property frontage on Lyman Place and Fountain Avenue, and a new six-foot tall wooden fence abutting the adjacent residential lot to the south.

On March 29, 2018, the Director of Planning determined that the project was Categorically Exempt from the environmental review pursuant State CEQA Guidelines, Article 19, Class 15301 (demolition and removal of up to six dwelling units in urbanized areas) and City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 11, Category 2 (parking lots under 110 spaces) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

On May 1, 2018, the Department of City Planning received an appeal of the Director of Planning's decision to conditionally approve a Project Permit Compliance Review under Case No. DIR-2017-5247-SPP.

Background

The project site consists of one corner lot totaling 9,679.9 square feet in size, located at the southwest corner of the Lyman Place and Fountain Avenue intersection within Subarea C (Community Center) of the SNAP. The site is zoned C2-CSA1 and designated for Community Commercial uses in the Hollywood Community Plan Area. The site is currently developed with two (2) duplexes, built in 1910 and 1916, with square footages of 1,298 and 1,564 square feet, respectively.

The surrounding area is characterized by level topography, currently paved and improved streets with asphalt roadway, concrete curb, and sidewalk with properties surrounding the project site generally consisting of commercial and single- and multi-family residential buildings. Properties to the north and north east from the site, across Fountain Avenue, are zoned C2-CSA1 and C4-1D, designated for Community Commercial land uses and Neighborhood Office Commercial uses, located within Subarea C (Community Center) of the SNAP, and developed with the Hollywood Presbyterian Medical Center (HPMC) and multi-family residential. Properties to the south are zoned RD1.5-1XL, designated Low Medium II Residential land uses, located within Subarea A (Neighborhood Conservation) of the SNAP, and developed with single- and multi-family residential buildings. Properties to the east are zoned C4-1D and RD1.5-1XL, designated Neighborhood Office Commercial and Low Medium II Residential land uses, located within Subarea C (Community Center) and Subarea A (Neighborhood Conservation) of the SNAP, and developed with the Los Angeles Ronald McDonald House and multi-family residential buildings. The property to the west is zoned C2-CSA1, designated for Community Commercial land uses, located within Subarea C (Community Center) of the SNAP, and developed with Fountain Tropical Apartments.

The Appeal/Staff Responses

The following is a summary of the appeal and staff response.

Appeal Point 1: *The project site contains a Historic Resource.*

Staff's Response: The appellant contends that the two (2) existing Craftsman duplexes are considered historic and the Categorical Exemption was granted without proper analysis. The appellant suggests that the duplexes embody the distinctive characteristics of style, type, period, or method of construction and retains enough of its historic character and appearance to be recognized as a historic resource. The duplexes were built in 1910 and 1916, with square footages of 1,298 and 1,564 square feet, respectively.

The project site is not identified as historic or listed on the National Register, California Register, City of Los Angeles Historic-Cultural Monuments, or HPOZ. The subject site is not designated under any local, state, or federal program, was not identified in SurveyLA or any other survey, and is not a historical resource as defined by CEQA. The appellant has not provided any substantial evidence such as field surveys and research conducted by a qualified professional cultural resource consultant to determine whether the duplexes are indeed historic. The duplexes do not have known associations with an architect, master builder or person or event important in history such that the buildings may be of exceptional importance. Therefore, the lead agency determined that the duplexes were not a historical resource and the proposed project would not have a substantial adverse impact. No mitigations are needed for the proposed project and pursuant to State CEQA Guidelines, Article 19, Class 15301 (demolition and removal of up to six dwelling units in urbanized areas) and City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 11, Category 2 (parking lots under 110 spaces), the proposed project is categorically exempt.

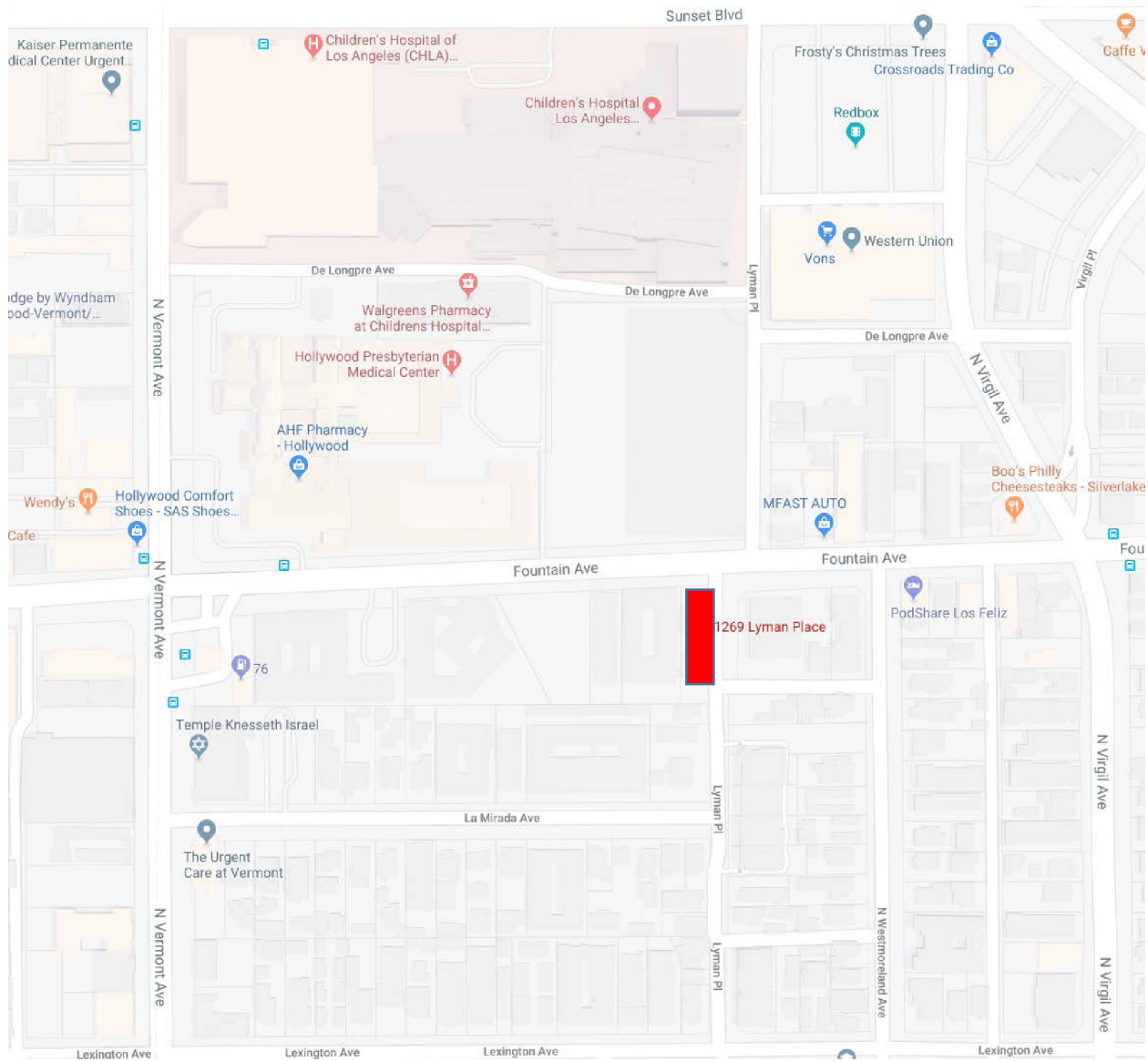
STAFF'S RECOMMENDATION:

In consideration of the foregoing, it is submitted that the Director of Planning acted reasonably in conditionally approving a Project Permit Compliance Review for the demolition of two (2) existing duplexes; and a change of use from residential to an ancillary surface parking lot for use by the Hollywood Presbyterian Medical Center (HPMC), located within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. Staff recommends that the Los Angeles City Planning Commission deny the appeal, sustain the action of the Director of Planning in approving a Project Permit Compliance Review, adopt the Findings of the Director of Planning, and determine that based on the whole of the administrative record, the project is exempt from CEQA pursuant State CEQA Guidelines, Article 19, Class 15301 (demolition and removal of up to six dwelling units in urbanized areas) and City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 11, Category 2 (parking lots under 110 spaces) and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

EXHIBIT A

Vicinity Map

Vicinity Map



Letter of Determination

DEPARTMENT OF CITY PLANNING

CITY PLANNING COMMISSION

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<http://planning.lacity.org>

VERMONT/WESTERN SNAP PROJECT PERMIT COMPLIANCE REVIEW

April 16, 2018

Property Owner

CHS Property Holdings, L.P.
3731 Wilshire Blvd. #850
Los Angeles, CA 90010

applicant

Sang Hoon Oh
CHS Property Holdings, L.P.
3731 Wilshire Blvd. #850
Los Angeles, CA 90010

Representative

Sun Jun Han
PQNK, Inc.
3435 Wilshire Blvd. #1740
Los Angeles, CA 90010

Case No. DIR-2017-5247-SPP

CEQA: ENV-2017-5248-CE

Specific Plan Subarea: Subarea C – Community Center

Location: 1269-1279 N. Lyman Pl.;
4576 W. Fountain Ave.

Council District: 13 – O'Farrell

Neighborhood Council: East Hollywood

Community Plan Area: Hollywood

Land Use Designation: Community Commercial

Zone: C2-CSA1

Legal Description: Lot FR 15; Culver's East
Hollywood Tract

Last Day to File an Appeal: May 1, 2018

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C and the Vermont/Western Station Neighborhood Area Specific Plan Ordinance No. 184,888, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review for the demolition of two (2) existing duplexes; and a change of use from residential to an ancillary surface parking lot for use by the Hollywood Presbyterian Medical Center (HPMC), located within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

Determined that based on the whole of the administrative record, the project is exempt from CEQA pursuant State CEQA Guidelines, Article 19, Class 15301 (demolition and removal of up to six dwelling units in urbanized areas) and City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 11, Category 2 (parking lots under 110 spaces) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped Exhibit "A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Use.** The project is allowed an ancillary surface parking lot for use by the Hollywood Presbyterian Medical Center.
3. **Parking.** The project shall maintain 20 automobile parking spaces on site.
4. **Street Trees.** Street trees must be installed and maintained prior to issuance of the building permit or suitably guaranteed through a bond and all improvements must be completed prior to the issuance of a Certificate of Occupancy.
 - a. Six (6), 36-inch box shade trees shall be provided in the public right-of-way along Lyman Place, subject to the Bureau of Street Services, Urban Forestry Division requirements.
 - b. One (1), 36-inch box shade trees shall be provided in the public right-of-way along Fountain Avenue, subject to the Bureau of Street Services, Urban Forestry Division requirements.
 - c. A tree well cover shall be provided for each new and reused street tree in the project area, subject to the Department of Street Services, Urban Forestry Division requirements.
 - d. Tree removal and replacement shall be conducted consistent with the Department of Street Services, Urban Forestry Division requirements.
 - e. The applicant shall be responsible for new street tree planting and pay fees for clerical, inspection, and maintenance per the Los Angeles Municipal Code Section 62.176 for each tree.
 - f. An automatic irrigation system shall be provided.

Note: Contact the Urban Forestry Division, Subdivision staff, at (213) 847-3088 for site inspection prior to any street tree work.
5. **Utilities.** All utilities shall be placed underground in the event the project proposes new utilities. If underground service is not currently available, then provisions shall be made for future underground service.
6. **Trash and Recycling Areas.** All trash storage bins shall be located within a gated, covered enclosure constructed of materials compatible with the exterior wall materials of the building. Trash enclosures shall have a minimum height of six feet and have a separate area for recyclable materials.

7. **On-Site Lighting.** Prior to issuance of a Certificate of Occupancy, the applicant shall install onsite lighting along all vehicular and pedestrian access ways. Installed lighting shall provide $\frac{3}{4}$ foot candle of flood lighting intensity as measured from the ground. All on-site lighting shall be directed away from adjacent properties. This condition shall not preclude the installation of low-level security lighting.
 - a. **Lighting Shielded.** Sources of illumination shall be shielded from casting light higher than 15 degrees below the horizontal plane as measured from the light source and shall not cast light directly into adjacent residential windows.
 - b. **Light Mounting Height.** A maximum mounting height of light sources for ground level illumination shall be 14 feet, measured from the finished grade of the area to be lit.
 - c. **Lamp Color.** Color corrected ("white") high pressure sodium (HPS), color corrected fluorescent (2,700-3,000 degrees K), metal halide, or incandescent lamps shall be used for ground level illumination. Standard "peach" high pressure sodium, low pressure sodium, standard mercury vapor, and cool white fluorescent shall not be used for ground floor illumination.
8. **Hours of Operation.** All parking lot cleaning activities, trash collections, and deliveries to and from a building shall take place between the hours of 7:00 a.m. to 8:00 p.m., Monday through Friday and 10:00 a.m. to 4:00 p.m. on Saturday and Sunday.
9. **Future Signage.** No signage has been proposed as part of this application. All future signs shall be reviewed by Central Project Planning staff for compliance with the Vermont/Western Station Neighborhood Area Plan signage guidelines and regulations. Filing for a Project Permit shall not be necessary unless a Project Permit Adjustment or Exception is required. Any pole, roof or off-site sign, any sign containing flashing, mechanical or strobe lights are prohibited. Canned signs should not be used.

Administrative Conditions

10. **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. A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
11. **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.
12. **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.

13. **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.
14. **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.
15. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
16. **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.
17. 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.
18. **Indemnification and Reimbursement of Litigation Costs.**

applicant shall do all of the following:

 - (i) 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.
 - (ii) 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.
 - (iii) 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 \$50,000. 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 (ii).

- (iv) 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 (ii).
- (v) 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 includes 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.

FINDINGS

The project site consists of one corner lot totaling 9,679.9 square feet in size, and located at the southwest corner of the Lyman Place and Fountain Avenue intersection within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The site is currently developed with two (2) duplexes, built in 1910 and 1916, with square footages of 1,298 and 1,564 square feet, respectively.

The applicant proposes to demolish the two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot containing 20 off-site parking spaces for use by the Hollywood Presbyterian Medical Center (HPMC). The surface parking lot will have a new seven-foot tall metal fence along the property frontage on Lyman Place and Fountain Avenue, and a new six-foot tall wooden fence abutting the adjacent residential lot to the south. No other structures are proposed. The surface parking lot will have a total landscaped area of 1,329 square feet which includes 22, 24-inch box trees and shrubs.

On December 15, 2016, a Project Permit Compliance Review was granted under Case No. DIR-2016-3207-SPP-SPR for the demolition of an existing 1,150-square-foot building, portion of an on-site parking structure, outdoor courtyard, and canopy of an existing Patient Tower; and the construction, use and maintenance of a five-story, 134,750-square-foot hospital building with one subterranean level and a maximum height of 85 feet, 2 inches located in the center of the HPMC hospital campus, located at 1300, 1305, 1310, 1314, 1322 North Vermont Avenue and 4575 West Fountain Avenue. The project was conditioned to provide a minimum of 1,156 automobile parking spaces and a maximum of 1,591 parking spaces on- and off-site. The maximum number of off-site parking spaces shall be limited to 795 spaces, and shall be provided within 1,500 feet of the Hollywood Presbyterian Medical Center hospital campus.

The project provided a total of 1,476 parking spaces on-site within the parking structure and surface lots and off-site within a new parking structure (approved under Case No. DIR-2015-309-SPPA-SPP-1A) located directly across from the project site at the southwest corner of De Longpre Avenue and Lyman Place.

Automobile Parking Spaces per Case No. DIR-2015-309-SPPA-SPP-1A	
	Existing
On-Site Structure	844
On-Site Surface Lots	42
Off-Site Structure at 4480 De Longpre Avenue	567
Off-Site Surface Lot at 4636 Fountain Avenue	23
TOTAL	1,476

**Including 123 valet spaces*

On-site vs Offsite	
	Total
On-Site	886
Off-Site	590
TOTAL	1,476

The proposed project contains 20 additional parking spaces to be allocated for the campus, and is located within 75 feet of the hospital campus. This puts the total of off-site spaces to 610, and overall parking at 1,496 spaces.

New Automobile Parking Spaces		
	Existing	Proposed
On-Site Structure	844	
On-Site Surface Lots	42	
Off-Site Structure at 4480 De Longpre Avenue	567	
Off-Site Surface Lot at 4636 Fountain Avenue	23	
Off-Site Surface Lot at 1269 Lyman Place		20
TOTAL		1,496

**Including 123 valet spaces*

On-site vs Offsite	
	Total
On-Site	886
Off-Site	610
TOTAL	1,496

1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

- A. Use.** Section 9.A of the Vermont/Western Specific Plan states that Hospital and Medical Uses permitted in the C4 Commercial Zone are allowed by right within Subarea C of the Specific Plan area. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the Hollywood Presbyterian Medical Center (HPMC). Therefore, the project complies with Section 9.A of the Specific Plan.
- B. Height and Floor Area.** Section 9.B of the Vermont/Western Specific Plan states Hospital and Medical Uses shall not exceed a maximum building height of 100 feet and a maximum floor area ratio (FAR) of 3:1. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. The surface parking lot will have a new seven-foot tall metal fence along Lyman Place and Fountain Avenue, and a new six-foot tall wooden fence abutting the adjacent residential lot to the south. No structures are proposed. Therefore, Section 9.B of the Specific Plan does not apply.
- C. Transitional Height.** Section 9.C of the Vermont/Western Specific Plan states that portions of buildings on a lot located within Subarea C shall not exceed specified transitional height limits set forth when located within specified distances of a lot within Subarea A. The Specific Plan specifies that the transitional height limits shall only apply to lots adjoining or abutting a lot in Subarea A and shall not apply to lots separated by a public street. The project site does adjoin a lot located within Subarea A to the south, but the applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by

the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, Section 9.C of the Specific Plan does not apply.

D. Usable Open Space. Section 9.D of the Vermont/Western Specific Plan states that projects constituting a mixed-use or residential uses containing two or more residential units shall contain usable open space in accordance with the standards of Section 12.21 G.2 of the Los Angeles Municipal Code. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. Therefore, Section 9.D of the Specific Plan does not apply.

E. Project Parking Requirements. Section 9.E. of the Vermont/Western Specific Plan states that hospitals shall provide a minimum of one and maximum of two parking spaces for each patient bed for which the hospital is licensed. The Specific Plan further stipulates that a maximum of 50 percent of the required hospital parking spaces may be provided off-site, but within 1,500 feet of the lot for which they are provided. HPMC is currently licensed for 434 beds, which requires a minimum of 434 spaces and maximum of 868 spaces. When accounting for hospital beds and other ancillary hospital uses, the minimum number of parking spaces allowed for HPMC is 1,156 spaces, and the maximum number of parking spaces allowed is 1,591 spaces.

HPMC currently has a total of 1,476 parking spaces on- and off-site: 844 parking spaces within the existing parking structure on-site; 42 spaces within three (3) surface lots on the site; 567 off-site spaces at a parking structure located at 4480 De Longpre Avenue, approximately 56 feet from the HPMC site; and 23 parking spaces at an off-site surface lot located at 4636 Fountain Avenue, approximately 90 feet from the campus, which is owned by HPMC and developed with an assisted living and skilled nursing facility called the Chalet.

The applicant proposes the demolition of two (2) existing duplexes and a change of use from residential to a surface parking lot with 20 off-site parking spaces for the HPMC. In total, the project will provide 1,496 parking spaces (see table below), which is within the minimum requirement of 1,156 and maximum requirement of 1,591 parking spaces allowed. The maximum number of off-site parking spaces for the HPMC is further limited to 795 spaces. The HPMC currently has a total of 590 off-site parking spaces. The addition of 20 new off-site parking spaces will equate to a total of 610 off-site spaces, which is below the maximum 795 spaces allowed. Therefore, the project complies with Section 9.E of the Specific Plan.

New Automobile Parking Spaces		
	Existing	Proposed
On-Site Structure	844	
On-Site Surface Lots	42	
Off-Site Structure at 4480 De Longpre Avenue	567	
Off-Site Surface Lot at 4636 Fountain Avenue	23	
Off-Site Surface Lot at 1269 Lyman Place		20
TOTAL		1,496

**Including 123 valet spaces*

On-site vs Offsite	
	Total
On-Site	886
Off-Site	610
TOTAL	1,496

Bicycles. Section 9.E.2 of the Vermont/Western Specific Plan also states one bicycle parking space must be provided for every 1,000 square feet of non-residential floor area for the first 10,000 square feet, and one bicycle parking space for every additional increment of 10,000 square feet of floor area. The project proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No additional floor area is being proposed. Therefore, Section 9.E.2 of the Specific Plan does not apply.

- F. Conversion Requirements.** Section 9.F of the Vermont/Western Specific Plan sets forth requirements pertaining to the conversion of existing structures from commercial uses to residential condominium uses. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. Therefore, Section 9.F of the Specific Plan does not apply.
- G. Pedestrian Throughways.** Section 9.G of the Vermont/Western Specific Plan requires a pedestrian walkway, thoroughway or path for every 250 feet of street frontage for a project. The project site has a street frontage of approximately 194 feet along Lyman Place and 50 feet along Fountain Avenue, neither exceeding 250 feet. A pedestrian thoroughway is not required; however, a six-foot pedestrian walkway at the corner of Lyman Place and Fountain Avenue is proposed. Therefore, the project complies with Section 9.G of the Specific Plan.
- H. Yards.** Section 9.H of the Vermont/Western Specific Plan specifies that no front, side or rear yard setbacks shall be required for the development of any project within Subarea C. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. The surface parking lot will have a new seven-foot tall metal fence along Lyman Place and Fountain Avenue, and a new six-foot tall wooden fence abutting the adjacent residential lot to the south. No structures are proposed. Therefore, Section 9.H of the Specific Plan does not apply.
- I. Development Standards.** Section 9.I. of the Vermont/Western Specific Plan requires that all projects be in substantial conformance with the following Development Standards and Design Guidelines:

Development Standards – Hospital and Medical Centers

- J. Landscape Plan.** The Development Standards require that all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by lawns and other ground coverings. Per a Landscape Plan and Plant Palette for the construction area of the new surface parking lot, the project will be landscaped with a total of 22, 24-inch box trees, consisting of 12 Peppermint and 10 Golden Medallion trees. The surface parking lot will also contain shrubs such as Carolina Jasmine and Pigeon Point Coyote Bush that will serve as a 3-foot, 6-inch

buffer between the street and adjacent lots, and the proposed fences. Therefore, as proposed, the project complies with this Development Standard.

- K. Streetscape Elements.** The Development Standards require that any hospital related project with frontage along Vermont Avenue and Sunset Boulevard shall conform to the criteria, standards and general design intent of the Barnsdall Park Master Plan, and the Vermont Streetscape Project. The project site is a corner lot that fronts Lyman Place and Fountain Avenue. Therefore, this Development Standard does not apply.
- L. Pedestrian/Vehicular Circulation –** The Development Standards require that all structures be oriented toward the main commercial street where the parcel is located. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Development Standard does not apply.
- M. Utilities.** The Development Standards require that when new utility service is installed in conjunction with new development or extensive remodeling, all proposed utilities on the project site shall be placed underground. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. The applicant has not indicated that new utility service will be installed on the project site. Should new utility services be installed in the future, a Condition of Approval has been included to require all proposed utilities to be placed underground in the event the project proposes new utilities. Therefore, as conditioned, the project complies with this Development Standard.
- N. Building Design.** The Development Standards require that a project avoids large blank expanses of building walls, is designed in harmony with the surrounding neighborhood, and contributes to a lively pedestrian friendly atmosphere. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Development Standard does not apply.
- O. Rooftop Appurtenances.** The Development Standards require that all rooftop equipment and building appurtenances be screened from public view or architecturally integrated into the design of the building. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Development Standard does not apply.
- P. Trash and Recycling Areas.** The Development Standards require that trash storage bins be located within a gated, covered enclosure constructed of materials compatible with the exterior wall materials of the building. Additionally, there shall be a separate area for recyclable materials. The plans submitted by the applicant do not show a separate trash area. A Condition of Approval has been included to require all trash storage bins to be located within a gated, covered enclosure constructed of materials compatible with the exterior wall materials of the building. The Condition of Approval also requires trash enclosures to have a minimum height of six feet and have a separate area for recyclable materials. Therefore, as conditioned, the project complies with the Development Standard.

- Q. Pavement.** The Development Standards require that paved areas, excluding parking and driveway areas, shall include enhanced paving materials, such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. However, the surface parking lot will consist of porous surface. Therefore, the project complies with Section 9.Q of the Specific Plan.
- R. Freestanding Walls.** The Development Standards require all freestanding walls be integrated with the architecture of the adjacent building and set back from the property line adjacent to a public street with a landscape buffer. The surface parking lot will have a new seven-foot tall metal fence along Lyman Place and Fountain Avenue, and a new six-foot tall wooden fence abutting the adjacent residential lot to the south. No structure is being proposed. The surface parking lot will also contain shrubs such as Carolina Jasmine and Pigeon Point Coyote Bush that will serve as a 3-foot, 6-inch buffer between the street and adjacent lots, and the proposed fences. Therefore, as proposed, the project complies with this Development Standard.
- S. Parking Structures – Required Commercial Frontage.** The Development Standards require parking structures with frontage along major or secondary highways, for a parking structure associated with commercial, community facilities, or other non-residential uses to a minimum depth of 25 feet. The project site fronts along Fountain Avenue which is designated an Avenue III, Secondary Highway, but no parking structure is proposed. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Development Standard does not apply.
- T. Parking Structures – Required Additional 10 foot setback or Commercial Frontage.** The Development Standards require parking structures with frontage along Sunset Boulevard or Vermont Avenue to contain commercial, community facilities, or other non-residential uses to a minimum depth of 24 feet, or be set back an additional 10 feet from the property line than would otherwise be required by other provisions in the Specific Plan, Los Angeles Municipal Code, or Development Standards and Design Guidelines. The project does not involve the construction of a parking structure or front on Sunset Boulevard or Vermont Avenue. Therefore, this Development Standard does not apply.
- U. Parking Structures – Façade treatments.** This Development Standard requires that the exterior elevations of all parking structures be designed to match the main building they serve so that there is no notable differentiation between the parking and non-parking portions of the structure. The proposed project does not involve the construction of a parking structure. Therefore, this Development Standard does not apply.
- V. Parking Structures Across from Residential Uses.** The Development Standards require that whenever a parking structure abuts or is directly across an alley or Public Street from any residential use or zone the facade facing such residential use or zone shall conform to the standards set forth in the Development Standards. The proposed

project does not involve the construction of a parking structure. Therefore, this Development Standard does not apply.

- W. Surface Parking Lots.** The Development Standards require new surface parking lots and driveways shall be paved with Portland cement concrete, pervious cement, grass-crete or any other porous surface acceptable to the Department of Building and Safety that reduces heat radiation and increases surface absorption. The Development Standards also require a landscape plan prepared by a licensed landscape architect, licensed architect or licensed landscape contractor. The Development Standards contain additional landscape requirements for a surface parking lot. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. The surface parking lot will have a new seven-foot tall metal fence along Lyman Place and Fountain Avenue, and a new six-foot tall wooden fence abutting the adjacent residential lot to the south. The Landscape Plan and Plant Palette prepared by a licensed landscape architect for the construction area of the new surface parking lot indicates that the project will be landscaped with a total of 22, 24-inch box trees, consisting of 12 Peppermint and 10 Golden Medallion trees. The trees are evenly spaced with a 20-foot distance between each tree. The surface parking lot will also contain shrubs such as Carolina Jasmine and Pigeon Point Coyote Bush that will serve as a 3-foot, 6-inch buffer between the street and adjacent lots, and the proposed fences. Furthermore, the parking lot will be paved with porous surface and have a total landscape area of 1,329 square feet, or 14 percent of the surface parking lot. Therefore, as proposed, the project complies with this Development Standard.
- X. Surface Parking Abutting Residential.** The Development Standard requires a decorative wall at least six feet in height, a landscaped buffer, and one 24-inch box shade tree for every 20 feet of landscaped buffer around the property line whenever a surface parking lot abuts or is directly across an alley from a residential use or zone. The Development Standards contain additional landscape requirements for a surface parking lot. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. The surface parking lot will have a new seven-foot tall metal fence along Lyman Place and Fountain Avenue, and abutting the adjacent residential lot to the south, a new six-foot tall wooden fence. The Landscape Plan and Plant Palette prepared by a licensed landscape architect for the construction area of the new surface parking lot indicates that the project will be landscaped with a total of 22, 24-inch box trees, consisting of 12 Peppermint and 10 Golden Medallion trees. The trees are evenly spaced with a 20-foot distance between each tree. Therefore, as proposed, the project complies with this Development Standard.
- Y. On-Site Lighting.** The Development Standards require that the project include on-site lighting along all vehicular and pedestrian access ways. The Development Standards specify that the acceptable level of lighting intensity is $\frac{3}{4}$ foot-candle of flood lighting measured from the ground, a maximum mounting height of light sources shall be 14 feet, and "white" color corrected lamp color shall be used for ground level illumination. The plans show two (2) lighting fixtures on-site; however, no lighting is proposed along the vehicular or pedestrian access ways. The applicant has been required in the Conditions of Approval to comply with the aforementioned standards. Therefore, as conditioned, the project complies with the Development Standard.

- Z. Security Devices.** The Development Standards require that all security devices, such as security grills and window bars, be concealed from public view. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Development Standard does not apply.
- AA. Off-Site Directional Signage.** The Development Standards indicates that off-site directional signage is strongly encouraged and should be integrated in to the overall streetscape design. The Development Standards state that off-site directional signage includes kiosks and directory signs mounted on buildings, indicating the location of hospital departments, programs, public entrances, subway portals and emergency department access. The applicant does not propose any off-site signage at this time. The Development Standard does indicate the area and dimension requirements for signage. The project has been conditioned to comply with sign regulations set forth in the Vermont/Western SNAP and the Los Angeles Municipal Code Section 14.4. Therefore, as conditioned, the project complies with the Development Standard.

Design Guidelines – Hospital and Medical Centers

- BB. Street Level Façade.** According to the Design Guidelines, new hospitals should enhance the pedestrian experience by: improving access to adjacent public amenities (such as Metro portals), providing landscaped open space at street level that is visually accessible to the public view from public streets or walkways, widening sidewalks, providing a generous amount of street furniture and public art, and emphasizing the human scale of the street level to balance the massing necessary for the rest of the building. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Design Guideline does not apply.
- CC. Architecturally Articulated.** According to the Design Guidelines, new hospitals should be designed so that tall towers can be softened by the articulation of upper facades to achieve visual blending with the Hollywood Hills to the north, while still allowing for patient rooms to access natural light and scenic views. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Design Guideline does not apply.
- DD. Collaborative.** According to the Design Guidelines, new hospitals should attempt to create a coordinated approach to creating an architectural identity for the hospital core. It is not necessary for the buildings to look alike but they should belong together as a group of related facilities. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Design Guideline does not apply.
- EE. Context.** According to the Design Guidelines, new hospital structures need to visually and functionally support public access to the Barnsdall Park and the two subway portals. The Design Guidelines further stipulate that it is necessary for the hospitals to widely support and advertise the transit accessibility of their sites by incorporating

directional signage to subway and transit stops on their buildings. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Design Guideline does not apply.

- 2. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

On March 29, 2018, the Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant State CEQA Guidelines, Article 19, Class 15301 (demolition and removal of up to six dwelling units in urbanized areas) and City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 11, Category 2 (parking lots under 110 spaces) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.planning.lacity.org.

Planning Department public offices are located at:

Figueroa Plaza
201 North Figueroa Street
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
1828 Sawtelle Boulevard
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, the Marvin Braude Building in the Valley, or the West Los Angeles Office. In order to assure that you receive service with a minimum amount of waiting, Applicants are encouraged to schedule an appointment with the Development Services Center either at www.planning.lacity.org or by calling (213) 482-7077, (818) 374-5050, or (310) 231-2901 or through the Department of City Planning website. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP
Director of Planning


Approved by:


Christina Toy Lee, Senior City Planner

Reviewed by:


Mindy Nguyen, City Planner

Prepared by:


Jason Hernández, Planning Assistant
jason.hernandez@lacity.org

SCALE: $3/32" = 1'-0"$

NAME	DATE	DESCRIPTION
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FOUNTAIN AVE.



- NOTES:
1. LIGHTING SHIELDS: SOURCES OF ILLUMINATION SHALL BE SHIELDED FROM CASTING LIGHT HIGHER THAN FIFTEEN DEGREES BELOW THE HORIZONTAL PLANE AS MEASURED FROM THE LIGHT SOURCE. THEY SHALL NOT CAST LIGHT DIRECTLY INTO ADJACENT RESIDENTIAL WINDOWS.
 2. LIGHT MOUNTING HEIGHT: A MAXIMUM MOUNTING HEIGHT OF LIGHT SHALL BE FOURTEEN FEET, MEASURED FROM THE FINISHED GRADE OF THE AREA TO BE LIT.
 3. LAMP COLOR: COLOR CORRECTED ("WHITE") HIGH PRESSURE SODIUM (HPS), COLOR CORRECTED FLUORESCENT (2,700-3,000 DEGREES K), METAL HALIDE, OR INCANDESCENT LAMPS SHALL BE USED. STANDARD "PEACH" HIGH PRESSURE SODIUM, LOW PRESSURE SODIUM, STANDARD MERCURY VAPOR, AND COOL WHITE FLUORESCENT SHALL NOT BE USED.

PROPOSED GROUND LEVEL PLAN

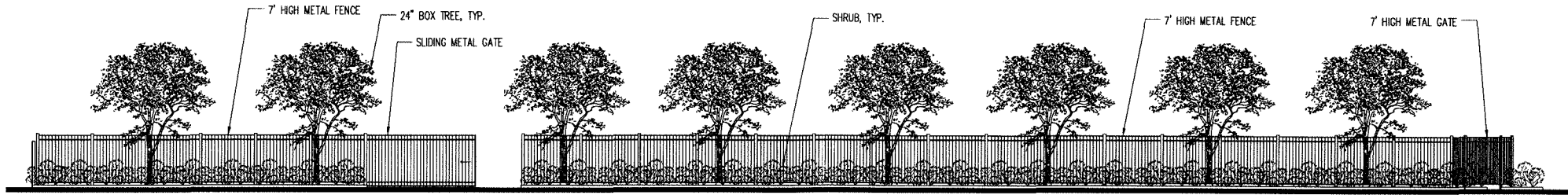
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SCALE: 1/8" = 1'-0"

FILE NAME: C:\PROJECTS\1610A\1610A_GROUND_LEVEL_PLAN.dwg

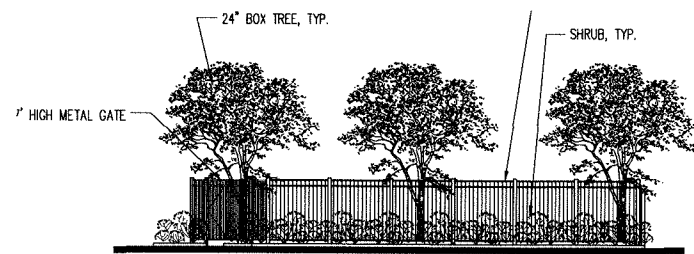
DATE: 10/10/2018 10:10:10 AM

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



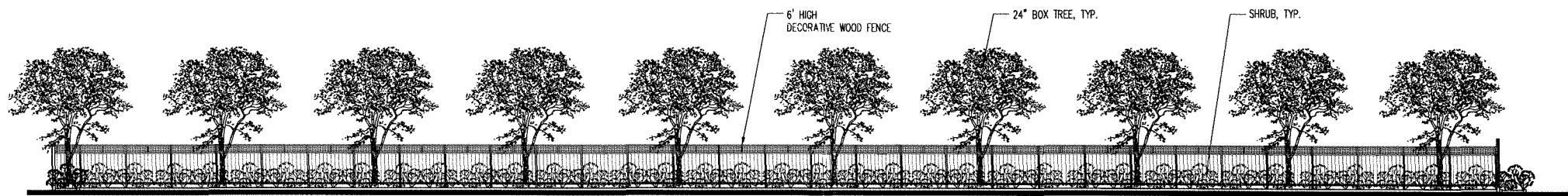
SCALE: 1/8" = 1'-0"

EAST ELEVATION (LYMAN PLACE) 1



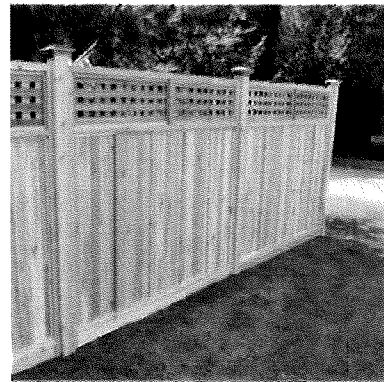
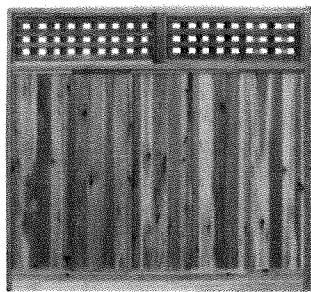
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NORTH ELEVATION (FOUNTAIN AVENUE) 2

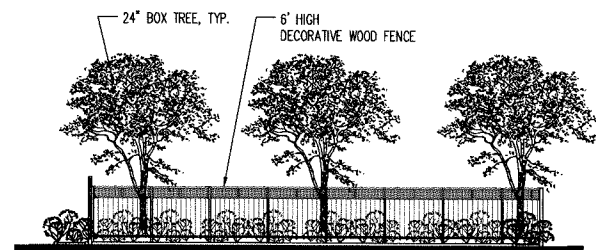


SCALE: 1/8" = 1'-0"

SECTION 3



DECORATIVE WOOD FENCE REFERENCE IMAGE 12



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

SECTION 4

ARCHITECT

PONK
architecture | interior | planning

www.ponk.com
info@ponk.com
(313) 559-7551
3435 WILMINGTON BLVD. STE. 1700
LOS ANGELES, CA 90010

PROJECT TITLE

SURFACE PARKING LOT

1209 N. LYMAN PL.
LOS ANGELES, CA 90029

CLIENT

CHS
PROPERTY HOLDINGS, LP

1300 N. VERMONT AVE. SUITE 808
LOS ANGELES, CA 90027

CONSULTANTS

ARCHITECT OR ENGINEER SEAL

ISSUE / REVISION

NO.	DATE	DESCRIPTION
1	-	-
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ARCHITECT PROJECT NO: 1610A

DRAWN BY: -

CHECKED BY: -

LEGAL NOTES

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FOR THE PROJECT WHICH ARE HEREBY
TRANSFERRED TO THE CLIENT. THE CLIENT SHALL
FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN
NOTES. THE CLIENT SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND
COMPLYING WITH ALL CITY, COUNTY, STATE AND
FEDERAL REQUIREMENTS. THE CLIENT SHALL
BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
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REQUIREMENTS. THE CLIENT SHALL BE
RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS AND COMPLYING WITH ALL CITY,
COUNTY, STATE AND FEDERAL REQUIREMENTS.

SHEET TITLE

PROPOSED
ELEVATIONS

SHEET NUMBER

A-201

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LOT AREA	9,679.90 S.F.	
POINTS REQUIRED	15	
TECHNIQUES	POINTS DETAILS	POINTS CLAIMED
1. WALLS/ FENCES		
VINES ON FENCES (450')	2 POINTS PER 50'	18
3. PAVING		
PERVIOUS PAVING IN PARKING LOT (7986 S.F.)	3 POINTS PER 100 S.F.	237
	TOTAL POINTS	255

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



EXHIBIT D

Notice of Exemption

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(California Environmental Quality Act Section 15062)

CITY CLERK'S USE

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 13
--	------------------------

PROJECT TITLE Ω	LOG REFERENCE ENV-2017-5247-SPP
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PROJECT LOCATION
Ω 1269 N Lyman Pl, Los Angeles, CA 90029

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Ω Demolition of two (2) duplexes and construction of a Surface Parking Lot for CHA Hollywood Medical Center

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
Ω

CONTACT PERSON Ω Justin Park	AREA CODE Ω 323	TELEPHONE NUMBER Ω 906.6054	EXT.
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EXEMPT STATUS: (Check One)

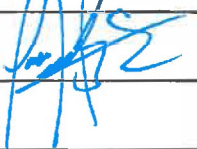
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
9 MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
9 DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
9 EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
Y CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 1 Category (I) (State CEQA Guidelines) 15301

9 OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Demolition and removal of individual small structures: (2) A duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE Planning Assistant	DATE <u>3/20/18</u>	
FEE: \$81.00	RECEIPT NO. 0104826168	REC'D. BY Danalynn Dominguez	DATE 12/13/17

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 **Rev. 1-31-06 Word**

IF FILED BY THE APPLICANT:

Ω
NAME (PRINTED)

Ω
SIGNATURE

Ω
DATE

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 13
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PROJECT TITLE Ω	LOG REFERENCE ENV-2017-5247-SPP
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PROJECT LOCATION Ω 1269 N Lyman Pl, Los Angeles, CA 90029
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DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: Ω Surface Parking Lot for CHA Hollywood Medical Center

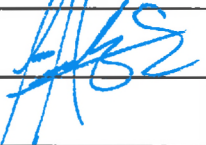
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: Ω

CONTACT PERSON Ω Justin Park	AREA CODE Ω 323	TELEPHONE NUMBER Ω 906.6054	EXT.
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EXEMPT STATUS: (Check One)			
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES	
9 MINISTERIAL	Sec. 15268	Art. II, Sec. 2b	
9 DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)	
9 EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)	
Y CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1	
Class <u>11</u> Category <u>2</u> (City CEQA Guidelines)			
9 OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.		

JUSTIFICATION FOR PROJECT EXEMPTION: Parking lots under 110 spaces where no decking or undergrounding is involved.
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IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE Planning Assistant	DATE 3/29/18
FEE: \$81.00	RECEIPT NO. 0104826168	REC'D. BY Danalynn Dominguez
		DATE 12/13/17

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 **Rev. 1-31-06 Word**

IF FILED BY THE APPLICANT:

Ω
NAME (PRINTED)

Ω
SIGNATURE

Ω
DATE

ORIGINAL

APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☐ Director of Planning
Regarding Case Number: DIR-2017-5247-SPPProject Address: 1269-1279 N. Lyman Place; 4576 W. Fountain AvenueFinal Date to Appeal: 05/01/2018

Type of Appeal:

- ☐ Appeal by Applicant/Owner
☒ Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
☐ Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATIONAppellant's name (print): George Abrahams

Company: _____

Mailing Address: 3150 Durand DriveCity: Los AngelesState: CAZip: 90068Telephone: (323) 336-2405

E-mail: _____

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☐ Self ☒ Other: Save Hollywood, and joint appeal with Concern Citizens of Los Feliz

- Is the appeal being filed to support the original applicant's position?

☐ Yes ☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed?

☒ Entire

☐ Part

Are specific conditions of approval being appealed?

☐ Yes

☒ No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____

Date: _____

5-1-18

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: \$89.00	Reviewed & Accepted by (DSC Planner): Panalynn Dominguez	Date: 5/1/2018
Receipt No: 0103884076	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

April 30, 2018

George Abrahams
Save Hollywood
3150 Durand Dr.
Los Angeles, California 90068

Alex Kondracke
Concerned Citizens of Los Feliz
4524 Russell
Los Angeles, CA 90028

Central Area Planning Commission
City of Los Angeles Planning Department
Los Angeles City Hall
200 N. Spring St., 5th Floor
Los Angeles, CA 90012

RE: Case Nos.: DIR-2017-5247-SPP; CEQA Case No.: ENV-2017-5248-CE;
Project Addresses: 1269-1279 N. Lyman Place; 4576 W. Fountain Ave.

Honorable Commission members:

This is a joint appeal of the Planning Department's approval of 1) the demolition of two Craftsman duplex homes (circa 1910 and 1916), and 2) the construction of a small surface parking lot at 4576 Fountain Ave. and 1269 N. Lyman Place. The applicant is CHS Property Holdings, L.P., which owns the Hollywood Presbyterian Hospital. The proposed 9,680 sq. ft. surface parking lot would provide ancillary parking for the hospital, which is located across Fountain Ave. from the subject site. The hospital currently has 1,476 parking spaces to serve its 434 beds. The surface parking lot would add only 20 more stalls to this total.

The project site is located within the Vermont/Western Transit Oriented District Specific Plan. The Director of Planning has approved a Project Permit Compliance Review to allow the demolition of the Craftsman duplexes, and a Change of Use for the project site from residential to an ancillary surface parking lot. The Director has approved the project as exempt from review under the California Environmental Quality Act (CEQA).

The focus of this appeal is the Director's abuse of discretion by not conducting any analysis of the historic resources on the project site.

The Site Contains a Historic Resource

The Planning Department has determined that the proposed project is categorically exempt from environmental review, yet no historic analysis has been conducted to support this conclusion.

CEQA considers historical resources to be part of the environment. A project that may cause a substantial adverse effect on the significance of a historical resource is recognized as having a significant effect on the environment.



CEQA Guidelines Section 15300.2 states: "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource." Demolition of a historic resource is considered a substantial adverse change.

Public Resources Code Section 21084.1 further states: "The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section."

The project site contains two Craftsman duplexes. The Craftsman architectural style, which emerged from the Arts and Crafts movement, was popular for residential homes from approximately 1905 to the early 1930s, with the height of construction in the 1910s. The two duplexes of the subject site are consistent with this trend, as they were built in 1910 and 1916. The Craftsman style emphasized handcrafted and natural materials and a high quality of craftsmanship, which is reflected in the duplex located at the north end of the project site.

Typical Craftsman homes are characterized by broad gable roofs with wide overhanging eaves, exposed rafters and purlins, wood clapboard and shingle siding, and windows with muntin patterns. The Craftsman style in Southern California was employed for both elaborate mansions and modest homes.

The duplex located at the northern edge of the project site shows a high level of integrity, with many original character defining features intact, including the wide hipped roof and shingled gables, front sunburst brackets on the barge boards, brick piers that feature unusual open lattice columns, alternating narrow and wide clapboard siding, and double-hung windows. The entry door facing Lyman Place retains its original, beveled oval window. This duplex is also a unique corner design, with two independent homes facing different streets.

The interiors were also largely intact at the time of sale, with hardwood floors and built-in cabinetry.

The duplex therefore embodies the distinctive characteristics of a style, type, period or method of construction. It retains enough of its historic character and appearance to be recognized as a historic resource. Its integrity retains its location, design, setting, materials, workmanship, feeling and association. Under CEQA, the duplex must be analyzed accordingly.

Yet Planning Staff provides no analysis in its approval letter of the project site's historic resources. Instead, the approval letter merely states: "there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2, applies." Nothing is cited to support this conclusion. Under CEQA, if a legitimate question can be raised of a possible significant environmental impact, a categorical exemption cannot be used.

To approve a Project Permit Compliance Review, the Director must require mitigation of any significant adverse effects of the project on the environment and surrounding areas. No such mitigation has been proposed to alleviate the impact of demolishing the site's historic resource.

The purpose of CEQA is “to inform the public and its responsible officials of the environmental consequences of their decisions before they are made.” The Planning Department utterly failed to do this. The City must require the applicant to conduct a proper analysis of historic resources on the project site, and incorporate mitigation measures necessary to eliminate any impacts.

Thank you,

A handwritten signature in red ink, appearing to be "L. A.", is written below the text "Thank you,".