

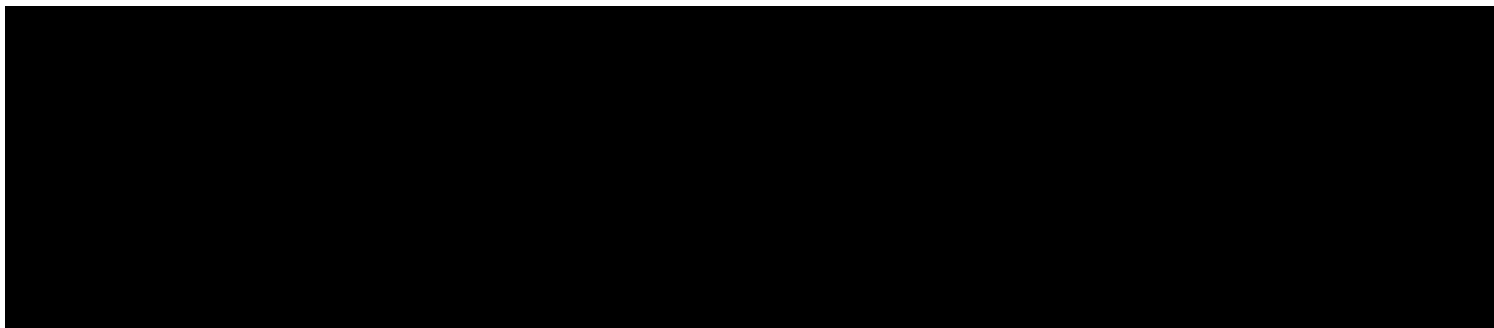


Rita Moreno <rita.moreno@lacity.org>

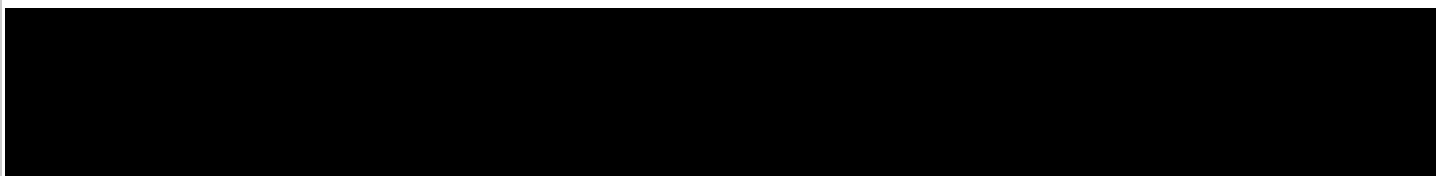
Re: Fwd: PLUM / 1-15-19 / Items # 11 & 12-13

Rita Moreno <rita.moreno@lacity.org>
To: Rita Moreno <Rita.Moreno@lacity.org>

Tue, Jan 15, 2019 at 7:44 AM



Happy New Year!



Avenue; 1600-1608 Las Palmas Avenue; 6700-6760 Selma Avenue; 6660 Selma Avenue; 1542-1546 McCadden Place; 1500-1570 Las Palmas Avenue; and 6665-6713 1/2 Sunset Boulevard

Approval of the project and denial of the appeal to allow the construction of the project.

This office will also be requesting that the attached volunteer conditions for historic preservation (attached) be added and that modifications to the conditions imposed by the City Planing Commission be slightly modified (will send).

Please let me know if you have any questions.

Thanks!

Craig

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CRAIG BULLOCK
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CROSSROADS HOLLYWOOD PROJECT
CPC-2015-2025-DB-MCUP-CU-SPR

1. Relocation of 1542 McCadden Place (Major Kunkel Bungalow)

Prior to issuance of a certificate of occupancy for the proposed residential tower on northerly Selma Avenue side of Parcel B (Building B-1), , the Owner shall have relocated the building located at 1542 McCadden Place to a permanent location in the Hollywood Community Plan Area, affixed such building in its permanent location, restored the interior) exterior of such building in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and submitted an application to the City Office of Historic Resources for the building to be registered as Designated Historic-Cultural Monument. Such building may be temporarily relocated from its current location to another portion of the Owner's property or elsewhere during construction of Building B-1. Prior to the issuance of any demolition, grading, and/or excavation permit for the development of Building B-1, the Owner shall have delivered to the Office of Historic Resources a letter of credit, cash bond or payment bond in an amount is equal to the estimated cost of relocating and restoring such building including the median price of a single-family home lot in the Hollywood Community Plan Area as required above. If either (a) despite the use of its best efforts, the Owner notifies the Office of Historic Resources that it is unable to secure a permanent location in the Hollywood Community Plan Area, or (b) the building is destroyed or substantially damaged prior to its permanent relocation, then, as a condition to issuance of a certificate of occupancy for Building B-1, the Owner shall pay to the Office of Historic Resources as an in lieu fee in an amount is equal to the estimated cost of such relocation and restoration including the median price of a single-family home lot in the Hollywood Community Plan Area. Upon the earlier of completion of the relocation and restoration as provided above or payment of such in lieu fee, the Office of Historic Resources shall return the letter of credit, cash bond or payment bond to the Owner.

2. Relocation of 1606-08 Las Palmas Avenue (Talbot Wood Double Dwelling)

Prior to issuance of a certificate of occupancy for the Parcel D (multifamily residential) Phase of the Project, the Owner shall have relocated the historical building located at 1606-08 Las Palmas Avenue to a permanent location in the Hollywood Community Plan Area, affixed such building in its permanent location, restored the exterior of such building in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and submitted an application to the City Office of Historic Resources for the building to be registered as Designated Historic-Cultural Monument. Such building may be temporarily relocated from its current location to another portion of the Owner's property or elsewhere during construction of the Parcel D (multifamily residential) Phase of the Project. Prior to the issuance of any demolition, grading, and/or excavation permit for the development of the Parcel D (multifamily residential) Phase of the Project, the Owner shall have delivered to the Office of Historic Resources a letter of credit, cash bond or payment bond in an amount which is equal to the estimated cost of relocating and restoring such building including the median price of a single-family home lot in the Hollywood Community Plan Area as required above. If either (a) despite the use of its best efforts, the Owner notifies the Office of Historic Resources that it is unable to secure a permanent location in the Hollywood Community Plan Area, or (b) the building is destroyed or substantially damaged prior to its permanent relocation, then, as a condition to issuance of a certificate of occupancy for the Parcel D (multifamily residential) Phase of the Project, the Owner shall pay to the Office of Historic Resources as an in lieu fee which amount is equal to the estimated cost of such relocation and

restoration including the median price of a single-family home lot in the Hollywood Community Plan Area . Upon the earlier of completion of the relocation and restoration as provided above or payment of such in lieu fee, the Office of Historic Resources shall return the letter of credit, cash bond or payment bond to the Owner.

3. Restoration of Crossroads of the World

Prior to issuance of a certificate of occupancy for either (a) the multiplex cinema on Parcel C or (b) the new building on Parcel B containing the 541st residential unit constructed on Parcel B in the Project, the Owner shall have restored the exterior of the 10 existing buildings on Parcel (Crossroads of the World) in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Prior to the issuance of any demolition, grading, and/or excavation permit for the development of such final building within the Parcel B Phase of the Project, the Owner shall have delivered to the Office of Historic Resources a letter of credit, cash bond or payment and performance bond in an amount which is equal to the estimated cost of restoring such 10 buildings as required above.

4. Restoration of 6715 West Sunset Boulevard (Hollywood Reporter Building)

Prior to issuance of a certificate of occupancy for the proposed residential tower on southerly Sunset Boulevard side of Parcel B (Building B-3), the Owner shall have restored the exterior of 6715 West Sunset Boulevard (Hollywood Reporter Building) in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Prior to the issuance of any demolition, grading, and/or excavation permit for the development of Building B-3, the Owner shall have delivered to the Office of Historic Resources a letter of credit, cash bond or payment and performance bond in an amount which is equal to the estimated cost of restoring 6715 West Sunset Boulevard (Hollywood Reporter Building) as required above.

5. Restoration of 6683-6689 West Sunset Boulevard (Bullinger Building)

Prior to issuance of a certificate of occupancy for the proposed residential tower on southerly Sunset Boulevard side of Parcel B (Building B-3), the Owner shall have restored the exterior of 6683-6689 West Sunset Boulevard (Bullinger Building) in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Prior to the issuance of any demolition, grading, and/or excavation permit for the development of Building B-3, the Owner shall have delivered to the Office of Historic Resources a letter of credit, cash bond or payment and performance bond in an amount which is equal to the estimated cost of restoring 6683-6689 West Sunset Boulevard (Bullinger Building) as required above.