

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
VTT-74521-1A	ENV-2016-3751-MND	13 – O'Farrell
PROJECT ADDRESS:		
1600-1616 ½ North Schrader Boulevard; 6533 Selma Avenue		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
1600 Hudson, LLC Bruce Rothman 1600 North Schrader Boulevard Los Angeles, CA 90028 <input type="checkbox"/> New/Changed		
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Alfred Fraijo, Jr. and Kira Teshima Sheppard, Mullin, Richter & Hampton, LLP 333 S. Hope St., 43rd floor Los Angeles, CA 90071		
	213-620-1780	afraijo@sheppardmullin.com KTeshima@sheppardmullin.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
CREED c/o Adams Broadwell Joseph & Cardozo 601 Gateway Boulevard, Suite 1000 South San Francisco, CA 94080		
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Tanya A. Gulesserian Adams Broadwell Joseph & Cardozo 601 Gateway Boulevard, Suite 1000 South San Francisco, CA 94080		
	650-589-1660	tgulesserian@adamsbroadwell.com
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Jason Hernandez 213-978-1276 jason.hernandez@lacity.org		
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
Vesting Tentative Tract Appeal		

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

Vesting Tentative Tract Map

ATTACHMENTS:**REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- Letter of Determination
- Findings of Fact
- Staff Recommendation Report
- Conditions of Approval
- Ordinance
- Zone Change Map
- GPA Resolution
- Land Use Map
- Exhibit A - Site Plan
- Mailing List
- Land Use
- Other _____

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- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Mitigation Monitoring Program
- Other _____

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NOTES / INSTRUCTION(S):**FISCAL IMPACT STATEMENT:** Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:**COMMISSION VOTE:**

November 8, 2018	8 - 0
LAST DAY TO APPEAL:	APPEALED:
December 17, 2018	Yes
TRANSMITTED BY:	TRANSMITTAL DATE:
James K. Williams Commission Executive Assistant II	December 18, 2018



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: DEC 05 2018

Case No. VTT-74521-1A

CEQA: ENV-2016-3751-MND

Plan Area: Hollywood

Related Case: CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR

Council District: 13 – O'Farrell

Project Site: 1600-1616 ½ North Schrader Boulevard;
6533 Selma Avenue

Applicant: 1600 Hudson, LLC
Representative: Alfred Fraijo, Jr., Sheppard, Mullin, Richter & Hampton, LLP

Appellants: Elle Farmer, UNITE HERE! Local 11

Coalition for Responsible Equitable Economic Development (CREED LA)
Representative: Tanya A. Gulesserian, Adams Broadwell Joseph and Cardozo

At its meeting on **November 8, 2018**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

A Vesting Tentative Tract for the merger of five lots and re-subdivision into one ground lot and five airspace lots comprised of the existing 12-unit apartment building, 2,850 square feet of ground floor commercial use, a 191 guest room hotel, three levels of subterranean parking and a roof terrace.

1. **Found** pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3751-MND ("Mitigated Negative Declaration") and Errata dated August 20, 2018, August 28, 2018, and October 18, 2018, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **found** the mitigation measures have been made enforceable conditions on the project; and **adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Denied** the appeal and **sustained** the decision of the Deputy Advisory Agency to approve, pursuant to Section 17.03 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map;
3. **Adopted** the attached Conditions of Approval as modified by the Commission; and
4. **Adopted** the attached Findings as amended by the Commission.

The vote proceeded as follows:

Moved: Ambroz
Second: Perlman
Ayes: Choe, Khorsand, Mack, Millman, Mitchell, Dake Wilson
Absent: Padilla-Campos

Vote: 8 – 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

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

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is further appealable to the Los Angeles City Council within 10 days after the mailing date of this determination letter. Any appeal not filed within the 10-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: DEC 17 2018

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

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

Attachments: Modified Conditions of Approval, Amended Findings

c: Shana Bonstin, Principal City Planner
Christina Toy Lee, Senior City Planner
Mindy Nguyen, City Planner
Tina Vacharkulksemsuk, City Planner
Jason Hernández, City Planning Associate

CONDITIONS OF APPROVAL

As modified by the City Planning Commission on November 8, 2018

Approval of this subject development project is made with the following Terms and Conditions imposed, in order to ensure compliance with allocable requirements of Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 5-foot wide strip of land be dedicated along Schrader Boulevard adjoining the tract to complete a 30-foot wide half right-of-way and additional a 10-foot by 10-foot or 15-foot radius property corner cut be dedicated at the intersection with Selma Avenue.
2. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
3. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:
 - a. Plan view at different elevations.
 - b. Isometric views.
 - c. Elevation views.
 - d. Section cuts at all locations where air space lot boundaries change.
4. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3448.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

5. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall comply with any requirements with the Department of Building and Safety, Grading Division for the recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

6. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

- b. Show compliance with the D limitations, the total floor area ratio allowed for the site is 2:1 or Department of City Planning approval is required.
- c. Provide a copy of affidavit PKG-3436. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- d. Provide a copy of CPC case CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR. Show compliance with all the conditions/requirements of the CPC case as applicable.
- e. The Zone Change must be recorded prior to obtaining Zoning clearance.
- f. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front, side and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
- g. Provide and record a Covenant and Agreement (affidavit) regarding Maintenance of Building on Air Space Lots. Provide Metes and Bounds to establish and identify the boundaries of the parcel with the correct legal description.
- h. Provide the required side yard of minimum of 5 feet for up to two story building along Schrader Boulevard for the existing apartment and proposed building after any required highway dedication due to the new lot configuration as required by the proposed [Q]C2-2D zone. Such side yard shall be increased by additional of one-foot per story above the second story and such side yard must be maintained from the front yard to the rear yard.
- i. Provide the required 15-foot rear yard along the northerly property line adjacent to the existing apartment for a building up to three stories in height due to the new lot configuration as required by the proposed [Q]C2-2D zone. Such rear yard shall be increased by one-foot per story above the third story.
- j. Provide a building separation of 10 feet for up to two-story building between existing apartment building and proposed building in accordance to LAMC Sec. 12.21 C2. Such separation shall be increased by two feet per story above the second story.

Notes:

This property is located in a Fire District 1.

This property is located in Hollywood Community Redevelopment Area.

This property is located in Transit Priority Area in the City of Los Angeles, ZI-2452.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised

health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

Backup space for parking space with less than 26 feet, 8 inches shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact John Francica at (213) 482-0010 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

7. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

8. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).
 - d. The entrance to a Residence lobby must be within 50 feet of the desired street address curb face.
 - e. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
 - f. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - g. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

- h. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Policy Exception:

L.A.M.C. 57.09.03.B Exception:

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
 - It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
 - This policy does not apply to single-family dwellings or to non-residential buildings.
- i. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150 feet horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
- j. Entrance to the main lobby shall be located off the address side of the building.
- k. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- l. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- m. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

SECTION 510 - EMERGENCY RESPONDER RADIO COVERAGE

- n. 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

HELIPADS ON HIGHRISE BUILDINGS

- o. Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing pads are still required on all

High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two new alternatives to a full FAA approved helicopter landing pad.

- p. Each standpipe in a new high-rise building shall be provided with two remotely located FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.
- q. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

- 9. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING

- 10. Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3.(c).

If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

- 11. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(d).)

INFORMATION TECHNOLOGY AGENCY

- 12. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated

response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

13. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 191 guestrooms, 5,557 square feet of commercial space, and the existing 12-unit apartment building, or as modified by Case No. CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR.
 - b. Automobile and Bicycle Parking shall be provided pursuant to LAMC Section 12.21 A.4, or as modified by Case No. CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR.
 - c. The final tract map shall show the required number of parking spaces pursuant to LAMC Section 12.21 A.4, or as modified by Case No. CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR.
 - d. Prior to issuance of a Certificate of Occupancy, a minimum 6-foot high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - e. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
 - f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - g. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - h. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
14. Prior to the issuance of a building permit or the recordation of the final map, a copy of CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR, and any subsequent ordinance, shall be submitted to the satisfaction of the Advisory Agency. In the event that CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR is not approved or is modified by the City Planning Commission or City Council, the subdivider shall submit a tract modification.
15. That the subdivider shall record and execute a Covenant and Agreement to comply with the Community Redevelopment Agency (CRA) prior to the issuance of a building permit, grading permit and the recordation of the final map.
16. 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 interests, 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, commission, 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.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

17. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770.M), in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No. 24 and 25 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post construction/ maintenance) to ensure continued implementation of the above mentioned mitigation items.
18. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following (Project Design Features (PDF) and Mitigation Measures (MM)):
 - PDF-1. The dining area on the roof level shall be fully enclosed from 12:00 a.m. through 2:00 a.m. The use of retractable doors and sliding glass walls is permitted provided they are designed with noise-attenuating features (physical as well as operational) by a licensed acoustical sound engineer to assure that operational sounds shall be inaudible beyond the property line.
 - PDF-2. Prior to the issuance of a Certificate of Occupancy, the audio system shall be installed and controlled with a digital audio processor that automatically adjusts output volume in response to changing ambient noise levels. The output volume shall be set not to exceed ambient active dining noise levels within the outdoor gathering spaces on the ground floor and third level terrace by more than 10 dBA, and not more than 84 dBA as measured from the edge of the rooftop deck on level L11. Documentation of the audio system's compliance with this measure shall be submitted to the Department of City Planning for the file.
 - PDF-3. The rooftop on the 11th Floor shall be surrounded on all sides with a minimum six-foot tall perimeter glass curtain wall. The outdoor terrace on the third floor shall be surrounded by a fritted glass curtain wall system along the west and south portions of the building.
 - PDF-4. Hours of operation approved herein are as follows:
 - a. The ground floor and third floor bar, lounge, outdoor courtyard and dining areas: 7:00 a.m. to 2:00 a.m.
 - b. The outdoor rooftop bar and lounge: 7:00 a.m. to 12:00 a.m. After 12:00 a.m., all rooftop activity shall be restricted to the enclosed dining (penthouse) area.
 - c. The enclosed dining (penthouse) area on the rooftop: 7:00 a.m. to 2:00 a.m.

- d. Use of the outdoor rooftop areas after 12:00 a.m. and before 7:00 a.m. shall be restricted to routine maintenance and clean-up.
- e. The doors to the rooftop's fully-enclosed dining (penthouse) area shall be kept closed from 12:00 a.m. through 2:00 a.m. Only the front door of the enclosed dining area (penthouse) shall be used for access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times other than to permit temporary access for delivery of supplies, trash removal, and emergencies. These doors shall be solid; no screen or ventilated materials permitted.
- f. The doors to the rooftop's fully-enclosed dining (penthouse) area shall be closed whenever live entertainment (including DJs) and/or amplified music is played in the dining (penthouse) area.
- g. Between 7:00 a.m. and 12:00 a.m. if the enclosed dining (penthouse) doors and/or windows are open and there is a complaint from the community regarding sound projecting beyond that part of the premises then the applicant shall without protestation be required to immediately close the doors and/or windows of the enclosed dining area (penthouse) for the remainder of the day. Compliance with this requirement shall not require verification of actual noise projecting beyond the premises. Any continued violation of this condition shall constitute grounds for the Director of Planning to require the applicant/operator to file a plan approval application together with the associated fees and to hold a public hearing to review the applicant's compliance with, and effectiveness of, this provision.

MM-1. Air Quality.

- 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.

MM-2. Cultural Resources.

- a. Rehabilitation to the exterior of the apartment building at 1614-16 Schrader Boulevard shall be conducted in accordance with the Secretary of the Interior's Standards for Rehabilitation. Prior to the building's rehabilitation, the applicant shall engage a historic preservation consultant that meets the *Secretary of the Interior's Professional Qualifications Standards* to conduct a character-defining features analysis to record and document all extant original physical features that convey the historic significance of the building. Armed with this knowledge, the historic preservation consultant shall ensure that any rehabilitation is planned with a minimum loss of historic fabric in compliance with the *Secretary of the Interior's Standards for Rehabilitation*. The historic preservation consultant shall review drawings and conduct on-site construction monitoring throughout the construction phase.

- b. Prior to the issuance of any excavation or construction permits for the project, a qualified structural engineer with experience in historic preservation projects shall prepare a shoring plan to protect the adjacent historical resources from damage due to underground excavation and general construction procedures, and to reduce the possibility of settlement due to the removal of adjacent soil.

MM-3. Hazardous and Hazardous Materials.

- a. Since the exploratory excavation confirmed the presence of the UST(s) and product lines, the UST and associated pipelines shall be removed. The applicant shall consult a certified abatement contractor to identify and assist with compliance with applicable state and federal rules and regulations governing the removal and disposal of any potentially hazardous materials such as the on-site UST and associated pipelines. Prior to the issuance of any grading, or building permit, the applicant shall obtain a sign-off from the Fire Department indicating that all on-site hazardous materials associated with contaminated soils and any contaminated debris associated with the subsurface soils, have been suitably remediated.
- b. The property shall be maintained in a neat, attractive, and safe condition at all times.
- c. On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties.
- d. Trash and Recycling bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times.
- e. Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.
- f. Trash and garbage collection containers shall be emptied a minimum of once per week.
- g. Trash and garbage bin collection areas shall be maintained free from trash, litter, garbage, and debris.
- h. The applicant and contractors shall maintain ongoing contact with administrators of Selma Avenue Elementary School and Larchmont Charter School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)-342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- i. The applicant shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

- j. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on Selma Avenue, adjacent to the school.
- k. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on Selma Avenue, adjacent to the school, during school hours.
- l. Furthermore, no hazardous materials other than modest amounts of typical cleaning supplies and solvents used for housekeeping and janitorial purposes would be typically associated with the operation of the proposed project and the use of these substances would comply with State Health Codes and Regulations. With regulatory code compliance, the proposed project's operational impacts would have a less than significant impact.

MM-4. Noise.

- 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. To the maximum extent practical, 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 noise shielding and muffling devices.
- d. The project contractor shall erect a temporary noise-attenuating sound barrier along the perimeter of the project site. The sound wall shall be a minimum of 8 feet in height to block the line-of-site of construction equipment and off site receptors at the ground level. The sound barrier shall include $\frac{3}{4}$ inch plywood or other sound absorbing material capable of achieving a 10 dBA reduction in sound level.
- e. An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. Any reasonable complaints shall be rectified within 24 hours of their receipt.
- f. The applicant shall provide a courtesy notice of the project's construction related activities to adjacent business owners a minimum of two weeks prior to commencement of construction.
- g. Upon operation of the outdoor spaces on the third level and rooftop levels, the applicant shall provide the adjacent residential buildings to the north, south, and west, a building manager contact and phone number to report any loud, unnecessary, and unusual noise, which disturbs the peace or quiet for the adjacent uses. Proof of compliance shall be submitted to the Development Services Center at the time of Condition Clearance.

MM-5. Public Services.

- a. Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.
- b. The plans shall incorporate the design features (outlined in LAPD's "Design Out Crime Guidelines: Crime Prevention Through Environmental Design") relative to security, semipublic and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design," published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

MM-6. Transportation/Traffic.

- a. A Construction Traffic Control Plan shall be submitted to LADOT for review and approval in accordance with the LAMC prior to the start of any construction work. The plans shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction related traffic shall be restricted to off-peak hours.
- b. All construction delivery truck loading and unloading shall take place on site or within the boundaries of an approved Construction Traffic Control Plan.
- c. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety. The applicant shall be limited to no more than two trucks at any given time within the site's staging area. There shall be no staging of hauling trucks on any streets adjacent to the project, unless specifically approved as a condition of an approved haul route. No hauling shall be done before 9 A.M. or after 3 P.M. Trucks shall be spaced so as to discourage a convoy effect. On substandard hillside streets, only one hauling truck shall be allowed on the street at any time. A minimum of two flag persons are required. One flag person is required at the entrance to the project site and one flag person at the next intersection along the haul route. Truck crossing signs are required within 300 feet of the exit of the project site in each direction. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind. Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material. Trucks and loads are to be cleaned at the export site to prevent blowing dirt and spilling of loose earth. No person shall perform grading within areas designated "hillside" unless a copy of

the permit is in the possession of a responsible person and available at the site for display upon request. A log documenting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times. The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be posted at the site readily visible to any interested party during site preparation, grading and construction.

- d. The 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. Temporary pedestrian facilities shall 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. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects. The 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.

MM-7. Public School Safety (LAUSD).

LAUSD's Transportation Branch shall be contacted at (213) 580-2950 regarding the potential impact upon existing school bus routes. The Project Manager or designee shall notify the LAUSD Transportation Branch of the expected start and ending dates for various portions of the Proposed Project that may affect traffic within nearby school areas. To ensure that effective mitigations are employed to reduce construction and operation related transportation impacts on District sites, the following mitigation measures shall be implemented during construction:

- a. Open School buses must have unrestricted access to schools.
- b. During the construction phase, truck traffic and construction vehicles may not cause traffic delays for our transported students.
- c. During and after construction changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops may not affect school buses' on-time performance and passenger safety.
- d. Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
- e. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure vehicular safety.

- f. Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing vehicle routes to school may be impacted.
- g. Parents dropping off their children must have access to the passenger loading areas.

MM-8. Pedestrian Safety (LAUSD).

Construction activities that include street closures, the presence of heavy equipment and increased truck trips to haul materials on and off the Project Site can lead to safety hazards for people walking in the vicinity of the construction site. To ensure that effective mitigations are employed to reduce construction and operation related pedestrian safety impacts on District sites, the following mitigation measures shall be implemented:

- a. Open Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing pedestrian routes to school may be impacted.
- b. Contractors must maintain safe and convenient pedestrian routes to all nearby schools. The District will provide School Pedestrian Route Maps upon your request.
- c. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- d. Haul routes are not to pass by any school, except when school is not in session.
- e. No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.
- f. Funding for crossing guards at the contractor's expense is required when safety of children may be compromised by construction-related activities at impacted school crossings.
- g. Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.
- h. Contractors are required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions.

19. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.
- a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
 - b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
 - c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.
- CM-2. The applicant and contractors shall maintain ongoing contact with administrators of Selma Avenue Elementary School and Larchmont Charter School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)-342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.

- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.

- (c) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Schrader Boulevard.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Schrader Boulevard being dedicated and adjoining the tract by removal of the existing sidewalk and construction of a new full-width concrete sidewalk including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer. Above new concrete sidewalk shall include required dedication area.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this density.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05N.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS

As amended by the City Planning Commission on November 8, 2018

FINDINGS OF FACT (CEQA)

A Mitigated Negative Declaration (ENV-2016-3751-MND), corresponding Mitigation Monitoring Program (MMP) were prepared for the proposed project. The Mitigation Monitoring Program (MMP) is a document that is separate from the MND and is prepared and adopted as part of the project's approval. Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." In addition to the mitigation measures required of the project and any proposed project design features, the applicant is required to adhere to applicable RCMs required by law.

The Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Central Project Planning Division in Room 621, 201 North Spring Street. The Department found that potential negative impact could occur from the project's implementation due to: Air Quality, Cultural Resources, Hazards and Hazardous Materials, Noise, Public Services, Transportation/Traffic, Mandatory Findings of Significance. The MND was circulated for public review on May 3, 2018 through June 7, 2018. The Planning Department received seven (7) comment letters during the comment period, and prior to, at, and following the Deputy Advisory Agency hearing that was held on July 18, 2018, Staff received an additional 12 comment letters. These letters have been incorporated into the file. The environmental consultant retained for the project prepared responses to these comments, appended as "Attachment A" and "Attachment B". The City concurs with the responses prepared by the consultant. Therefore, on the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment.

The Deputy Advisory Agency adopts that Mitigated Negative Declaration No. ENV-2016-3751-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 23, 24, and 25 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects. The project site, as well as the surrounding area are presently developed and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by adopting the attached Mitigation Monitoring Program of ENV-2016-3751-MND.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 74521, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles, which establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Specifically, Section 17.05 C requires that the vesting tentative tract map be designed in compliance with the zoning regulations applicable to the project site. The project site is located within the Hollywood Community Plan, adopted by the City Council on December 13, 1988. The site has a land use designation of Regional Center Commercial, as designated on the plan map. The Regional Center Commercial land use designation lists the following corresponding zones: C2, C4, P, PB, RAS3, and RAS4. The site is currently zoned C4-2D and is subject to the Development "D" Limitations contained within Ordinance No. 165,660, adopted in 1990, which limits the maximum permitted Floor Area Ratio (FAR) to 2:1. The Community Plan indicates within the footnotes that development intensity is limited to 4.5:1 FAR and a maximum of 6:1 FAR with the approval from City Planning Commission. Additionally, the Framework Element characterizes designated Regional Centers as having a range of FARs from 1.5:1 to 6:1. The applicant is seeking a Vesting Zone Change and Height District Change from C4-2D to (T)(Q)C2-2D, a Master Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with the proposed ground floor restaurant and bar/lounge, a ground floor outdoor dining area, a third-floor outdoor terrace, a rooftop restaurant and bar/lounge, an outdoor rooftop patio area and hotel room controlled-access liquor cabinets, a Zoning Administrator's Adjustment to maintain the following non-conforming setbacks for the existing apartment building: (a) a 7-foot rear yard setback, in lieu of a 15-foot rear yard; and (b) a 1-foot side yard, in lieu of a 5-foot side yard; and Site Plan Review for a project resulting in an increase of 50 or more guest rooms under Case No. CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR. With the approval of Case No. CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR, the proposed map will be consistent with the Hollywood Community Plan. As conditioned herein, in the event that Case No. CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR is not approved, the subdivider must submit a tract map modification.

The proposed project includes the demolition of a surface parking lot for the construction, use, and maintenance of a mixed-use hotel that would contain 191 guestrooms and 5,557 square feet of restaurant, coffee bar and rooftop/lounge space. The proposed project may include, but is not limited to, a restaurant, coffee bar, informal Wi-Fi lounge, third floor outdoor terrace, rooftop bar/lounge, a pool bar, and a pool terrace. The proposed project would also involve the exterior rehabilitation of an existing, two-story 12-unit apartment building, and demolition, and replacement of the existing detached garage building into a hotel accessory building into a one-story, 22 feet, two-inches tall hotel accessory building for mechanical equipment, which would include an electrical room and transformer. The proposed project includes a total of 84,325 square feet, inclusive of the existing 8,156 square-foot apartment building and a floor area ratio (FAR) of 3.17:1. The proposed project's hotel building would include an 11-story building with a maximum height of 126 feet above grade. A minimum of approximately 100 parking spaces would be provided in three levels of subterranean parking, along with 18 short-term bicycle parking spaces, and 18 long-term bicycle parking spaces. The recommended Vesting Zone and Height District Change would permit commercial uses that are consistent with the established entertainment district and encourage the future growth of the Hollywood Center.

In addition to LAMC Section 17.05 C, LAMC Section 17.06 B requires that the tract map be prepared by or under the direction of a licensed surveyor or registered civil engineer. A Vesting Tentative Tract Map to create one (1) master ground lot and four (4) airspace lots was originally accepted on October 21, 2016 and distributed on October 24, 2016. Subsequent to distribution, the applicant revised their application to a Vesting Tentative Tract Map to create one (1) master ground lot and five (5) airspace lots. The Revised Map was accepted on June 6, 2016 and distributed on June 7, 2017. The tract map was prepared by Alex Moore of David Evans & Associates, Inc. and contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, existing and proposed dedication, and improvements of the tract map; and indicates the tract number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan.

- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For purposes of a subdivision, design and improvement is defined by Section 66418 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan.

As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. The applicant is seeking a Vesting Zone Change and Height District Change from C4-2D to (T)(Q)C2-2D, a Master Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with the proposed ground floor restaurant and bar/lounge, a ground floor outdoor dining area, a third-floor outdoor terrace, a rooftop restaurant and bar/lounge, an outdoor rooftop patio area and hotel room controlled-access liquor cabinets, a Zoning Administrator's Adjustment to maintain the following non-conforming setbacks for the existing apartment building: (a) a 7-foot rear yard setback, in lieu of a 15-foot rear yard; and (b) a 1-foot side yard, in lieu of a 5-foot side yard; and Site Plan Review for a project resulting in an increase of 50 or more guest rooms under Case No. CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR. With the approval of Case No. CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR, the proposed map will be consistent with the Hollywood Community Plan. As conditioned herein, in the event that Case No. CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR is not approved, the subdivider must submit a tract map modification.

The applicant requests a Vesting Tentative Tract Map to permit the merger of five (5) lots and resubdivision into a single ground lot and five (5) airspace lots for construction of a new 11-story mixed-use building to include a 191 guest room hotel, ground floor restaurant, and three levels of subterranean parking. The project would provide a total of 100 parking spaces, 18 short-term bicycle parking spaces, and 18 long-term bicycle parking spaces. The subdivision request is on a 0.62 net acre (27,177 net square feet) site, zoned C4-2D and designated for Regional Center Commercial land uses in the Hollywood Community Plan.

The Revised Map (stamp-dated June 5, 2017) was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards and recommended a five-foot wide strip of land be dedicated along Schrader Boulevard adjoining the tract to complete a 30-foot wide half right-of-way and additional a 10-foot by 10-foot or 15-foot radius property corner cut be dedicated at the intersection with Selma Avenue, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The project site consists of approximately 0.62 acres of land, and is currently improved with a two-story, 12-unit apartment building, detached garage building, and surface parking lot. The proposed project will include the construction, use, and maintenance of an 11-story, mixed-use hotel containing 191 guestrooms and 5,557 square feet of ground floor restaurant, coffee bar and rooftop lounge space, and 100 parking spaces within three levels of subterranean parking. There are currently 16 trees located within the project site. The trees have not been identified as protected trees.

The project site is physically suitable for the proposed type of development. Specifically, the project site is generally level and, according to the memo from the Grading Division of the Department of Building and Safety, is outside of a City of Los Angeles Hillside Area, is exempt or located outside of a State of California liquefaction, earthquake-induced landslide, or fault-rupture hazard zone, and does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards.

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. Therefore, the project site is physically suitable for the proposed type of development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The site is currently improved with a two-story, multi-family residential building with a detached garage building on the three northerly parcels (APN No. 5547016017) and a public, paved surface parking lot on the two southerly parcels (APN No. 5547016011). The applicant is also seeking other entitlements under Case No. CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR. As proposed, and in conjunction with the approval of Case No. CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR, the proposed density and height would be consistent with the existing land use designation and requested Zone Change. The Grading Division of the Department of Building and Safety determined that because of the site's location a Geology/Soils Report were not required for the proposed subdivision. The Bureau of Engineering determined that the tract is connected to an existing sewer in the street adjoining the subdivision. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and

applicable requirements of the LAMC. As conditioned, the proposed tract map is physically suitable for the proposed density of the development.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

A Mitigated Negative Declaration (ENV-2016-3751-MND) and corresponding Mitigation Monitoring Program (MMP) were issued on June 7, 2018. The Deputy Advisory Agency adopts that Mitigated Negative Declaration No. ENV-2016-3751-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified in the MND are mitigated to a less than significant level through implementation of Condition Nos. 23, 24, and 25 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects. Therefore, the design of the subdivision would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant. Therefore, the design of the subdivision would not cause serious health problems.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Schrader Boulevard and Selma Avenue, which are public streets. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which

consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.