



DEPARTMENT OF CITY PLANNING APPEAL REPORT

City Planning Commission

Date: August 10, 2023
Time: After 8:30 a.m.*
Place: Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

And via Teleconference. Information will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissionsboards-hearings> and/or by contacting cpc@lacity.org

Public Hearing: Required
Appeal Status: Appealable to City Council
Expiration Date: August 10, 2023

Case No.: VTT-83478-1A
CEQA No.: ENV-2021-7332-MND
Incidental Case: N/A
Related Case: CPC-2021-7331-ZC-HD-VCU-MCUP-SPR
Council No.: 13 - Soto-Martinez
Plan Area: Hollywood
Specific Plan: None
Certified NC: Hollywood Studio District
GPLU: Neighborhood Office
Commercial
Zone: C4-1VL; R4-1VL

Applicant: Santa Monica Boulevard
Owner, LLC.
Representative: Kyndra Casper,
DLA Piper, LLP (US)
Appellant: Santa Monica Boulevard
Owner, LLC.
Kyndra Casper,
DLA Piper, LLP (US)
Representative: DLA Piper, LLP (US)

PROJECT LOCATION: 5601-5673 West Santa Monica Boulevard, 5612-5666 West Virginia Avenue and 1110-1118 North Wilton Place

PROPOSED PROJECT: The proposed project involves the construction, use, and maintenance of a new development consisting of 551,258 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking. Specifically, the project includes 112,810 square feet of production studios and related space, 426,061 square feet of creative office and 12,378 square feet of retail within one interconnected building with a maximum height of 94 feet, with a number of detached office bungalows.

APPEAL ACTION: An appeal of the Advisory Agency approval of Vesting Tentative Tract Map No. VTT-83478, pursuant to Los Angeles Municipal Code (LAMC) Section 17.03, for the merger of an existing public alley that runs through the property and subdivision resulting in a ground lot and seven air lots and to waive all dedication and street widening requirements along Wilton Place, Santa Monica Boulevard, and along the alley.

RECOMMENDED ACTIONS:

1. **Find** pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-7332-MND, 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; **Find** the Mitigated Negative Declaration reflects judgment and analysis of the City; **Find** the mitigation measures have been made enforceable conditions on the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Deny** the appeal of the Advisory Agency approval of Vesting Tentative Tract Map No. VTT-83478, pursuant to Los Angeles Municipal Code (LAMC) Section 17.03, for the merger of an existing public alley that runs through the property and subdivision resulting in one (1) ground lot and seven (7) air lots for a new development consisting of 551,258 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking;
3. **Adopt** the Findings; and
4. **Approve** Vesting Tentative Tract Map No. VTT-83478.

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers, Senior City Planner



Michelle Carter, City Planner
Michelle.carter@lacity.org

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 City Planning Commission Secretariat, 200 North Spring Street, Room 272, 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 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 agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with 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 this 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 not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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- Exhibit A: Appeal Application
- Exhibit B: Advisory Agency’s Determination (Case No. VTT-83478)
- Exhibit C: Vesting Tentative Tract Map

PROJECT ANALYSIS

PROJECT BACKGROUND

The subject property is 225,456 square-foot (5.18 acres) lot with an approximately 743-foot frontage along Santa Monica Boulevard (to the south) and Virginia Avenue (to the north), and an approximately 303-foot frontage along St. Andrews Place (to the east) and Wilton Place (to the west). The property is located in the Hollywood Community Plan which designates the property for Neighborhood Office Commercial land uses, corresponding to the C1, C2, C4, P, RAS3 and RAS4 zones. The property is zoned C4-1VL and R4-1VL. In the related case, the Applicant is requesting a zone change to C4-2D. The subject site is listed on the Housing Element inventory of adequate sites. The site is located 2.15 kilometers from the Hollywood Fault.

The subject property is currently developed with a 98,352 square-foot building that is proposed to be demolished. The proposed project is the construction of a new development consisting of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking. Specifically, the project includes 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail within one interconnected building up to 93 feet in height, with a number of detached office bungalows.

The Vesting Tentative Tract Map is for the merger of an existing public alley that runs through the property and subdivision resulting in a ground lot and seven air lots and to waive all dedication and street widening requirements along Wilton Place, Santa Monica Boulevard, and along the alley.

SURROUNDING PROPERTIES

Surrounding properties are developed with a mix of residential and commercial uses. Properties to the north, across Virginia Avenue, are zoned R3 and are developed with multi-family residential uses. Properties to the east, St. Andrews Place, are zoned R4 and C4, and are developed commercial uses, a vacant building, and a surface parking lot. Properties to the south, across Santa Monica Boulevard, are zoned C2 and are developed with residential and commercial uses. Properties to the west, across Wilton Place, are zoned CM and R3, and developed with residential and commercial uses.

STREETS AND CIRCULATION

Santa Monica Boulevard, adjoining the property to the south, is designated as a Modified Avenue I, dedicated to a variable width of 80 to 90 feet and is improved with roadway, curb, gutter and sidewalks.

Wilton Place Boulevard, adjoining the property to the west, is designated as a Modified Avenue III, dedicated to a width of 60 and is improved with roadway, curb, gutter and sidewalks.

Virginia Avenue, adjoining the property to the north, is a Local Street, dedicated to a width of 60 feet and is improved with roadway, curb, gutter and sidewalks.

St. Andrews Place, adjoining the property to the east, is a Local Street, dedicated to a width of 60 feet and is improved with roadway, curb, gutter and sidewalks.

An alley, running east-west within the subject property, is dedicated to a width of 20 feet.

An alley, running north-south within the subject property, is dedicated to a width of 20 feet.

RELEVANT CASES

ON-SITE:

Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR – On August 27, 2021, an application was filed for a Zone and Height District Change from R4-1VL and C4-1VL to C4-2D, a Vesting Conditional Use Permit for Major Development Project to allow the construction of over 100,000 square feet of non-residential uses in the C4 zone, a Main Conditional Use Permit to allow: a) The sale and dispensing of a full line of alcoholic beverages for on-site consumption within a ground floor restaurant at the corner of St Andrews Place and Santa Monica Boulevard with 6,031 square feet of indoor space and 3,291 square feet of outdoor space, and 166 indoor seats and 185 outdoor seats, with hours of operation from 7:30 am to 11:00 pm, daily; b) The sale and dispensing of a full line of alcoholic beverages for on-site consumption within a ground floor restaurant at the corner of Wilton Place and Santa Monica Boulevard with 2,468 square feet of indoor space and 800 square feet of outdoor space, and 61 indoor seats and 54 outdoor seats, with hours of operation from 7:30 am to 11:00 pm, daily; c) The sale and dispensing of beer and wine on the third floor tenant amenity space with 2,083 square feet of indoor area and 1,150 square feet of outdoor area, with 87 indoor seats and 72 outdoor seats, with hours of operation from 7:30 am to 9:00 pm, daily; and d) The sale and dispensing of alcoholic beverages throughout the site's office towers, office bungalows, production studios, and outdoor terrace, to allow alcoholic beverages to be served during special events; and a Site Plan Review to allow the construction of 551,258 square feet of development containing production studios, office, retail and accessory related uses with on-site associated parking.

Case No. VTT-66044 – On April 30, 2007, the Advisory Agency approved Vesting Tentative Tract No. 66044 composed of three sites: Site I located at 5661 Santa Monica Boulevard for 1 master lot (Lot 1), maximum 375 units of residential condominiums, 377,900 square feet of commercial space, and one airspace lot, (Lot 4), Site II located at 5545 West Virginia Avenue for 1-lot, maximum 24 units of residential condominiums, and Site III located at 5542 West Virginia Avenue for 1-lot, maximum 38 units of residential condominiums.

On March 26, 2021, the Advisory Agency agreed to terminate all proceedings relative to Vesting Tentative Tract No. 66044 and directed that the map be received and filed.

Case No. CPC-2006-4392-GPA-ZC-ZV-HDZAA-ZAI-SPR – On August 17, 2007, the City Council approved a new multi-use development to include 375 residential units and 263,780 square feet of new retail.

On March 26, 2021, the Planning Department agreed to terminate all proceedings relative to the CPC case relative to the Zone and Height District Change, Zone Variance, Zone Adjustment, Zoning Administrator's Interpretation and Site Plan Review and directed that the matter be received and filed.

OFF-SITE:

Case No. TT-66147 – On October 15, 2007, the Advisory Agency approved Tentative Tract Map for a maximum 7-unit residential condominium project, located at 5636 West Lexington Avenue.

Public Hearing

A joint Public Hearing was held with the Deputy Advisory Agency and the Hearing Officer for Case Nos. VTT-83478 and CPC-2021-7331-ZC-HD-VCU-MCUP-SPR on May 3, 2023, at 9:30 a.m., via Teleconference.

The hearing was attended by the applicant, the applicant's representative, members of the subdivision committee, and the public. The applicant's representative presented the project.

At the close of the public hearing, the Hearing Officer announced the August 10, 2023, tentative date for the City Planning Commission meeting, and encouraged all interested parties to send an email to the assigned Planner in order to receive future notification and determinations on the proposed project.

Public Correspondence

There was no public correspondence received.

CORRECTED CONDITIONS

Subsequent to the issuance of the Deputy Advisory Agency's decision, correspondence was received from City agencies requesting corrections of their respective agency's conditions because the previous condition included in the Advisory Agency's decision was standard language and not specific to the proposed project and condition S3c was inadvertently not included in the Advisory Agency's decision. Condition Nos. 27 and S-3, is proposed to be corrected as follows (deletions in ~~strikeout~~ and additions in underline):

DEPARTMENT OF RECREATION AND PARKS

If you have any questions or comments regarding this information, please feel free to contact Park Fees Staff at, (213) 202-2682 or rap.parkfees@lacity.org, at your convenience.

[Deleted] 27. ~~If this is an airspace lot, record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.~~

BUREAU OF ENGINEERING – STANDARD CONDITIONS

- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall be suitably guaranteed:
- a. Improve Virginia Avenue being dedicated and adjoining the subdivision with the repair and or replacement of any broken, damaged, cracked and off-grade concrete sidewalk, curb, roadway pavement including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer.
 - b. Improve St. Andrews Place adjoining the subdivision with the construction of a concrete curb, a concrete gutter and a full-width concrete sidewalk with tree wells. Repair and or replace any broken, damaged, cracked and off-grade, roadway pavement including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer.

c. **[Modified]** Install Street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

- (i) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights: eight (8) on Santa Monica Blvd., three (3) on Wilton Pl., and five (5) on Virginia Ave.

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, or 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.

~~Santa Monica Boulevard is a State Highway. Improve Santa Monica Boulevard being dedicated and adjoining the subdivision by the construction of the following:~~

- ~~i. California Department of Transportation (Caltrans) Encroachment Permit is required for work in Santa Monica Boulevard.~~
- ~~ii. Satisfactory arrangement be made with the California Department of Transportation for the requirements and permits. Improvement design plan shall be submitted to Caltrans for their review and approval.~~
- ~~iii. If tree and tree wells are proposed, coordination with Bureau of Engineering, Central District Office would be required for Caltrans Landscape Maintenance Agreement execution.~~
- ~~iv. A concrete curb, a concrete gutter, and a 15-foot wide concrete sidewalk.~~
- ~~v. Suitable surfacing to join the existing pavement and to complete a 40-foot wide half roadway.~~
- ~~vi. Any necessary removal and reconstruction of existing improvements.~~
- ~~vii. The necessary transitions to join the existing improvements.~~
- ~~viii. Construct a concrete bus pad near the intersection with Wilton Place all satisfactory to Caltrans and the City Engineer.~~
- ~~ix. Point of contact for the improvement requirement is norman.hui@dot.ca.gov.~~

d. Improve Wilton Place being dedicated and adjoining the subdivision by the construction of the following:

- i. A concrete curb, a concrete gutter and a 13-foot wide concrete sidewalk with tree wells and at the alley intersection adjoining the merged alley.
- ii. Suitable surfacing to join the existing pavement and to complete a 35-foot wide half roadway.
- iii. Any necessary removal and reconstruction of existing improvements including reconstruction of curb ramps at the intersection of Wilton Place and Virginia Avenue per BOE standards and Special Order 01-1020 all satisfactory to the City Engineer.
- iv. The necessary transitions to join the existing improvements.

e. **[Added]** Santa Monica Boulevard is a State Highway. Improve Santa Monica

Boulevard being dedicated and adjoining the subdivision by the construction of the following:

- i. California Department of Transportation (Caltrans) Encroachment Permit is required for work in Santa Monica Boulevard.
- ii. Satisfactory arrangement be made with the California Department of Transportation for the requirements and permits. Improvement design plan shall be submitted to Caltrans for their review and approval.
- iii. If tree and tree wells are proposed, coordination with Bureau of Engineering, Central District Office would be required for Caltrans Landscape Maintenance Agreement execution.
- iv. A concrete curb, a concrete gutter, and a 15-foot wide concrete sidewalk.
- v. Suitable surfacing to join the existing pavement and to complete a 40-foot wide half roadway.
- vi. Any necessary removal and reconstruction of existing improvements.
- vii. The necessary transitions to join the existing improvements.
- viii. Construct a concrete bus pad near the intersection with Wilton Place all satisfactory to Caltrans and the City Engineer.
- ix. Point of contact for the improvement requirement is norman.hui@dot.ca.gov.

APPEAL SCOPE

The Applicant's appeal challenges specific conditions of the Advisory Agency's approval of a vesting tentative tract map for the merger of an existing public alley that runs through the property and subdivision resulting in a ground lot and seven air lots and to waive all dedication and street widening requirements along Wilton Place, Santa Monica Boulevard, and along the alley. The Applicant/Appellant requests the deletion of condition nos. 1, 2, and 3 and modification of condition nos. 5, 63a, and 65. Most of these conditions pertain to setbacks required by BOE for purposes of meeting the goals of the Mobility Plan and future street widening. As the proposed new development on the property is being reviewed by the City Planning Commission under a separate but related case (Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR), the appellate body for this appeal of the vesting tentative tract map is the City Planning Commission; the decision of the City Planning Commission regarding this appeal is appealable to the City Council.

APPEAL ANALYSIS

On June 23, 2023, the Advisory Agency issued a Determination that approved a Vesting Tentative Tract Map (VTT-83478) for the proposed project. On July 3, 2023, an appeal was filed by the applicant (Santa Monica Boulevard Owner, LLC) appealing specific conditions of the decision of the Advisory Agency.

The Bureau of Engineering required street widening and dedications as required by the Mobility Plan and the Standard Street Dimensions plan as stated in the Planning Case Referral Form (PCRF) issued on March 26, 2021, and the BOE memo dated February 2, 2022, for the proposed project. The PCRF required a dedication of 12-feet along Santa Monica Boulevard and 8-feet along Wilton Place along with improvements to meet the Mobility Plan Street standards. The Applicant/Appellant requests the deletion of BOE condition nos. 1, 2, and 3 and modification of condition nos. 5, 63a, and 65. Most of these conditions pertain to setbacks required by BOE for purposes of meeting the goals of the Mobility Plan and future street widening.

Santa Monica Boulevard, adjoining the property to the south, is designated as a Modified Avenue I, dedicated to a variable width of 80 to 90 feet. Wilton Place Boulevard, adjoining the property to the west, is designated as a Modified Avenue III, dedicated to a width of 60. Virginia Avenue, adjoining the property to the north, is a Local Street, dedicated to a width of 60 feet. St. Andrews Place, adjoining the property to the east, is a Local Street, dedicated to a width of 60 feet.

The BOE conditions requested for deletion are as follows:

1. That the existing future streets adjoining the easterly and southerly tract boundary (Santa Monica Boulevard and Wilton Place) except the corner cut dedication at Wilton Place and alley be accepted by the suitable resolution prior to recordation of the final map to complete a 52-foot wide half right-of-way and 38-foot wide half right-of-way for a Modified Avenue I and Modified Avenue III streets standards of LA Mobility Plan.
2. That a 12-foot wide strip of land be dedicated along Santa Monica Boulevard adjoining Lot 1 of Tract 9834 to complete a 52-foot wide half right-of-way in accordance with Modified Avenue I standards of LA Mobility Plan, including a 20-foot radius property line return or a 15-foot by 15-foot cut corner at the intersection with St. Andrews Place.
3. That a 15-foot radius property line return or a 10-foot by 10-foot cut corner be dedicated at the intersection of St. Andrews Place and Virginia Avenue.

The following statements have been compiled from the submitted appeal. The appeal in its entirety have been attached herein for reference (Exhibit A).

1. The Required Dedications Are Unlikely To Occur On Neighboring Properties

The Applicant contends that BOE's required dedications are unlikely to occur on neighboring properties given the existing properties and improvements along Santa Monica Boulevard, which include historic resources, and therefore Santa Monica Boulevard is very unlikely to ever be widened and therefore the conditions should not be imposed on Applicant. Specifically, Santa Monica Boulevard contains commercial, retail, residential, and institutional development, including a multi-family apartment house located at 5638 West Santa Monica Boulevard and a commercial/office/residential building located at 5622 West Santa Monica Boulevard, both of which are designated historic resources per Historic Places LA. Dedications are unlikely to occur on neighboring properties given the existing properties and improvements along Wilton Place. Specifically, Wilton Place contains commercial and

residential developments, which are developed to the existing sidewalk and are landscaped with lawns and mature street trees.

Staff Response

The subject property is 225,456 square-foot (5.18 acres) lot with an approximately 743-foot frontage along Santa Monica Boulevard (to the south) and Virginia Avenue (to the north), and an approximately 303-foot frontage along St. Andrews Place (to the east) and Wilton Place (to the west). The subject site spans an entire city block and is currently developed with a 98,352 square-foot building that is proposed to be demolished.

As part of the review and approval process for the Vesting Tentative Tract Map, BOE found the Applicant's proposed layout unsatisfactory as it did not meet LAMC Section 17.05D which requires all streets and alleys be designed to conform with the adopted standards. The required dedications including a 12-foot dedication along Santa Monica Boulevard are necessary to complete a 52-foot-wide half right-of-way in accordance with Modified Avenue I standards of the Mobility Plan, which also include a 20-foot radius property line return or a 15-foot by 15-foot cut corner at the intersection with St. Andrews Place. The imposed BOE conditions are required dedications and improvements that are necessary to meet the Mobility Plan's Street standards.

Surrounding properties are developed with a mix of residential and commercial uses. Properties to the north, across Virginia Avenue, are zoned R3 and are developed with multi-family residential uses. Properties to the east, St. Andrews Place, are zoned R4 and C4, and are developed commercial uses, a vacant building, and a surface parking lot. Properties to the south, across Santa Monica Boulevard, are zoned C2 and are developed with residential and commercial uses. Properties to the west, across Wilton Place, are zoned CM and R3, and developed with residential and commercial uses. What about the historic properties? Is it true this street will never be widened?

Further, on February 16, 2017, the prior owner of this property recorded an irrevocable offer to dedicate which dedicated the property for public street or highway purposes including a 12-foot dedication along Santa Monica Boulevard. The Los Angeles City Council accepted the dedication, and a resolution was approved on March 20, 2017. Any action in response to a release of the offered and accepted dedication would ultimately have to be determined by City Council. The Advisory Agency denied the request for the waiver of the dedication and improvements because the dedications and improvement are necessary to meet the Mobility Plan requirements because the proposed development spans an entire City block.

2. The Required Dedications Are Not Necessary Because The Project, As Proposed, Would Provide An Active Street Frontage.

The Appellant contends that the dedications are not necessary because the Project, as proposed, would create a more pedestrian friendly, active and useable street frontage that meets the City's Mobility needs. Notably, no sidewalk widening is required or requested for the Project. The sidewalk is currently approximately 10 feet in width, which varies across the Project Site and adequately meets the needs of pedestrians.

Staff Response

The Mobility Plan does not require that there be sidewalk dedication if street dedication is required. Santa Monica Boulevard, adjoining the property to the south, is designated as a Modified Avenue I, dedicated to a variable width of 80 to 90 feet and is improved with roadway, curb, gutter and sidewalks. The sidewalk width as required by the Mobility Plan for an Avenue I is 15 feet. There is an existing 10-foot sidewalk. The applicant has included a 5-foot landscaped buffer between the building and the sidewalk thereby creating 15-feet between the building and the street. Here, since there is an existing 10-foot sidewalk and a 5-foot landscaped buffer no sidewalk dedication is required however, BOE has required improvements to remove and replace all damaged sidewalk, curb, gutter, and driveway fronting all lots, and to close any unused driveway fronting all lots.

3. The Required Dedications Would Make the Project Infeasible.

The Appellant contends that the required dedications are physically impracticable given the Project's building area and proposed design. The Project proposes a new infill, urban studio campus designed to attract high quality media and entertainment productions and jobs. The required dedications on Santa Monica Boulevard and Wilton Place would require significant redesign and reconfiguration, making the Project infeasible.

Staff Response

The subject property is 225,456 square-foot (5.18 acres) lot with an approximately 743-foot frontage along Santa Monica Boulevard (to the south) and Virginia Avenue (to the north), and an approximately 303-foot frontage along St. Andrews Place (to the east) and Wilton Place (to the west). The subject site spans an entire city block and is currently developed with a 98,352 square-foot building that is proposed to be demolished. There is no existing physical impracticability that would preclude the dedication. The applicant stated that the requested dedication on Wilton Place would require substantial portions of the project to be redesigned. As previously stated, on February 16, 2017, an irrevocable offer to dedicate was recorded dedicating property for public street or highway purposes including a 12-foot dedication along Santa Monica Boulevard. The Los Angeles City Council accepted the dedication, and a resolution was approved on March 20, 2017. Any action in response to a release of the offered and accepted dedication would be determined by City Council.

4. The Cut-Corners Are Not Necessary If Dedications Are Waived.

The Appellant contends that the requested cut-corners are impractical given existing street conditions and surrounding properties.

Staff Response

The subject property is 225,456 square-foot (5.18 acres) lot with an approximately 743-foot frontage along Santa Monica Boulevard (to the south) and Virginia Avenue (to the north), and an approximately 303-foot frontage along St. Andrews Place (to the east) and Wilton Place (to the west). The subject site spans an entire city block and is currently developed with a 98,352 square-foot building that is proposed to be demolished. There is

no existing physical impracticability that would preclude the dedication. The Bureau of Engineering has required a 15' X 15' corner cut dedication or 20-foot radius dedication on every intersection a total of four (4) separate intersections to meet the Mobility Plan Street standards after the required dedications are provided. Here, because the street dedication and widening are necessary, so too are the required corner cut dedication that would be necessary at the intersections where dedication and widening is provided. As such, the corner-cut dedication would be necessary as required by BOE in conjunction with the required dedications.

5. The Haul Route Hours Should Be Modified In Accordance With LAMC Section. 41.40.

The Appellant contends that LAMC Section 41.40(a) permits construction activity to occur between the hours of 7:00 am to 9:00 pm Monday through Friday. Therefore, Applicant requests to modify Condition Nos. 63.a and 65 to allow hauling to occur during the hours of 7 am and 4 pm on Mondays through Fridays, as permitted by LAMC Section 41.40(a).

Staff Response

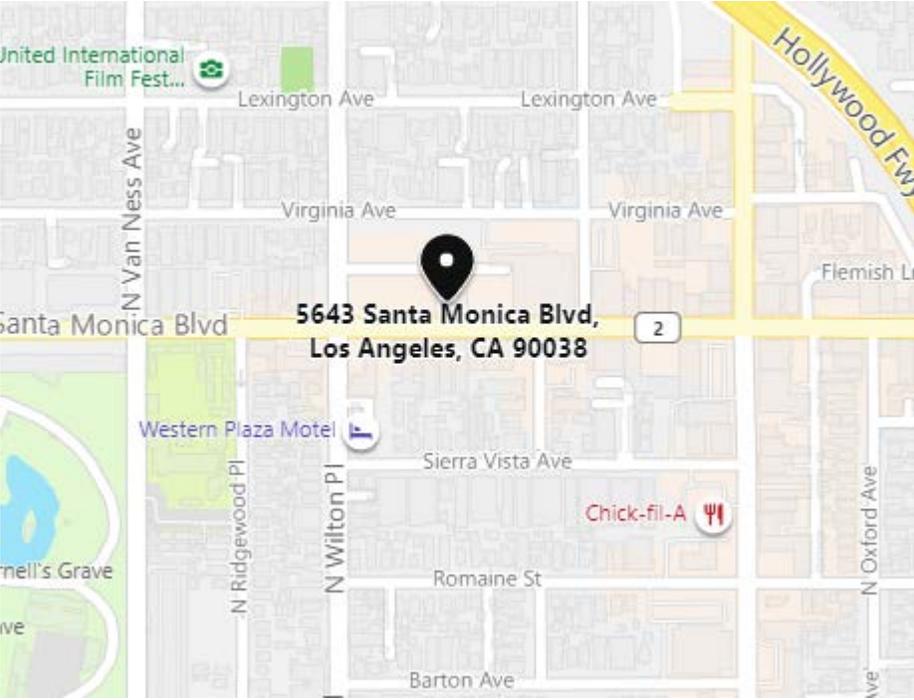
The proposed project and associated haul route were reviewed by several agencies including the Bureau of Street Services (BSS) and the Los Angeles Department of Transportation (LADOT). Based on the assessment and recommendations from the agencies which included a site investigation by a BSS Senior Street Services Investigator, special conditions were recommended by the agency. This included a condition that “[t]he hauling operations are restricted to the hours between 9:00 a.m. and 3:00 p.m. on Mondays through Fridays, and Saturdays from 8:00 a.m. to 4:00 p.m. No hauling shall be performed on the weekend.” Additionally, LADOT submitted recommendations reflecting the hauling hours of 9:00 a.m. to 3:00 p.m. on weekdays and 8:00 a.m. to 4:00 p.m. on Saturdays with no hauling on Sundays and holidays. The Advisory Agency considered the recommended conditions from the agencies which has jurisdiction of enforcing haul routes and determined that based on the City agency’s assessment of the project site, the haul route, and in the interest of the surrounding community, the recommended hours for the haul route were appropriate and within the Advisory Agency’s discretion. It should be noted that there is no condition in the Advisory Agency’s determination that limits construction or excavating hours which is allowed pursuant to LAMC Section 41.40(a) between the hours of 7:00 a.m. and 9:00 p.m. Condition nos. 63a and 65 limits the hours of hauling operations only.

STAFF CONCLUSION AND RECOMMENDATION

For the reasons stated herein, and in the findings of the Advisory Agency, the approved Vesting Tentative Tract Map does comply with the Subdivision Map Act and the California Environmental Quality Act (CEQA). The proposed map is consistent with the State's Subdivision Map Act, the General Plan, the Hollywood Community Plan and the Los Angeles Municipal Code.

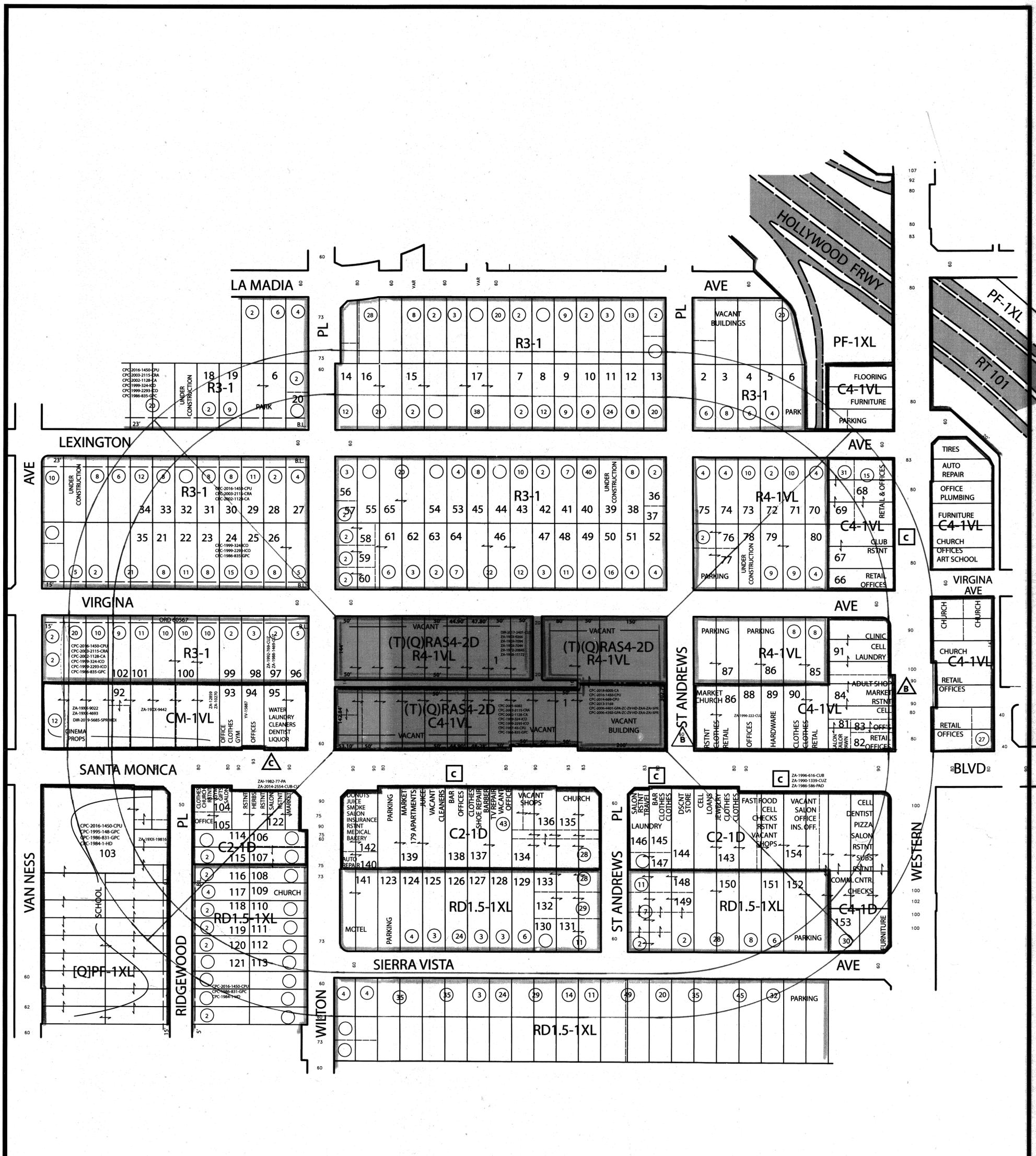
Therefore, it is recommended that the City Planning Commission deny the appeal, sustain the Determinations made by the Advisory Agency.

Vicinity Map



Address: 5601-5643 W SANTA MONICA BLVD

 # 21-069



ALCOHOL LAND USE DATA SYMBOLS	
	ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
	ON-SITE CONSUMPTION OF BEER AND/OR WINE
	OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
	OFF-SITE CONSUMPTION OF BEER AND /OR WINE

REQUEST: (T)(Q)RAS4-2D,R4-1VL & (T)(Q)RAS4-2D,C4-1VL TO C4-2D

**VESTING TENTATIVE TRACT NUMBER 83478 / ZONE CHANGE
MASTER CONDITIONAL USE-CUB / SITE PLAN REVIEW**

QMS Quality Mapping Service
14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

THOMAS BROTHERS A.P.N. 5536-012-017 **SITE ADDRESS: 5601-5643 W. SANTA MONICA BLVD**
Page: 593 Grid: H-5
LEGAL **CD: 13**
LOT: 1-3 **CT: 1909.01** **CASE NO:**
TRACT: 9834 M.B. 169-7-8 **PA: HOLLYWOOD** **SCALE: 1"=100'**
LOT: 7-14 BLK: 8 **USSES: FIELD/RECORD** **D.M.: 144B193,144B189**
TRACT: LA PALOMA TR MB 5-80
LOT: 1-12 BLK: 9
TRACT: LEONA TR MB 5-131

DATE: 3-18-2021
Update: _____

NET AC: 4.70 ±

DRAWN BY:

CONTACT: DLA PIPER PHONE: 213-694-3143

QMS: 21-069

Exhibit A

Appeal Application



APPLICATIONS:

APPEAL APPLICATION

Instructions and Checklist

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

- Area Planning Commission City Planning Commission City Council Director of Planning
- Zoning Administrator

Regarding Case Number: VTT-83478

Project Address: 5601-5673 W. Santa Monica Blvd.; 5612-5666 W. Virginia Ave.; 1110-1118 N. Wilton Pl.

Final Date to Appeal: July 3, 2023

2. APPELLANT

Appellant Identity:
(check all that apply)

- Representative Property Owner
- Applicant Operator of the Use/Site
- Person, other than the Applicant, Owner or Operator claiming to be aggrieved

Person affected by the determination made by the **Department of Building and Safety**

- Representative Owner Aggrieved Party
- Applicant Operator

3. APPELLANT INFORMATION

Appellant's Name: Santa Monica Boulevard Owner, LLC

Company/Organization: Santa Monica Boulevard Owner, LLC

Mailing Address: 1015 N. Fairfax Avenue

City: West Hollywood State: CA Zip: 90046

Telephone: _____ E-mail: davidsimon@bardasig.com

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?
 Self Other: _____

b. Is the appeal being filed to support the original applicant's position? Yes No

4. REPRESENTATIVE/AGENT INFORMATIONRepresentative/Agent name (if applicable): Kyndra CasperCompany: DLA Piper LLP (US)Mailing Address: 2000 Avenue of the Stars, Suite 400NCity: Los Angeles State: CA Zip: 90067Telephone: (213) 694-3141 E-mail: kyndra.casper@us.dlapiper.com**5. JUSTIFICATION/REASON FOR APPEAL**a. Is the entire decision, or only parts of it being appealed? Entire Partb. Are specific conditions of approval being appealed? Yes NoIf Yes, list the condition number(s) here: Delete Conditions 1, 2, and 3. Modify Conditions 5, 63a, and 65.

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

6. APPLICANT'S AFFIDAVIT

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

Appellant Signature:  Date: 6/30/2023**GENERAL APPEAL FILING REQUIREMENTS****B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES****1. Appeal Documents**a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- Appeal Application (form CP-7769)
 Justification/Reason for Appeal
 Copies of Original Determination Letter

b. Electronic Copy

- Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

- Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
 Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

d. Notice Requirement

- Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
 Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION**C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)****1. Density Bonus/TOC**

Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

NOTE:

- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.
- Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

D. WAIVER OF DEDICATION AND OR IMPROVEMENT

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

NOTE:

- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

E. TENTATIVE TRACT/VESTING**1. Tentative Tract/Vesting** - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: 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.

- Provide a copy of the written determination letter from Commission.

F. BUILDING AND SAFETY DETERMINATION

- 1.** Appeal of the Department of Building and Safety determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

b. Notice Requirement

- Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

- 2.** Appeal of the Director of City Planning determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

b. Notice Requirement

- Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
- Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT**1. Nuisance Abatement** - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

a. Appeal Fee Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.**2. Plan Approval/Compliance Review**

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

a. Appeal Fee Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B. Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

NOTES

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.

Please note that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

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

Attachment A

Appeal Justification re: Applicant's Partial Appeal related to the Advisory Agency's Conditional Approval of Applicant's Vesting Tentative Tract Map

Case No. VTT-83478

Santa Monica Boulevard Owner, LLC ("Applicant"), the applicant for the proposed studio project known as the Echelon Studios Project ("Project") is submitting this partial appeal of the conditional approval of VTT-83478. The Project is located at 5601 - 5673 West Santa Monica Boulevard, 5612 - 5672 West Virginia Avenue, and 1110 - 1118 North Wilton Place ("Property" or "Site") in the City of Los Angeles ("City"). The Project proposes the construction of a new approximately 510,621-square-foot production studio and creative office campus that would replace the existing vacant and under-utilized retail structure. The Project would incorporate a variety of interconnected entertainment uses standing up to six stories and 93 feet in height, that would include approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office space, 12,378 square feet of restaurant space, and approximately 981 vehicular parking spaces on-site in a two-level subterranean parking garage.

On June 23, 2023, the Advisory Agency ("AA") issued a Letter of Determination ("LOD") conditionally approving Vesting Tentative Tract Map No. 83478 for the merger of an existing 11,373-square-foot public alley that runs through the Project Site, subdivision resulting in a ground lot and eight air space lots, and approving and denying certain waivers for dedication and street widening requirements along Wilton Place, Santa Monica Boulevard, and along the public alley.

This justification is provided in support of Applicant's Partial Appeal of the AA's June 23, 2023 decision. Specifically, the Applicant is requesting to delete Conditions 1, 2, and 3 of the LOD and modify Conditions 5, 63a, and 65 of the LOD as set forth below:

Conditions to Delete

1. That the existing future streets adjoining the easterly and southerly tract boundary (Santa Monica Boulevard and Wilton Place) except the corner cut dedication at Wilton Place and alley be accepted by the suitable resolution prior to recordation of the final map to complete a 52-foot wide half right-of-way and 38-foot wide half-right-of-way for a Modified Avenue I and Modified Avenue III streets standards of LA Mobility Plan.
2. That a 12-foot wide strip of land be dedicated along Santa Monica Boulevard adjoining lot 1 of Tract 9834 to complete a 52-foot wide half right-of-way in accordance with Modified Avenue I standards of LA Mobility Plan, including a 20-foot radius property line return or a 15-foot by 15-foot cut corner at the intersection with St. Andrews Place.

3. That a 15-foot radius property line return or a 10-foot by 10-foot cut corner be dedicated at the intersection of St. Andrew's Place and Virginia Avenue.

Conditions to Modify

5. That a revised map be submitted showing the required street designation, ~~dedication~~, merger areas, future street easement to be accepted by suitable resolution, utilities, new lot layouts and lot areas satisfactory to the City Engineer and the City Planning Department.
- 63.a The hauling operations are restricted to the hours between ~~9:00~~ 7:00 a.m. and ~~3:00~~ 4:00 p.m. on Mondays through Fridays, and Saturdays from 8:00 a.m. to 4:00 p.m. No hauling shall be performed on Sundays, and holidays.
65. Days And Hours of Hauling Operation.

Hauling shall be from ~~9~~ 7 am to ~~3~~ 4 pm weekdays, and 8am to 4pm on Saturdays.
NO HAULING SHALL BE PERFORMED ON SUNDAYS AND HOLIDAYS.

Applicant respectfully requests that the City Council grant this Partial Appeal as the dedications are not currently necessary to meet the City's mobility needs because: (1) the required dedications are unlikely to occur on neighboring properties; (2) the Project proposes an active street frontage that adequately meets Mobility Plan 2035 needs; and (3) the required dedications would make the studio use infeasible. Further, a waiver of the dedication requirements would necessitate a waiver of the cut-corner requirements to ensure street uniformity. As such, the Project requests to maintain the existing right-of-ways to provide a cohesive pedestrian and driver experience. The Applicant is also requesting hauling between the hours of 7:00 am and 4:00 pm Monday through Friday. These hours are permissible pursuant to Section 41.40 of the Los Angeles Municipal Code ("LAMC"), which permits construction activity to occur 7:00 am. to 9:00 pm Monday through Friday.

I. The Required Dedications Are Unlikely To Occur On Neighboring Properties

BOE's required dedications are unlikely to occur on neighboring properties.

a. Santa Monica Boulevard

Santa Monica Boulevard is a Modified Avenue I and per the Bureau of Engineering ("BOE") requires a 104-foot right-of-way width. Currently, Santa Monica Boulevard has a half right-of-way width of 40 feet. In order to meet the requirement, BOE is requesting a 12-foot dedication to create a half right-of-way width of 52 feet as a condition of approval to the VTTM.

Santa Monica Boulevard is currently uniform in the vicinity of the Project Site. Dedications are unlikely to occur on neighboring properties given the existing properties and improvements along Santa Monica Boulevard, which include historic resources. Specifically, Santa Monica Boulevard contains commercial, retail, residential, and institutional development, including a multi-family apartment house located at 5638 West Santa Monica Boulevard and a

commercial/office/residential building located at 5622 West Santa Monica Boulevard, both of which are designated historic resources per Historic Places LA. Accordingly due to uniform street conditions and the presence of historic resources, the surrounding properties to the east and west of the Project Site along Santa Monica Boulevard are unlikely to provide dedications in the future.

b. Wilton Place

Wilton Place is a Modified Avenue III and per BOE, requires a 76-foot right-of-way width. Currently, Wilton Place has a half right-of-way width of 30 feet. In order to meet the requirements, BOE is requesting an 8-foot dedication to create a half right-of-way width of 38 feet as a condition of approval to the VTTM.

Wilton Place is currently uniform in the vicinity of the Project Site. Dedications are unlikely to occur on neighboring properties given the existing properties and improvements along Wilton Place. Specifically, Wilton Place contains commercial and residential developments, which are developed to the existing sidewalk and are landscaped with lawns and mature street trees. Accordingly, due to uniform street conditions, the surrounding properties along Wilton Place are unlikely to provide dedications in the future.

II. The Required Dedications Are Not Necessary Because The Project, As Proposed, Would Provide An Active Street Frontage.

The dedications are not necessary because the Project, as proposed, would create a more pedestrian friendly, active and useable street frontage that meets the City's Mobility needs. Notably, no sidewalk widening is required or requested for the Project. The sidewalk is currently approximately 10 feet in width, which varies across the Project Site and adequately meets the needs of pedestrians. As proposed, the Project would replace existing street trees that are not in good condition with more street trees, which would provide shade for pedestrians and Project Site users.

The Project, as designed, provides a cohesive pedestrian experience. Consistent with Mobility Plan 2035, Policy 2.3, the Project "recognize[s] walking as a component of every trip and ensure[s] high-quality pedestrian access in all site planning." Along Santa Monica Boulevard, the Project proposes a mid-block public pocket park with a green wall as well as restaurant/lobby spaces on each end of the block. Outdoor seating areas would be located in front of each restaurant and would contribute to the walkability along Santa Monica Boulevard. These public spaces, when combined with the sidewalk, would create anywhere from approximately 21-35 feet of area for pedestrians and Project visitors to traverse in front of the Project Site. Notably, the Urban Design Studio commended the creative pedestrian-oriented design of Santa Monica Boulevard, particularly, the mid-block pocket park and public art feature. Additionally, the Project proposes a ground floor lobby with a circular drop-off area along Wilton Place. Pedestrian access points and street level landscaping along Santa Monica Boulevard and Wilton Place would enhance the streetscape and provide a safe and comfortable walking environment for pedestrians and Project Site users. If the dedications are required, these opportunities to create an active, pedestrian friendly experience would be lost.

III. The Required Dedications Would Make the Project Infeasible.

The required dedications are physically impracticable given the Project's building area and proposed design. The Project proposes a new infill, urban studio campus designed to attract high quality media and entertainment productions and jobs. The required dedications on Santa Monica Boulevard and Wilton Place would require significant redesign and reconfiguration, making the Project infeasible.

Given the Project Site's configuration, the waiver of the dedication on Santa Monica Blvd. is critical to the design and use of the proposed sound stages. To attract and maintain high-quality productions at the Project Site, the new urban studio must provide ample base camp area to service the sound stages, which require 150 feet x 120 feet dimensions and a minimum area of 18,000 square feet. The Applicant has worked diligently and extensively with technical professionals over the last two years to design and configure the Project to meet minimum sound stage requirements for this type of specialized use. Without a waiver of the dedication, the basecamp, sound stages, and support space would not be large enough to accommodate filming and the ancillary support uses on the Project Site, effectively making the Project unsuitable for the high-quality productions and resulting in the loss of construction and full-time jobs in the area that the Project seeks to bring back to Hollywood.

Further, the requested dedication on Wilton Place would require substantial portions of the Project to be redesigned. The mill, like the sound stages, is designed to minimum standards. Without a waiver of the dedication, the mill would be infeasible, in turn, making the Project infeasible. High quality productions need ample mill space to create and turn sets quickly when needed. Additionally, the driveway to the subterranean parking garage would need to be modified and the entire subterranean garage would need to be reconfigured. The office building would also need to be redesigned.

Accordingly, the dedications would adversely impact the strategic design and composition of the Project, making the Project infeasible.

IV. The Cut-Corners Are Not Necessary If Dedications Are Waived.

The requested cut-corners are impractical given existing street conditions and surrounding properties. As discussed, Santa Monica Boulevard and Wilton Place are currently uniform in the vicinity of the Project Site. Dedications are unlikely to occur on neighboring properties given the existing properties and improvements along Santa Monica Boulevard and Wilton Place, including but not limited to historic resources. A waiver of the dedications along both streets would maintain the uniformity of existing street conditions and would render the cut-corners unnecessary. Thus, the requested 20-foot radius property line return or 15-foot by 15-foot cut corner at the intersection of Santa Monica Boulevard and St. Andrews Place and the 15-foot radius property line return or 10-foot by 10-foot cut corner at the intersection of St. Andrew's Place and Virginia Avenue are impractical.

V. The Haul Route Hours Should Be Modified In Accordance With LAMC Section 41.40.

LAMC Section 41.40(a) permits construction activity to occur between the hours of 7:00 am to 9:00 pm Monday through Friday. Therefore, Applicant requests to modify Condition Nos. 63.a and 65 to allow hauling to occur during the hours of 7 am and 4 pm on Mondays through Fridays, as permitted by LAMC Section 41.40(a).

VI. Conclusion

Based on the foregoing, the Applicant respectfully requests that the City Council approve Applicant's Partial Appeal and delete Conditions 1, 2, and 3, and Modify Conditions 5, 63a, and 65 of the VTTM LOD.

Exhibit B

**Advisory Agency's
Determination Case
No. VTT-83478**

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

MARIA CABILDO
MONIQUE LAWSHE
HELEN LEUNG
KAREN MACK
JACOB NOONAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
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VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: June 23, 2023

Appeal Period Ends: July 3, 2023

655 Mesquit, LLC (A)
Santa Monica Boulevard Owner, LLC
1015 North Fairfax Avenue
West Hollywood, CA 90046

Kyndra Casper (R)
DLA Piper, LLP.
550 South Hope Street, 24th Floor
Los Angeles, CA 90071

RE: Vesting Tentative Tract Map No.: VTT-83478
Related Case: CPC-2021-7331-ZC-HD-VCU-
MCUP-SPR
Address: 5601-5673 West Santa Monica
Boulevard; 5612-5666 West Virginia Avenue;
1110-1118 North Wilton Place
Community Plan: Hollywood
Zone: R4-1VL; C4-1VL
Council District: 13 - Hugo Soto-Martinez
CEQA No.: ENV-2021-7332- MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, the Advisory Agency approves Vesting Tentative Tract Map No. 83478 (map date-stamped October 29, 2021) located 5601-5673 West Santa Monica Boulevard, 5612-5666 West Virginia Avenue and 1110-1118 North Wilton Place, for a merger of an existing public alley that runs through the property and subdivision resulting in a ground lot and seven (7) air lots and to waive all dedication and street widening requirements along Wilton Place, Santa Monica Boulevard, and along the alley, in the Hollywood Community Plan. This unit density is based on the C4 Zone. (The subdivider is hereby advised that the LAMC may not permit his maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) The final map must be recorded within 36 months of this approval, unless the subdivider requests a time extension and it is granted before the end of such period, if applicable. Time Extensions may not always be granted. For an appointment with the Development Services Center call (213) 482-7077, (310) 231-2598 or (818) 374-5050. The Advisory Agency's consideration of the request is subject to the following conditions:

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Quyen Phan of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 200, or by calling (213) 808-8604.

1. That the existing future streets adjoining the easterly and southerly tract boundary (Santa Monica Boulevard and Wilton Place) except the corner cut dedication at Wilton Place and alley be accepted by the suitable resolution prior to recordation of the final map to complete a 52-foot wide half right-of-way and 38-foot wide half right-of-way for a Modified Avenue I

and Modified Avenue III streets standards of LA Mobility Plan.

2. That a 12-foot wide strip of land be dedicated along Santa Monica Boulevard adjoining Lot 1 of Tract 9834 to complete a 52-foot wide half right-of-way in accordance with Modified Avenue I standards of LA Mobility Plan, including a 20-foot radius property line return or a 15-foot by 15-foot cut corner at the intersection with St. Andrews Place.
3. That a 15-foot radius property line return or a 10-foot by 10-foot cut corner be dedicated at the intersection of St. Andrews Place and Virginia Avenue.
4. That no portion the building be allowed to encroach in the public right-of-way.
5. That a revised map be submitted showing the required street designation, dedication, merger areas, future street easement to be accepted by suitable resolution, utilities, new lots layouts and lot areas satisfactory to the City Engineer and the City Planning Department.
6. That the City Department of Transportation in a letter to City Engineer shall state that they have no objection to the merger and shall determine that the T-shaped alley (16-foot & 20-foot) and cut corner future street dedication at the intersection of Alley and Wilton Place merger areas are not necessary for current and future Public Street.
7. That Department of the City Planning in a letter to the City Engineer determine that the proposed T-shaped alley (16-foot & 20-foot) and the cut corner future street dedication at the intersection of Alley and Wilton Place merger areas are consistent with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan.
8. In the event that Department of Transportation and Department of City Planning have no objections to the alley merger, then the T-Shaped alley (16-foot & 20-foot) adjoining the subdivision and the cut corner future street dedication at the intersection of Alley and Wilton Place permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all utility agencies, cable companies and franchises maintaining existing facilities within the area being merged.

Note:

The Advisory Agency hereby finds that the dedications to be merged are unnecessary for present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.

9. That any surcharge fee in conjunction with the street merger requests be paid.
10. 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.
11. That there are catch basin and storm drain connector within the site with no public

easement. Any required drainage easements be shown on the final map satisfactory to the Central District Office and Los Angeles County Department of Public Works.

12. That necessary, any realignment including the abandonment of the existing storm drain system on site and construction of the new public storm drain system within suitable easement be completed prior to the recordation of the final map satisfactory to the City Engineer and Los Angeles County Department of Public Works.
13. 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.
14. 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.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time a the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

15. Prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval Letters dated May 20, 2016 (Log # 92915) and June 27, 2016 (Log #93517).

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

16. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
17. Clarify if the proposed subdivision is an airspace lot subdivision or not. Based on the lot configuration and layout, it looks like an airspace lot subdivision with its upper and lower horizontal limits shown for Lots 1 to 8. Standard lot does not have upper and lower horizontal limits.

18. If this is an airspace lot subdivision, revise the map to identify the map as an airspace lot subdivision noting the master ground lot and the airspace lots in the map.
19. If this is not an airspace lot subdivision, revise the map to remove the upper and lower horizontal limit for each lot. Standard lot does not have upper and lower horizontal limit at the property line (upper and lower horizontal limit only applies to airspace lots).
20. Provide a copy of CPC case CPC-2021-7331-ZC-HD-MCUP-SPR. Show compliance with all the conditions/requirements of the CPC case as applicable.
21. Proposed uses are not allowed in the RAS4 Zone. Revise the Map to show compliance with the above requirement or obtain Zone Change approval from the Department of City Planning and City Council.
22. If residential units are proposed, show compliance to density requirements for each lot as calculated based on lot area excluding area of the required dedications and including all area of the approved mergers.
23. Proposed Zone Change must be effectuated prior to obtaining Zoning clearance. Show compliance with any applicable Q or D Conditions in the Zone Change ordinance.
24. Obtain Bureau of Engineering approval for the proposed street/alley merger.
25. Show all street dedications 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.
26. If this is an airspace lot, record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

Notes:

No building is allowed to cross the property lines unless a lot tie affidavit is recorded is recorded at the time of plan check with LADBS or if it is an airspace lot and an airspace lot affidavit is recorded.

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.

DEPARTMENT OF RECREATION AND PARKS

If you have any questions or comments regarding this information, please feel free to contact Park Fees Staff at, (213) 202-2682 or rap.parkfees@lacity.org, at your convenience.

27. If this is an airspace lot, record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

DEPARTMENT OF TRANSPORTATION

If you have any questions or comments regarding this information, please feel free to contact LADOT Staff at, ladot.onestop@lacity.org at your convenience.

28. That 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 Map Action.

FIRE DEPARTMENT

The applicant is 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) 482-6543. You should advise any consultant representing you of this requirement as well.

29. Access for Fire Department apparatus and personnel to and into all structures shall be required.
30. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
31. 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).
32. 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.
33. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
34. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
35. Entrance to the main lobby shall be located off the address side of the building.
36. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
37. Site plans shall include all overhead utility lines adjacent to the site.
38. Fire Lane Requirements:

- a. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - b. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - c. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - d. Submit plot plans indicating access road and turning area for Fire Department approval.
 - e. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - f. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
 - g. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - h. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 - i. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
39. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
40. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
41. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
42. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
43. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
44. Standard cut-corners will be used on all turns.
45. Private roadways for general access use shall have a minimum width of 20 feet.
46. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square

feet in area in accordance with Section 503 of the City of Los Angeles Municipal Code.

47. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

FPB #105

48. 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.
49. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
- a. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - b. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
 - c. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - d. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - e. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
50. 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.
51. 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.

DEPARTMENT OF WATER AND POWER

52. 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

53. 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

54. 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).)

URBAN FORESTRY

Removal street trees requires approval of the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

55. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2: 1 as approved by the Board of Public Works and Urban Forestry Division.
56. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847- 3077 upon completion of construction for tree planting direction and instructions.

INFORMATION TECHNOLOGY AGENCY

57. 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 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

58. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract Map No. 83478 shall not be issued until after the final map has been recorded.
 - b. Limit the proposed development to a maximum one (1) ground lot and seven (7) airspace lots.
 - c. Parking shall be provided in accordance with the LAMC and CPC-2021-7331-ZC-HD-VCU-MCUP-SPR.
 - d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - e. 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.
 - f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
59. Prior to the issuance of the building permit or the recordation of the final map, a copy of the approval for Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. CPC-2021-7331-ZC-HD-VCU- MCUP-SPR is not approved, the subdivider shall submit a tract modification.
60. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
61. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
- a. Defend and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgment or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$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 (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interests, execute the indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. 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 that applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

HAUL ROUTE CONDITIONS

Bureau of Street Services

62. Required Permit Fee and Bond. Permit fee must be paid before the department of building and safety will issue a grading permit.

- a. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the

following permit fee shall be required:

A total of 187,000 cubic yards of material moved 0.27 miles within the hillside at a rate of \$0.29 per cubic yard per mile would exceed the maximum chargeable under the Ordinance. Therefore, the maximum fee chargeable, \$3000.00 shall be due.

- b. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, CA 90015, telephone (213)847-6000.
 - c. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$50,000.00 shall be required from the property owner to cover any road damage and/or street cleaning costs resulting from the hauling activity.
 - d. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5090.
63. Special Conditions. An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.
- a. The hauling operations are restricted to the hours between 9:00 a.m. and 3:00 p.m. on Mondays through Fridays, and Saturdays from 8:00 a.m. to 4:00 p.m. No hauling shall be performed on Sundays, and holidays.
 - b. The vehicles used for hauling shall be Bottom Dump, 5 Axles & 18-Wheel trucks.
 - c. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
 - d. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
 - e. The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
 - f. Total amount of dirt to be hauled shall not exceed 187,000 cubic yards.
 - g. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
 - h. Flagpersons shall be required at the job site to assist the trucks in and out of the project area. Flagpersons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
 - i. The permittee shall comply with all regulations set forth by the State of California, Department of Motor Vehicles pertaining to the hauling of earth.
 - j. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.

- k. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
- l. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
- m. The permittee shall notify the Street Services Investigation and Enforcement Division at (213)847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.
- n. The application shall expire eighteen months after the date of the Board of Building and Safety Commission and/or the Department of City Planning approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

DEPARTMENT OF TRANSPORTATION

64. Recommended Route.

Loaded Truck: - Exit jobsite onto St Andrews Pl (Southbound); Left onto Santa Monica Blvd (Eastbound); Right onto S/B Hollywood Fwy (US-101); Merge onto E/B San Bernardino Fwy (I-10); Continue to disposal site outside of city limits

Empty Truck: - Enter W/B San Bernardino Fwy (I-10); Merge onto N/B Hollywood Fwy (US-101); Exit towards Santa Monica Blvd; Left onto Santa Monica Blvd (Westbound); Right onto Wilton Pl (Northbound) towards job site: 5601-5673 W Santa Monica Blvd, 5612-5666 W Virginia Ave, and 1110-1118 N Wilton Pl

65. Days And Hours of Hauling Operation.

Hauling shall be from 9am to 3pm weekdays, and 8am to 4pm on Saturdays. NO HAULING SHALL BE PERFORMED ON SUNDAYS AND HOLIDAYS.

66. Staging Area.

No staging on Santa Monica Blvd, St Andrews Pl, Wilton Pl, and/or Virginia Ave. All trucks shall be staged on jobsite. NO INTERFERENCE TO TRAFFIC, ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.

67. Additional Comments and/or Requirements.

Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post "Temporary Tow Away No Stopping" signs along Santa Monica Blvd, St Andrews Pl, Wilton Pl, and/or Virginia Ave, adjacent to jobsite if needed for hauling.

Flagger control should be provided during the hauling operations to assist with ingress/egress of truck traffic and pedestrian traffic on Andrews Pl and Wilton Pl. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH

Manual. If you have any questions, please call Jedah Mosqueda at (323) 957-6823.

ENVIRONMENTAL MITIGATION MEASURES

Project Design Features

68. During construction, the Project will implement appropriate temporary security measures including security fencing (e.g., chain-link fencing), low-level security lighting and locked entry (e.g., padlock gates or guard restricted access) to limit access by the general public. Regular and multiple security patrols during non-construction hours (e.g., nighttime hours, weekends, and holidays) will also be provided. During construction activities, the Contractor will document the security measures; and the documentation will be made available to the Construction Monitor.
69. The Project will provide an extensive 24-hours-a-day/7-day-a-week security program during Project operations to ensure the safety of employees and other visitors to the Project Site. The Project will incorporate strategies in design and planning, as well as active security features. On-site security measures during Project operation will include:
 - a. Provision of on-site security personnel whose duties will include but not be limited to the following:
 - Monitoring entrances and exits;
 - Patrolling the perimeter of the property;
 - Controlling and monitoring activities in the public spaces;
 - Managing and monitoring fire/life/safety systems; and
 - Controlling and monitoring activities in the parking facilities.
 - b. Installation of industry standard security lighting at recommended locations including parking areas, pathways, and curbside drop-off areas;
 - c. Installation of closed-circuit security cameras at select locations including (but not limited to) entry and exit points, lobby areas, outdoor open spaces, and parking areas;
 - d. Provision of adequate lighting of parking areas, elevators, and lobbies to reduce areas of concealment;
 - e. Provision of lighting of building entries and open spaces to provide pedestrian orientation and to clearly identify a secure route between the parking areas and access points; and
 - f. Prominent posting of contact information for on-site security staff throughout the Project Site.
70. Prior to the issuance of a building permit, the Project Applicant or its successor will consult with LAPD's Crime Prevention Unit regarding the incorporation of any additional crime prevention features appropriate for the design of the Project.
71. Upon completion of Project construction and prior to the issuance of a certificate of occupancy, the Applicant will submit a diagram of the Project Site to LAPD's Hollywood Division Commanding Officer that includes access routes and any additional information that might facilitate police response.

72. Construction Noise.

- a. Use of noise control devices, such as equipment mufflers, enclosures, and barriers. Natural and artificial barriers such as ground elevation changes and existing buildings can shield construction noise. Stage construction operations as far from noise sensitive uses as possible.
- b. Avoid residential areas when planning haul truck routes and locate the haul truck staging/ingress/egress area as far away from noise sensitive uses as possible.
- c. Maintain all sound-reducing devices and restrictions throughout the construction period.
- d. Replace noisy equipment with quieter equipment (for example, rubber-tired equipment rather than track equipment).
- e. Change the timing and/or sequence of the noisiest construction operations to avoid sensitive times of the day.

73. The construction contractor shall construct at least a 0.5 inch plywood noise barrier surrounding a truck-sized opening in the noise barrier along Virginia Avenue, near St Andrews Place. This plywood noise barrier shall block the line-of-sight from the closest sensitive receptors on the northern side of Virginia Avenue to the haul trucks entering and exiting the Project Site at this location. The construction contractor shall limit the number of haul trucks utilizing the Virginia Avenue access to the Project Site and require that the majority of haul truck activity access the Project Site from a location on the southern portion of St Andrews Place, at a distance of approximately 104 feet from the building façade of the closest sensitive receptor (located on the northwestern corner of Virginia Avenue and St Andrews Place).

74. Transportation Demand Management Program. A preliminary TDM program shall be prepared and provided for DOT review prior to the issuance of the first building permit for this project and a final TDM program approved by DOT is required prior to the issuance of the first certificate of occupancy for the Project. The TDM program shall include, but shall not be limited to, the following strategies:

- Reduced Parking Supply – This strategy changes the Project’s parking supply to provide less than the amount of vehicle parking required by direct application of the LAMC requirements without consideration of parking reduction permitted in the code. Per direct application of the LAMC for the Project would be required to provide 1,012 parking spaces. The Project will apply reductions through replacement of each vehicle space with 4 bicycle spaces for a total of 981 vehicle parking spaces.
- Bicycle Infrastructure – Include Bike Parking per LAMC - This strategy involves implementation of short and long-term bicycle parking to support safe and comfortable bicycle travel by providing parking facilities at destinations under existing LAMC regulations applicable to the Project. The Project is required to, and will provide, a minimum of 162 bicycle parking spaces.
- Bicycle Infrastructure – Include Bike Parking and Showers - This strategy involves implementation of additional end of trip bicycle facilities to support safe and comfortable bicycle travel by providing amenities at the Project. This Project will provide up to 10 showers and 162 secure lockers.

75. Prior to the issuance of a building permit for the Project, a detailed Construction Staging

and Traffic Management Plan (CSTMP) would be submitted to LADOT's Citywide Temporary

Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. The plan would 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. The CSTMP would formalize how construction would be carried out and identify specific actions that will be required to reduce effects on the surrounding community. The CSTMP will be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site. Construction management meetings with City Staff and other surrounding construction Related Project representatives (i.e., construction contractors) whose projects will potentially be under construction at around the same time as the Project shall be conducted bimonthly, or as otherwise determined appropriate by City Staff. This coordination will ensure construction activities of the concurrent Related Projects and associated hauling activities are managed in collaboration with one another and the Project. LADOT also recommends that all construction related truck traffic be restricted to off-peak hours. The CSTMP would include, but not be limited to, the following elements as appropriate:

- Emergency access shall be maintained to the Project Site during construction through marked emergency access points approved by the Los Angeles Fire Department (LAFD).
- Construction worker parking on nearby residential streets shall be prohibited.
- Worker parking shall be provided on-site or in designated off-site public parking areas.
- Temporary traffic control during all construction activities adjacent to public rights-of-way shall be provided to improve traffic flow on public roadways (e.g., flag men).
- Construction-related deliveries, haul trips, etc., shall be scheduled so as to occur outside the commuter peak hours to the extent feasible, to reduce the effect on traffic flow on surrounding streets.
- Construction-related vehicles shall be prohibited from parking on surrounding public streets.
- Safety precautions for pedestrians and bicyclists shall be obtained through such measures as alternate routing and protection barriers as appropriate, especially as it pertains to maintaining safe routes to schools, particularly Metropolitan High School.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- 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.
- In the event of a lane or sidewalk closure, traffic and/or pedestrians shall be routed around any such lane or sidewalk closures.
- The locations of the off-site truck staging shall be identified to include, staging in a legal area, and which would detail measures to ensure that trucks use the specified haul route, and do not travel through nearby residential neighborhoods.
- There would be coordination with nearby projects, that have potential overlapping construction timeframes, to schedule vehicle movements to ensure that there are no vehicles waiting off-site and impeding public traffic flow on the surrounding streets.

Mitigation Measures

76. The construction contractor shall not use large bulldozer or caisson drill within 80 feet of

the façade of the residential uses located west, north and south of the Project Site nor shall the construction contractor use a vibratory roller within 136 feet of the residential uses located north of the Project Site.

77. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. Work on the portions of the Project outside of the buffered area may continue during this assessment period. The Fernandeano Tataviam Band of Mission Indians (FTBMI) shall be contacted regarding any pre- contact and/or post-contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant in accordance with applicable law, the Project applicant shall retain a professional Native American monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work. The Lead Agency and/or applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities pursuant to the process set forth below.
- a. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed Project, and (2) Department of City Planning, Office of Historic Resources (OHR).
 - b. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
 - c. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.
 - d. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
 - e. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular

dispute, the City may:

- (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate a significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.
- f. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.
 - g. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in Items b through e above.
 - h. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the SCCIC at California state University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
 - i. Notwithstanding Item h above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.

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.
 - d. 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.
 - e. 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.
 - f. 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.

- g. That drainage matters be taken care of satisfactory to the City Engineer.
 - h. 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.
 - i. That any required slope easements be dedicated by the final map.
 - j. That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - k. 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.
 - l. 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.
 - m. That no public street grade exceeds 15%.
 - n. That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010
- S-2. That the following provisions be accomplished in conformity with the improvement constructed herein:
- 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. 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.
 - d. Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - e. 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.
 - f. 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.
 - g. Any required bonded sewer fees shall be paid prior to recordation of the final map

or that the construction be suitably guaranteed.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall be suitably guaranteed:

- a. Improve Virginia Avenue being dedicated and adjoining the subdivision with the repair and or replacement of any broken, damaged, cracked and off-grade concrete sidewalk, curb, roadway pavement including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer.
- b. Improve St. Andrews Place adjoining the subdivision with the construction of a concrete curb, a concrete gutter and a full-width concrete sidewalk with tree wells. Repair and or replace any broken, damaged, cracked and off-grade, roadway pavement including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer.
- c. Santa Monica Boulevard is a State Highway. Improve Santa Monica Boulevard being dedicated and adjoining the subdivision by the construction of the following:
 - i. California Department of Transportation (Caltrans) Encroachment Permit is required for work in Santa Monica Boulevard.
 - ii. Satisfactory arrangement be made with the California Department of Transportation for the requirements and permits. Improvement design plan shall be submitted to Caltrans for their review and approval.
 - iii. If tree and tree wells are proposed, coordination with Bureau of Engineering, Central District Office would be required for Caltrans Landscape Maintenance Agreement execution.
 - iv. A concrete curb, a concrete gutter, and a 15-foot wide concrete sidewalk.
 - v. Suitable surfacing to join the existing pavement and to complete a 40-foot wide half roadway.
 - vi. Any necessary removal and reconstruction of existing improvements.
 - vii. The necessary transitions to join the existing improvements.
 - viii. Construct a concrete bus pad near the intersection with Wilton Place all satisfactory to Caltrans and the City Engineer.
 - ix. Point of contact for the improvement requirement is norman.hui@dot.ca.gov.
- d. Improve Wilton Place being dedicated and adjoining the subdivision by the construction of the following:
 - i. A concrete curb, a concrete gutter and a 13-foot wide concrete sidewalk with tree wells and at the alley intersection adjoining the merged alley.
 - ii. Suitable surfacing to join the existing pavement and to complete a 35-foot wide half roadway.
 - iii. Any necessary removal and reconstruction of existing improvements including reconstruction of curb ramps at the intersection of Wilton Place and Virginia Avenue per BOE standards and Special Order 01-1020 all satisfactory to the City Engineer.
 - iv. The necessary transitions to join the existing improvements.

Note:

There are street trees along Wilton Place. Denial of their removal could impact the ability to widen the roadways. Should the Board of Public Works deny the removal of street trees, then improve these streets being dedicated and adjoining the subdivision with the following:

- a. Removal and replacement of existing concrete curb, gutter at existing location, concrete sidewalk with and landscaping of the parkway along Wilton Place adjacent to the new property line including any necessary repair of roadway pavement, removal and reconstruction of the existing improvements including curb ramps per BOE standards and Special Order 01-1020 all satisfactory to the City Engineer.
- b. Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
- c. Remove all encroachments within the public right-of-way satisfactory to the City Engineer.
- d. That all curb ramps adjoining the subdivision be constructed to meet the latest BOE standards and Special Order 01-1020 all satisfactory to the City Engineer.
- e. That Board of Public Works approval be obtained, prior to the recordation of the final map for the removal of any trees in the existing or proposed right-of-way area associated with improvements requirements outlined herein. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for removal of such trees.

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2021-7332-MND on May 4, 2023. The Department found that potential negative impact could occur from the project's implementation due to:

Noise; and
Tribal Cultural Resources.

The Deputy Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2021-7332-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 Conditions No. 73 and 74 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 with structures 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-2021-7332-MND.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 83478 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 WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND

SPECIFIC PLANS.

The project site is located within the Hollywood Community Plan, one of 35 Community Plans which form the land use element of the General Plan, with a land use designation of Neighborhood Office Commercial land uses, corresponding to the C1, C2, C4, P, RAS3 and RAS4 zones. The property is currently zoned R4-1VL and C4-1VL. The applicant has filed a concurrent request for a Zone and Height District Change to C4-2D under Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR; upon approval, the zoning will be consistent with the existing land use designation.

The Vesting Tentative Tract Map describes and illustrates a land use consistent with the existing General Plan land use designation and proposed zoning. Studio space, production facilities, workshops, and ancillary office uses are permitted in the C4-2D Zone and Neighborhood Office Commercial land use designation. The proposed C4-2D Zone has unlimited height and Floor Area Ratio (FAR) of 3.84 to 1. The subdivision merger of an existing public alley that runs through the property and subdivision resulting in a ground lot and seven (7) air lots.

The proposed use is permitted in the designated Zone. The proposed project is the construction of a development consisting of 551,258 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking. Specifically, the project includes 112,810 square feet of production studios and related space, 426,061 square feet of creative office and 12,378 square feet of retail within one interconnected building up to 94 feet in height, with a number of detached office bungalows.

The applicant has filed a concurrent request under Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR for the following: a Zone and Height District Change from R4-1VL and C4-1VL to C4-2D, a Vesting Conditional Use Permit for Major Development Project to allow the construction of over 100,000 square feet of non-residential uses in the C4 zone, a Main Conditional Use Permit to allow: a) The sale and dispensing of a full line of alcoholic beverages for on-site consumption within a ground floor restaurant at the corner of St. Andrews Place and Santa Monica Boulevard with 6,031 square feet of indoor space and 3,291 square feet of outdoor space, and 166 indoor seats and 185 outdoor seats, with hours of operation from 7:30 am to 11:00 pm, daily; b) The sale and dispensing of a full line of alcoholic beverages for on-site consumption within a ground floor restaurant at the corner of Wilton Place and Santa Monica Boulevard with 2,468 square feet of indoor space and 800 square feet of outdoor space, and 61 indoor seats and 54 outdoor seats, with hours of operation from 7:30 am to 11:00 pm, daily; c) The sale and dispensing of beer and wine on the third floor tenant amenity space with 2,083 square feet of indoor area and 1,150 square feet of outdoor area, with 87 indoor seats and 72 outdoor seats, with hours of operation from 7:30 am to 9:00 pm, daily; and d) The sale and dispensing of alcoholic beverages throughout the site's office towers, office bungalows, production studios, and outdoor terrace, to allow alcoholic beverages to be served during special events; and a Site Plan Review to allow the construction of 551,258 square feet of development containing production studios, office, retail and accessory related uses with on-site associated parking. The proposed development is contingent upon the approval of Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains

the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). The Vesting Tentative Tract Map is for the merger of an existing public alley that runs through the property and subdivision resulting in a ground lot and seven (7) air lots.

The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and the subdivision of land. The Hollywood Community Plan does not address subdivision explicitly, however, the plan does provide for land designations with the corresponding zone.

The Vesting Tentative Tract Map for the merger and subdivision of land to create a motion picture production studio is allowable under the zone. The land use designation will be consistent with the General and Community Plan, and the request is consistent with Article 7 (Division of Land Regulations) of the Los Angeles Municipal Code. Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site.

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

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects." Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a Vesting Tentative Tract Map. The project is located within an Outside Flood Zone, Methane Zone, and Special Grading Area. The project is not located within a Liquefaction area and Landslide area.

The design and layout of the Vesting Tentative Tract Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and Safety, Bureau of Engineering, and the Department of Water and Power) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Therefore, as conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General and Specific Plans.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE

OF DEVELOPMENT.

The subject property is 225,456 square-foot (5.18 acres) lot with an approximately 743-foot frontage along Santa Monica Boulevard (to the south) and Virginia Avenue (to the north), and an approximately 303-foot frontage along St. Andrews Place (to the east) and Wilton Place (to the west). The subject property is currently developed with a 98,352 square-foot building that is proposed to be demolished.

Surrounding properties are developed with a mix of residential and commercial uses. Properties to the north, across Virginia Avenue, are zoned R3 and are developed with multi-family residential uses. Properties to the east, St. Andrews Place, are zoned R4 and C4, and are developed commercial uses, a vacant building and a surface parking lot. Properties to the south, across Santa Monica Boulevard, are zoned C2 and are developed with residential and commercial uses. Properties to the west, across Wilton Place, are zoned CM and R3, and developed with residential and commercial uses.

Removal of trees on-site and street trees through the development of the proposed project will be replaced as per the requirements of the Bureau of Street Services, Urban Forestry Division. The proposed development is an allowable use under the C4-2D Zone. The proposed project is the construction of a development consisting of 551,258 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking is contingent upon approval of Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR.

In addition, the site is not located within an Alquist-Priolo Fault Zone, however it is located within an Outside Flood Zone. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Therefore, material evidence supports that the site will be physically suitable for the proposed type of development.

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

The General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth expected to occur. The Hollywood Community Plan designates the site for Neighborhood Office Commercial land uses. The property is currently zoned R4-1VL and C4-1VL. The applicant has filed a concurrent request for a Zone and Height District Change to C4-2D under Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR; upon approval, the zoning will be consistent with the existing land use designation. As such, the construction of the proposed uses on the project site would be consistent with the land use designation of the site and the applicable zoning of the site.

Surrounding properties are developed with a mix of residential and commercial uses. Properties to the north, across Virginia Avenue, are zoned R3 and are developed with multi-family residential uses. Properties to the east, St. Andrews Place, are zoned R4 and C4, and are developed commercial uses, a vacant building and a surface parking lot. Properties to the south, across Santa Monica Boulevard, are zoned C2 and are developed with residential and commercial uses. Properties to the west, across Wilton Place, are zoned CM and R3, and developed with residential and commercial uses.

Based on the density calculation and land uses in the vicinity, this subdivision involves a density consistent with the General Plan and Zoning affecting the site, as approved by Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR. There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located as a result of the project's proposed density. Therefore, the site is physically suitable for the proposed density of 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.

The project site, as well as the surrounding area, is developed with structures and no identified fish, wildlife, or established habitat is located on-site. As such, the proposed design of the subdivision and the proposed improvements are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject site is located in a developed area of the City of Los Angeles and therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to 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.

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandated by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located on a hazardous materials site and/or on a site having unsuitable soil conditions, however the project is located within an Outside Flood Zone. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The area surrounding the property is fully developed with similar uses indicating that sewers and other services are available. Additionally, the project has been determined to 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 Conditions No. 73 and 74 of the Tract's approval which indicates that no adverse impacts to the public health or safety would occur as a result of the design and improvements are not likely to cause serious public 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.

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site contains legally recorded lots identified by the Assessor Parcel Map No. 5536-012-017. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved to the specific requirements of the Los Angeles Municipal Code for providing public access

throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract 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 parcels 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 lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

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.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 83478.

VINCENT P. BERTONI, AICP
Advisory Agency



Heather Bleemers
Deputy Advisory Agency

HB:ON:MC:nm

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these

Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC (213) 482-7077 201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org	Van Nuys DSC (818) 374-5050 6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org	West Los Angeles DSC (CURRENTLY CLOSED) (310) 231-2901 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org
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City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal
Filing



QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA Appointment Portal
for Condition Clearance

Exhibit C

Vesting Tentative Tract Map

IN THE CITY OF LOS ANGELES VESTING TENTATIVE TRACT MAP NO. 83478 FOR CONDOMINIUM PURPOSES

SITETECH, INC.

OCTOBER 2021

NOTES:

- PROJECT IS A TENTATIVE TRACT MAP COMPRISED OF 8 COMMERCIAL LOTS ON 5.18 NET ACRES (225,456 SQ. FT.)
- PROJECT WILL CONTAIN 551,250 SF OF OFFICE, RETAIL, PRODUCTION STUDIO, AND PRODUCTION SUPPORT SPACE WITH APPROXIMATELY THE FOLLOWING FLOOR AREAS:
 - OFFICE: 426,061 SF
 - RETAIL: 12,378 SF
 - PRODUCTION STUDIO: 91,519 SF
 - PRODUCTION SUPPORT: 21,300 SF
- ASSESSOR'S PARCEL NUMBERS: 5536-012-017
- EXISTING ZONING FOR THIS PROJECT IS (T)(Q)RAS4-2D - PROPOSED ZONING IS C4-2D
- THE EXISTING LAND USE OF THE SITE IS COMMERCIAL.
- THE PROPOSED LAND USE OF THE SITE IS MIXED-USE.
- THE MINIMUM LOT SIZE IS 0.36 NET ACRES (15,544 SQ. FT.) / 0.44 GROSS ACRES (19,103 SQ. FT.)
- 6 STREET TREES ARE TO BE REMOVED AND 32 STREET TREES ARE TO BE ADDED AS PART OF THIS DEVELOPMENT.
- THERE ARE NO OAK TREES LOCATED ONSITE.
- SEWAGE DISPOSAL WILL BE HANDLED BY THE CITY OF LOS ANGELES VIA EXISTING SEWER MAINS LOCATED IN THE ADJACENT STREETS.
- DRAINAGE FROM THE SITE WILL BE CONVEYED TO THE ADJACENT IMPROVED STREETS. STREETS WILL CONVEY THE RUNOFF TO EXISTING STORM DRAIN SYSTEM.
- DEVELOPMENT OF SITE WILL REQUIRE SOILS EXPORT AND HAUL ROUTE.
- PROPERTY AREA: GROSS AREA = 299,963 SQ. FT. / 6.89 ACRES NET AREA = 225,456 SQ. FT. / 5.18 ACRES
- PROPERTY ADDRESS: 5601-5673 W. SANTA MONICA BLVD., 5612-5666 W. VIRGINIA AVE., 1110-1118 N. WILTON PL.
- COMMUNITY PLAN: HOLLYWOOD
- PROJECT INCLUDES A DENSITY BONUS REQUEST PURSUANT TO LAMC 12.22.A.25
- SITE IS NOT LOCATED WITHIN A LIQUEFACTION ZONE.

PROPOSED PARKING BREAKDOWN:

STANDARD SPACES	=	1,081
COMPACT SPACES	=	9
ADA SPACES	=	22
TOTAL	=	1,112

PROPERTY OWNER / SUBDIVIDER:

SANTA MONICA BOULEVARD OWNER, LLC
 CONTACT: COLLIN MONSIEUR
 1015 N FAIRFAX AVENUE
 WEST HOLLYWOOD, CA 90046
 PH: (415) 254-2711
 EMAIL: cmonsieur@boardsig.com

ENGINEER/MAP PREPARER:

SITETECH, INC.
 8061 CHURCH STREET
 MAIL: POX 592
 HIGHLAND, CA 92346
 PH: (909) 864-3180

ARCHITECT:

HOUSE & ROBERTSON ARCHITECTS, INC.
 CONTACT: JIM HOUSE
 10125 WASHINGTON BLVD.
 CULVER CITY, CA 90232
 PH: (323) 935-3158
 EMAIL: jimh@rarch.com

PROPERTY AREA:

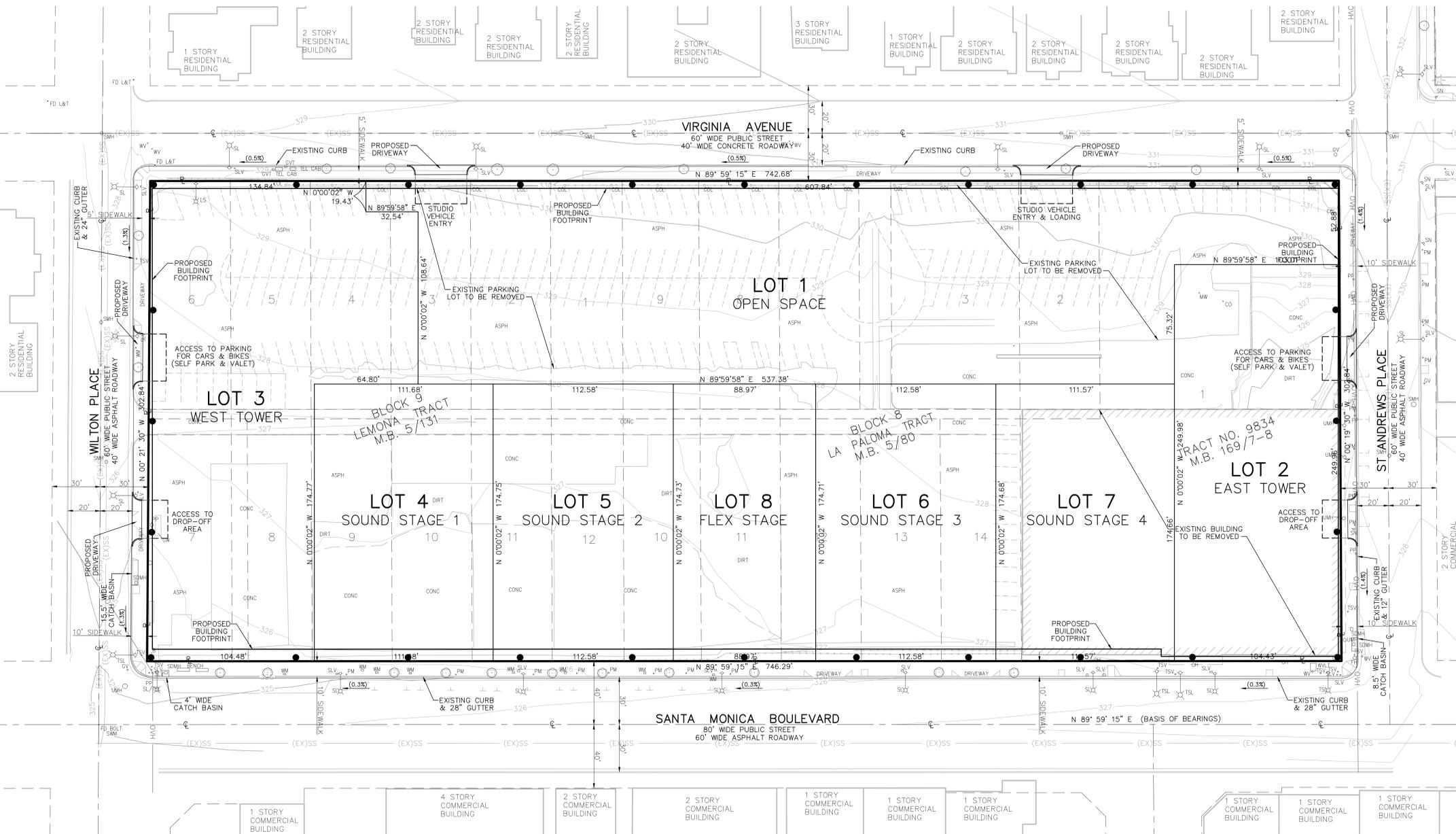
GROSS AREA: 299,963 SQ. FT. / 6.89 ACRES
 NET AREA: 225,456 SQ. FT. / 5.18 ACRES

BENCH MARK:

CITY OF LOS ANGELES BENCHMARK NUMBER:
 12-18850
 DATUM: NAVD 1988
 ELEVATION (FEET): 327.35
 DESCRIPTION: CUT SPIKE IN WEST CURB OF ST. ANDREWS PLACE AT SOUTH END OF CATCH BASIN, 2 FT NORTH OF THE NORTHWESTERLY CURB RETURN AT SANTA MONICA BOULEVARD.

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SANTA MONICA BOULEVARD AS SHOWN ON TRACT NO. 9834, RECORDED IN MAP BOOK 169, PAGES 7-8, RECORDS OF LOS ANGELES COUNTY.
 BEARING BEING NORTH 89° 59' 15" EAST



LEGAL DESCRIPTION:
 THE REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
 LOTS 1 TO 6 INCLUSIVE OF BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
 LOT 7 AND THE WEST 10 FEET OF LOT 8 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
 THE EAST 40 FEET OF THE SOUTH 142.84 FEET OF LOT 8 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:
 LOT 9 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBONS AND MINERALS IN, UNDER OR THAT MAY BE PRODUCED FROM SAID LAND WITH ALL RIGHTS INCIDENTAL THERETO, BUT NOT INCLUDING ANY RIGHT OF ENTRY UPON OR UNDER THE SURFACE OR SUBSURFACE OR ANY PART OF THE LAND TO A DEPTH OF 500 FEET BELOW THE EXISTING SURFACE THEREOF.

PARCEL 5:
 LOT 10 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6:
 LOT 11 IN BLOCK 9 OF THE LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 7:
 THE WESTERLY 40.00 FEET OF LOT 12 IN BLOCK 9 OF THE LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 8:
 LOT 10 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LOT 12 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 12, THE WESTERLY 40.00 FEET THEREOF.

PARCEL 9:
 LOT 11 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 10:
 LOT 12 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 11:
 LOTS 13 AND 14 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

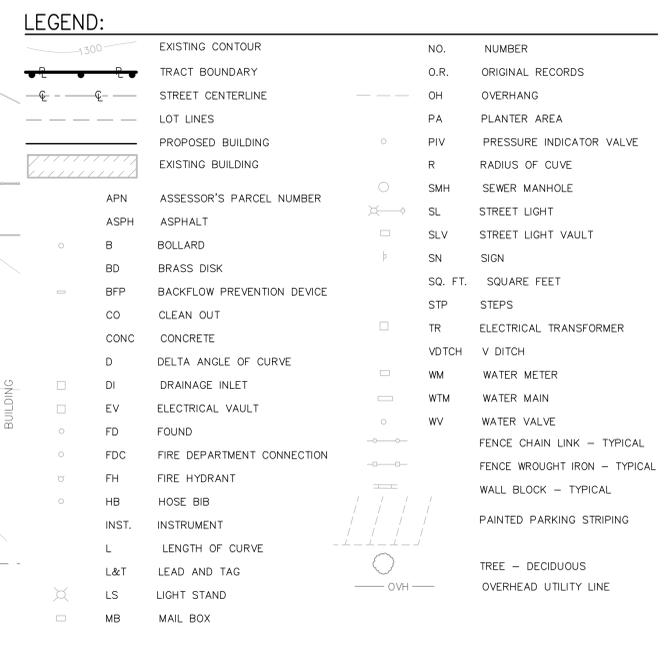
PARCEL 12:
 LOTS 1, 2 AND 3 OF TRACT NO. 9834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 169, PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 13:
 LOTS 7, 8 AND 9 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. 5536-012-017

LEGEND:

	EXISTING CONTOUR	NO.	NUMBER
	TRACT BOUNDARY	O.R.	ORIGINAL RECORDS
	STREET CENTERLINE	OH	OVERHANG
	LOT LINES	PA	PLANTER AREA
	PROPOSED BUILDING	PIV	PRESSURE INDICATOR VALVE
	EXISTING BUILDING	R	RADIUS OF CUVE
	APN	SMH	SEWER MANHOLE
	ASPH	SL	STREET LIGHT
	B	SLV	STREET LIGHT VAULT
	BD	SN	SIGN
	BFP	SQ. FT.	SQUARE FEET
	CO	STP	STEPS
	CONC	TR	ELECTRICAL TRANSFORMER
	D	VDTCH	V DITCH
	DI	WM	WATER METER
	EV	WTM	WATER MAIN
	FD	WV	WATER VALVE
	FDC	FENCE CHAIN LINK - TYPICAL	FENCE CHAIN LINK - TYPICAL
	FH	FENCE WROUGHT IRON - TYPICAL	FENCE WROUGHT IRON - TYPICAL
	HB	WALL BLOCK - TYPICAL	WALL BLOCK - TYPICAL
	INST.	PAINTED PARKING STRIPING	PAINTED PARKING STRIPING
	L	TREE - DECIDUOUS	TREE - DECIDUOUS
	L&T	OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
	LS		
	MB		



SITETECH INC.
 8061 CHURCH STREET, (MAIL: POX 592) HIGHLAND, CA 92346
 PH: (909) 864-3180, FAX: (909) 864-0850

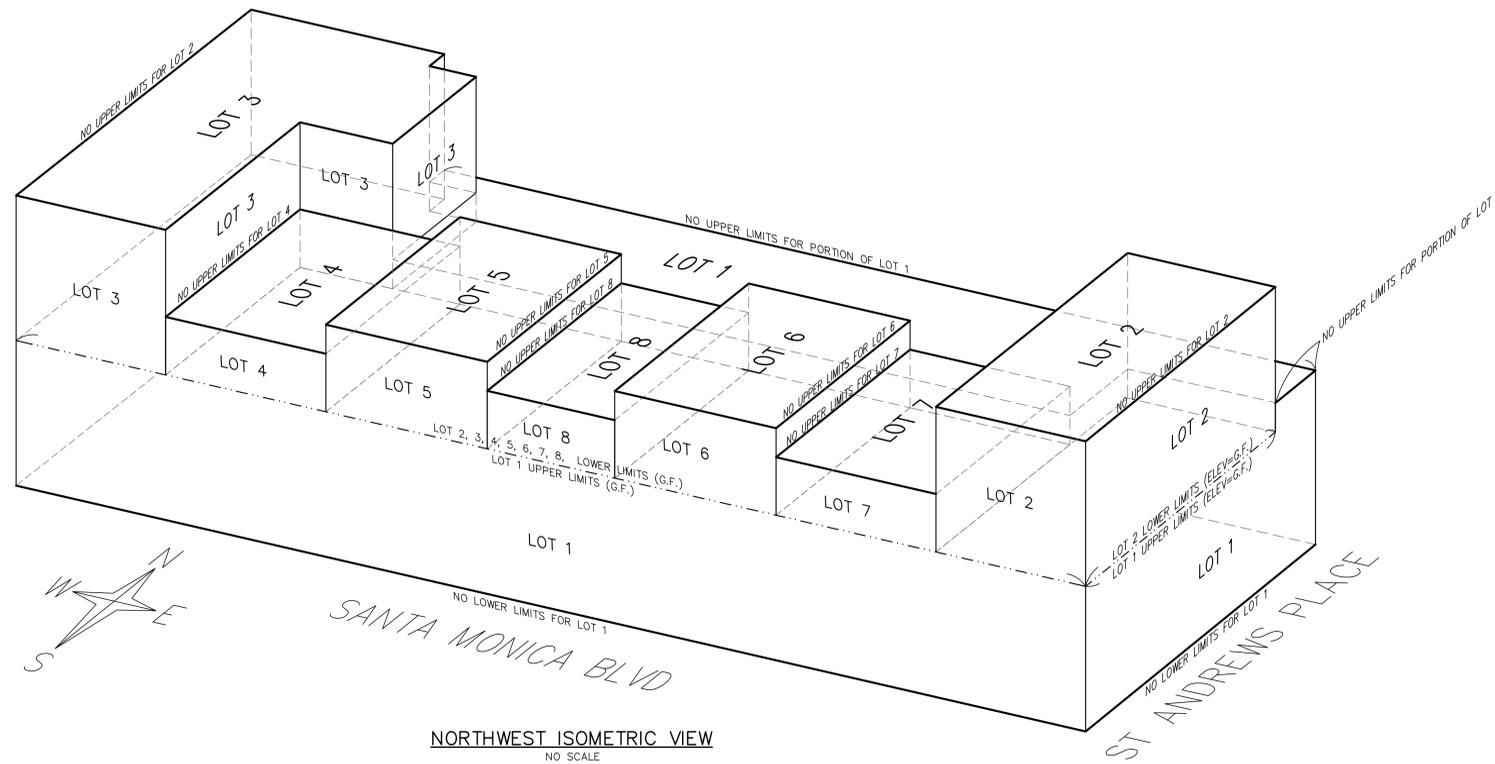
BERNHARD K. MAYER
 R.C.E. 36866
 L.S. 7319

OCTOBER 12, 2021
 DATE

IN THE CITY OF LOS ANGELES
VESTING TENTATIVE TRACT MAP NO. 83478
FOR CONDOMINIUM PURPOSES

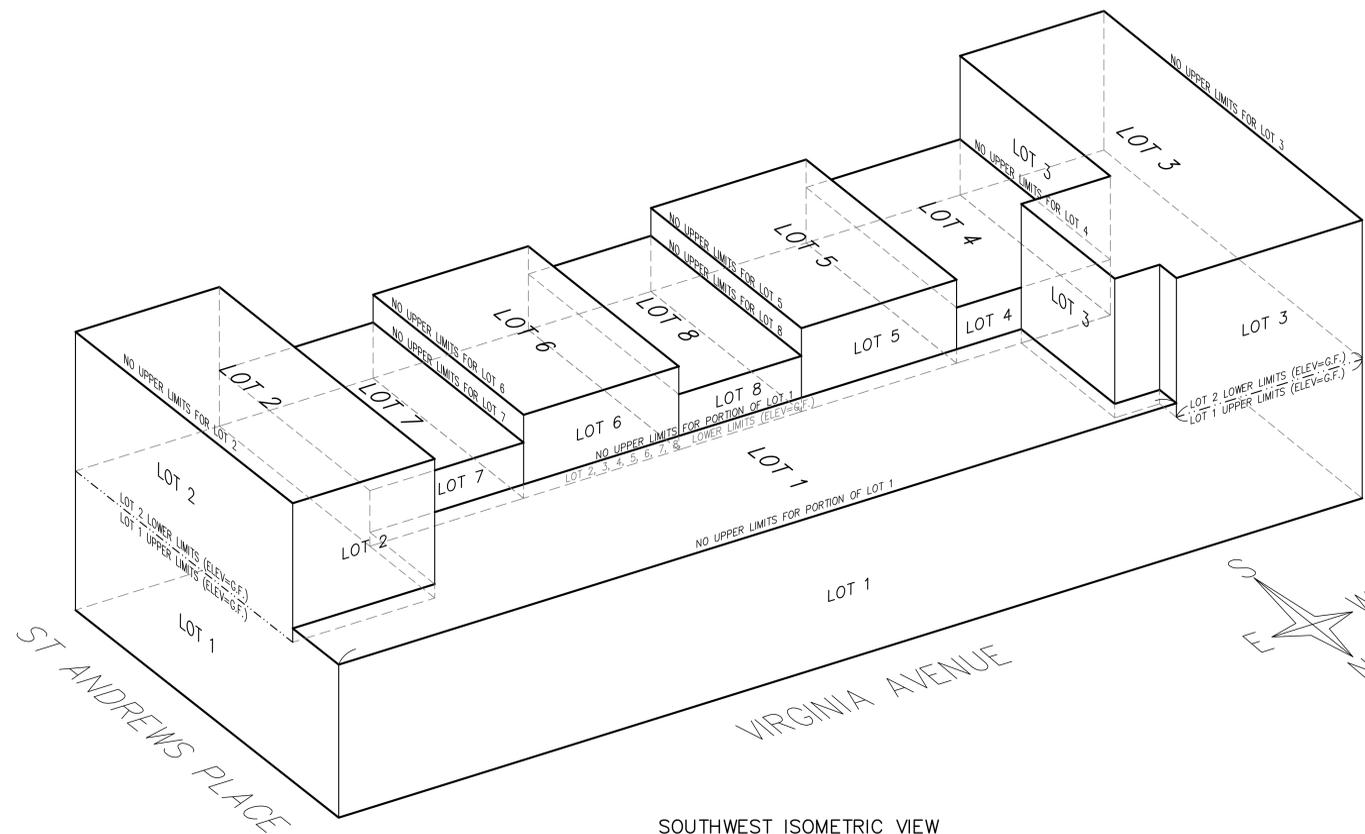
SITETECH, INC.

AUGUST 2021



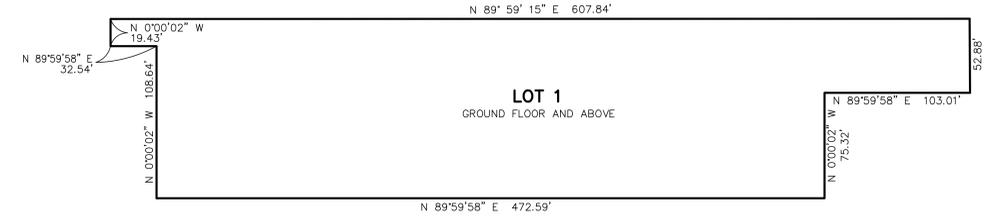
NORTHWEST ISOMETRIC VIEW
 NO SCALE

G.F. - INDICATES GROUND FLOOR



SOUTHWEST ISOMETRIC VIEW
 NO SCALE

G.F. - INDICATES GROUND FLOOR

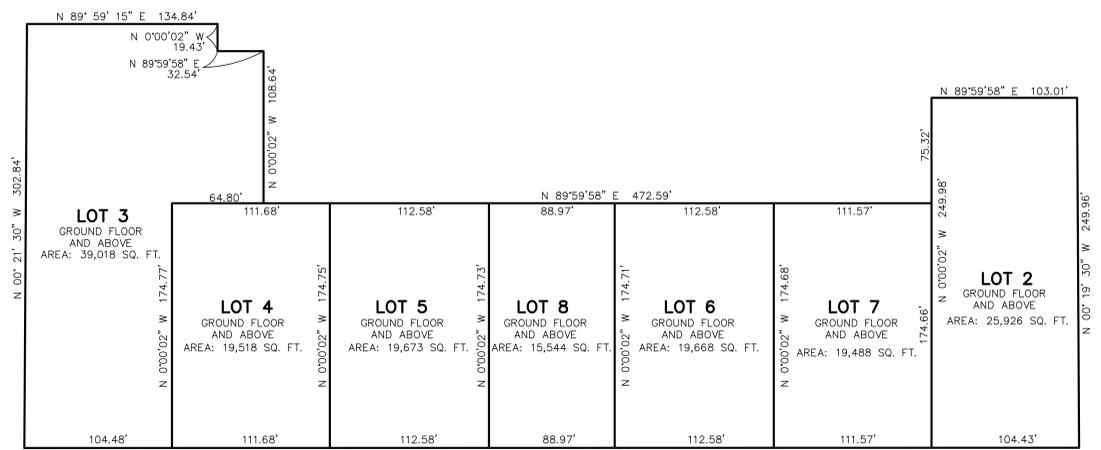


LOT 1
 GROUND FLOOR AND ABOVE



LOT 1
 GROUND FLOOR AND BELOW
 AREA: 225,456 SQ. FT.

PLAN VIEW
 SCALE - 1"=50'



PLAN VIEW
 SCALE - 1"=50'



SITETECH INC.

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BERNHARD K. MAYER R.C.E. 36866 DATE
 L.S. 7319

OCTOBER 12, 2021