

## Transfer of Land Use Authority from the CRA/LA-DLA to the City; Resolution, Ordinance and Proposed CEQA Categorical Exemption - PDF attachments Part 1 of 2

'Beth Dorris' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Mon, Mar 18, 2019 at 7:26 PM

Reply-To: Beth Dorris <beth.dorris@aol.com>

To: Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Cc: beth.dorris@aol.com

Re: Council File: 13-1482-S3 Proposed Resolution, Ordinance, and CEQA Categorical Exemption transferring authority from CRA/LA DLA to the City;

PLUM Agenda for 3/1/19 Item 8, 13-1482-S3

CPC-2018-6005-CA, ENV-2018-6006-CE

Greetings. This letter is on behalf of Hollywood Heritage, Inc. [and is being sent in two parts. This is the first part. It contains a PDF of the Second Amended Petition, Hollywood Heritage v. CRA/LA et al, dated Nov. 12, 2007. It also contains, below, an Adobe Now link to the Order under CCP Section 664.6 enforcing land use requirements of CRA/LA DLA described therein \(CCP 664.6 Order\).](#) A second transmission will include a PDF attachment of the CCP 664.6 Order, in case that is the format you need to include in the record. Please insert both transmissions and attachments into the City Council file referenced above. Please also include, to the extent possible, in the PLUM record for the above referenced agenda item.

These two documents are provided to better document the following concerns (in addition to those previously raised by Hollywood Heritage and others in prior comments on these matters):

1. The proposed Resolution and Ordinance would violate the US Constitution by impairing contracts between the CRA/LA and Hollywood Heritage. Essentially, the Resolution and Ordinance, as interpreted in the Staff Report, seek to remove from the CRA/LA DLA the very land use authority needed for the CRA/LA DLA Board to fully review and on CRA/LA DLA Board approval, implement the Urban Design, Transportation, and other Plans and measures required of the CRA/LA DLA under the settlement enforced pursuant to the attached CCP 664.6 Order of the Court.
2. The materials being presented to PLUM and the City Council falsely make it sound as though the most recent settlement agreement between CRA/LA DLA and Hollywood Heritage (attached to the 664.6 Order) has nothing to do with the land use authority being transferred to the City. On the contrary, the settlement agreement directly relies on and circumscribes parameters of the CRA/LA DLA's land use authority, and thus is intrinsic to and part of any transfer of land use authority to the City and its Planning department.
3. Staff reports also have failed to acknowledge or address the fact that the CRA/LA DLA is subject to a Court Order enforcing the settlement agreement with CRA/LA DLA essentially as a judgment. This is not just some agreement with a developer concerning money; it is a fully enforceable Order of the Court subject to relief for contempt (among other relief) that, we believe would directly transfer to the City and its Planning department as the CRA/LA DLA's successor in interest to the land use authority subject to the Court's Order. To the extent that the CRA/LA DLA is in default, or later defaults, in performance of its land use authority responsibilities under the attached CCP 664.6 Order, the City and its Planning department, on adoption of the Resolution and Ordinance, would be exposed to potential liability for contempt and other relief as successor to the CRA/LA DLA's land use authority responsibilities under that CCP 664.6

Order. Please note that under the *express* terms of the agreement enforced under the CCP 664.6 Order, the City and its Planning department are specifically deemed successors-in-interest to the obligations of the CRA/LA DLA thereunder.

4. The attached Second Amended Complaint describes CEQA issues that will be triggered anew by the Resolution, Ordinance and Proposed CEQA Categorical Exemption, by impairing the effect and execution of the settlement responsibilities and obligations of the CRA/LA DLA, and usurping the land use authority necessary for execution of the outstanding order against CRA/LA DLA also attached hereto and described above. Essentially, by ignoring (and, depending on timing, potentially requiring City ratification of), the CRA/LA DLA's commitments to prepare, review, and on CRA/LA Board's adoption, implement the Plans described in the attached 664.6 Order, the City and its Planning department would remove mitigations and project measures in the Hollywood Redevelopment Plan necessary to reduce cultural resources and transportation impacts and other CEQA impacts, as further explained in the attached materials.

Regards,

Beth S. Dorris

Law Offices of Beth S. Dorris

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You can view "Hollywood Heritage v. CRA; Conformed Copy Signed Order re 664.6 Enforcement of Settlement Agreement as Judgment.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3Aascds%3AUS%3Aa523631a-d8ff-416d-8e89-e7a326fee10f>

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You can view "Second Amended Petition for writ of mandate\_1.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3Aascds%3AUS%3A31aade39-50dd-4838-9abf-6bdf116e74d7>



**Second Amended Petition for writ of mandate\_1.pdf**  
8873K

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7  
8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
9 **FOR THE COUNTY OF LOS Angeles**

10  
11 HOLLYWOOD HERITAGE, INC., a  
12 California non-profit corporation,

13 Petitioner,

14 vs.

15 COMMUNITY REDEVELOPMENT  
16 AGENCY OF THE CITY OF LOS  
ANGELES; and DOES 1 through 20,  
inclusive,

17 Respondents.

18  
19 CITY OF LOS ANGELES, a municipal  
20 corporation; the LOS ANGELES CITY  
COUNCIL; WHITLEY INVESTMENT  
GROUP, LLC; and ROES 1-200 inclusive,

21 Real Parties in Interest.  
22  
23  
24  
25  
26  
27  
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CASE NO. BS108249

**SECOND AMENDED PETITION  
FOR WRIT OF MANDAMUS  
AND/OR PROHIBITION, AND  
COMPLAINT FOR  
DECLARATORY AND  
INJUNCTIVE RELIEF**

**[Code Civ. Proc. § 1085]**

[Hon. David P. Yaffe, Dept. 86]

Petitioner Hollywood Heritage, Inc. ("Petitioner") seeks a writ of mandamus against Respondent Community Redevelopment Agency of the City of Los Angeles ("CRA") and Real Parties in Interest City of Los Angeles, the Los Angeles City Council, (sometimes collectively the "City"), and Whitley Investment Group, LLC, and alleges as follows:

### **INTRODUCTION**

1. This petition challenges the CRA and City's violations of the 1986 Hollywood Redevelopment Plan ("1986 HRP"), the 2003 Hollywood Redevelopment Plan Amendment ("2003 HRP"), and the 2003 Final Environmental Impact Report for the Hollywood Redevelopment Plan Amendment ("2003 FEIR").

2. The 1986 HRP, 2003 HRP, and 2003 FEIR establish policies and controls for land use, property development, historic preservation, environmental review, design and building issues in the Hollywood Redevelopment Plan Project Area ("Hollywood Project Area") in Hollywood, California.

3. The Hollywood Project Area contains approximately 1,100 acres and is generally bounded by La Brea Avenue on the west; Serrano Avenue on the east; Franklin Avenue, the Hollywood Freeway and Hollywood Boulevard on the north; and Fountain Avenue and Santa Monica Boulevard on the south.

4. In connection with the CRA and City's approvals of development projects and redevelopment projects in the Hollywood Project Area, the 1986 HRP, 2003 HRP, and 2003 FEIR require the CRA to perform, complete and make public various environmental and design studies ("Studies"), including a detailed design plan for the Franklin Avenue Design District; an Urban Design Plan for the Hollywood Boulevard Historic District; Development Guidelines for the Hollywood Core Transition District; a Transportation and Parking Ordinance; a Historical Survey of historically significant buildings and resources in the Project Area; and Density Transfer Procedures of development rights for the purpose of incentivizing the preservation of architecturally and/or historically significant structures in the Hollywood Project Area.

1           5.     For more than 20 years, the CRA has failed and refused to prepare and  
2 complete the mandated Studies.

3           6.     For more than 20 years, the CRA and the City have ignored the plain,  
4 unambiguous words of the 1986 HRP regarding the implementation of the mandated  
5 Studies.

6           7.     For more than 20 years, the public has been denied the benefit of the  
7 mandated Studies. The Studies were supposed to establish a framework for  
8 environmentally responsible development, including with a high degree of protection for  
9 architecturally and/or historically significant resources.

10          8.     The 2003 HRP became effective July 12, 2003 by City of Los Angeles  
11 Ordinance No. 175236. The 2003 HRP extended to approximately July 11, 2008 the  
12 deadline by which certain of the Studies were to be completed and adopted, although the  
13 deadlines for certain other of the Studies were not extended in the 2003 HRP. The CRA is  
14 currently in violation of the 1986 HRP, 2003 HRP, and/or 2003 FEIR with regard to  
15 preparation, completion and publication of those of the Studies whose deadlines for  
16 completion were not extended in the 2003 HRP.

17          9.     Compounding the already two-decade delay in the public's receipt of the  
18 Studies, Petitioner is informed and believes, and based thereon alleges, that the CRA as of  
19 March 2007, and again as of November 2007, has failed to begin preparation of most or  
20 all of the Studies.

21          10.    In the absence of the mandated Studies, the CRA and City for the past 20+  
22 years have been approving, and at all times relevant herein continue to approve,  
23 development projects in the Project Area. The CRA and City's approvals of development  
24 projects, many of enormous size and traffic generation, have caused significant  
25 environmental impacts in the Hollywood Project Area and surrounding locales in Los  
26 Angeles and adjacent cities.

27          11.    The CRA has also failed and refused to comply with Section 511 of the  
28 1986 HRP, and Section 511 as readopted in the 2003 HRP, regarding preservation,

1 protection, rehabilitation, and retention of architecturally and/or historically significant  
2 buildings and resources in the Hollywood Project Area.

3 12. Over the repeated objections of Petitioner Hollywood Heritage, the CRA  
4 has violated, and at all times relevant herein continues to violate, the 1986 HRP,  
5 2003 HRP and 2003 FEIR, and in particular Section 511 of the 1986 HRP and 2003 HRP,  
6 by refusing to require the City to delay the issuance of demolition, grading, foundation,  
7 building, and other permits for development projects which involve or have been  
8 determined by the CRA to adversely affect buildings or resources determined by the CRA  
9 to be architecturally and/or historically significant, including but not limited to the  
10 development project by Real Party in Interest Whitley Investment Group.

11 13. Because of the CRA's violations of Section 511 of the 1986 HRP,  
12 2003 HRP and related provisions of the 2003 FEIR, numerous architecturally and/or  
13 historically significant buildings and resources in the Hollywood Project Area have been  
14 destroyed and/or are currently in danger of being destroyed.

15 14. Petitioner seeks a writ of mandamus from this Court, *inter alia*, compelling  
16 the CRA to:

- 17 (a) Complete, approve, certify and implement the mandated Studies that  
18 are currently overdue.
- 19 (b) Commence preparation of those other of the mandated Studies whose  
20 deadlines were extended in the 2003 HRP so that, 21 years after they  
21 were first mandated, the CRA will finally complete, approve, certify  
22 and implement the Studies, including completing all CEQA review  
23 for the Studies, by the July 11, 2008 deadline.
- 24 (c) Comply with Section 511 of the 1986 HRP and 2003 HRP and  
25 related provisions and mitigation measures of the 2003 FEIR  
26 regarding protection of architecturally and/or historically significant  
27 buildings in the Hollywood Project Area.  
28

**PARTIES**

15. Petitioner Hollywood Heritage, Inc. is a California non-profit corporation formed in 1980 to advocate for the preservation of Hollywood's architectural and historical heritage. Petitioner is aggrieved specifically by the damaging and destruction of architecturally and/or historically significant resources in the Hollywood Project Area, as well as generally by environmentally damaging development in the Hollywood Project Area. Petitioner was contracted by the CRA to prepare the architectural resources survey that became the basis for Section 511 of the 1986 HRP.

16. Petitioner has a substantial interest in ensuring that the CRA and City's actions and land use decisions are in conformity with the requirements of law, including the 1986 HRP, the 2003 HRP, and the 2003 FEIR, and in having those requirements properly executed and the public duties of the CRA and City enforced. Petitioner and its members are and will be adversely affected by impacts resulting from the CRA and City's actions and inactions as described herein, and are aggrieved by the acts, decisions and omissions of the CRA and City as alleged in this petition. Petitioner is suing on its behalf, and on behalf of others who are or will be affected in the Hollywood Project Area, the Hollywood area generally, as well as all citizens of the City of Los Angeles.

17. Petitioner is informed and believes, and based thereon alleges, that Respondent CRA is, and at all times relevant herein was, a public body, corporate and politic, exercising governmental functions and powers as the Community Redevelopment Agency for the City of Los Angeles, and is the entity responsible for promulgating, approving and enforcing the 1986 HRP, 2003 HRP and 2003 FEIR.

18. Petitioner is informed and believes, and based thereon alleges, that Real Party in Interest City of Los Angeles is, and at all times relevant herein was, a municipal corporation duly chartered and incorporated under the laws of the State of California. Petitioner is informed and believes, and based thereon alleges, that the City is a political subdivision of the State of California located within the County of Los Angeles, and

1 exercises its authority through respondent City Council and other commissions,  
2 committees, staff, agencies, departments and officials.

3 19. Petitioner is informed and believes, and based thereon alleges, that Real  
4 Party in Interest Los Angeles City Council is the elected governing body of the City, and  
5 also approved and certified the 1986 HRP, 2003 HRP and 2003 FEIR. (The City and City  
6 Council are collectively referred to as the "City".) The City, as used collectively herein,  
7 in conjunction with the CRA, is also responsible for enforcing the 1986 HRP, 2003 HRP  
8 and 2003 FEIR.

9 20. Petitioner is informed and believes, and based thereon alleges, that Real  
10 Party in Interest Whitley Investment Group, LLC ("Whitley Investment Group") is a  
11 limited liability company organized under the laws of the State of California and is the  
12 owner and/or proposed or actual developer of those certain properties located at 1802-  
13 1808 North Whitley Avenue and 1810-1816 North Whitley Avenue in the Hollywood  
14 Project Area, which properties contain and/or contained, and are also in proximity to,  
15 architecturally and/or historically significant buildings and resources in the Hollywood  
16 Project Area. Petitioner is informed and believes, and based thereon alleges, that Whitley  
17 Investment Group seeks to construct approximately 32 condominium units on the 1802-  
18 1808 and 1810-1816 North Whitley Avenue properties. Petitioner is further informed and  
19 believes, and based thereon alleges, that Whitley Investment Group began seeking  
20 approval for said construction from the City and the CRA within the past three years.

21 21. Petitioner is ignorant of the true names of respondents sued herein as DOES  
22 1 through 20, inclusive, and therefore sues said respondents by those fictitious names.  
23 Petitioner will amend the petition to allege their true names and capacities when the same  
24 have been ascertained. Petitioner is informed and believes, and based thereon alleges, that  
25 each of these fictitiously named respondents is in some manner responsible for the  
26 wrongful conduct alleged in this petition. Petitioner is informed and believes, and based  
27 thereon alleges, that these fictitiously named respondents were, at all times mentioned in  
28

1 this petition, the agents, servants, and employees of their co-respondents and were acting  
2 within their authority as such with the consent and permission of their co-respondents.

3 22. Petitioner is ignorant of the true names of real parties sued herein as ROES  
4 1 through 200, inclusive, and therefore sues said real parties by those fictitious names.  
5 Petitioner will amend the petition to allege their true names and capacities when the same  
6 have been ascertained. Petitioner is informed and believes, and based thereon alleges, that  
7 each of these fictitiously named real parties is in some manner responsible for the  
8 wrongful conduct alleged in this petition. Petitioner is informed and believes, and based  
9 thereon alleges, that these fictitiously named real parties were, at all times mentioned in  
10 this petition, the agents, servants, and employees of their co-real parties and were acting  
11 within their authority as such with the consent and permission of their co-real parties.

12 23. Petitioner has no plain, speedy or adequate remedy available to it in the  
13 ordinary course of law to redress the claims alleged in this petition. Petitioner and the  
14 public generally will suffer irreparable harm if the CRA and City are not required to  
15 comply with the 1986 HRP, the 2003 HRP, and the 2003 FEIR, as alleged herein.

### 16 BACKGROUND

#### 17 THE 1986 HOLLYWOOD REDEVELOPMENT PLAN ("1986 HRP")

18 24. On or about May 7, 1986, the City Council adopted and certified the  
19 1986 HRP, which had previously been approved by the CRA.

20 25. The 1986 HRP requires the preparation of several guidelines, plans, and/or  
21 studies (the "Studies"). The Studies required by the 1986 HRP include the following:

- 22 (a) A detailed design plan for the Franklin Avenue Design District which  
23 addresses preservation of architecturally and/or historically  
24 significant buildings, parking, circulation, and views to and from the  
25 Hollywood Hills including the height, orientation and massing of  
26 new development within this District (hereinafter the "Franklin  
27 Avenue Design Plan"). The deadline given in the 1986 HRP for the  
28

Franklin Avenue Design Plan to be completed was within four years after adoption of the 1986 HRP. (1986 HRP, p. 27.)

- (b) An Urban Design Plan for the Hollywood Boulevard District including design guidelines and criteria and a parking and circulation program to achieve these objectives (hereinafter the “Hollywood Boulevard District Urban Design Plan”). The deadline given in the 1986 HRP for the Hollywood Boulevard District Urban Design Plan to be completed was within two years of adoption of the 1986 HRP. (1986 HRP, pp. 32-33.)
- (c) Development guidelines for the Hollywood Core Transition District to ensure that new development is compatible with adjacent residential areas (hereinafter the “Hollywood Core Transition District Development Guidelines”). The deadline given in the 1986 HRP for the Hollywood Core Transition District Development Guidelines to be completed was within five years of the adoption of the 1986 HRP. (1986 HRP, pp. 33-34.)
- (d) An ordinance, for City Council consideration, establishing a transportation program (hereinafter the “Transportation and Parking Ordinance”). The Ordinance shall include but not be limited to the following: (1) a transportation improvement and management plan creating an integrated program of transportation mitigation measures such as traffic flow management, demand management programs, street widenings, public transit and private transit, including their associated operating costs; (2) a commitment of public and private funding sources to implement the transportation improvement and management plan. This shall recognize that the transportation in Hollywood services regional and local needs; (3) procedures to require mitigation of the transportation impacts of new development

1 within the Hollywood Redevelopment Plan area which are expected  
2 to have significant transportation impact; (4) a program including a  
3 comprehensive study to establish trip generation rates which reflect  
4 the unique travel conditions in Hollywood; (5) a program including a  
5 comprehensive study to establish parking requirements for new  
6 development of the various kinds of land use within the Hollywood  
7 Redevelopment Project Area. The deadline given in the 1986 HRP  
8 for the Transportation and Parking Ordinance to be prepared was  
9 within two years of the adoption of the 1986 HRP. (1986 HRP,  
10 pp. 46-47.)

- 11 (e) Section 511 of the 1986 HRP provides that the CRA “shall maintain  
12 a publicly available list of all buildings within the Project Area which  
13 it determines to be architecturally and/or historically significant.”  
14 (1986 HRP, p. 42.) While the publicly available list of  
15 architecturally significant buildings within the Project Area was  
16 completed and is the basis for Appendix G of the 2003 FEIR, the  
17 publicly available list of historically significant buildings (hereinafter  
18 the “Historical Survey”) has never been prepared. No deadline was  
19 given in the 1986 HRP with regard to the development of the  
20 Historical Survey. (1986 HRP, p. 42.) Petitioner alleges that  
21 preparation of the Historical Survey was to occur within a reasonable  
22 amount of time, i.e., less than 20 years. The 2003 HRP restated the  
23 requirement that the Historical Survey be prepared. (2003 HRP,  
24 pp. 34-35.) To this date, nearly 21 years after first being mandated,  
25 and nearly four additional years after being re-mandated in the  
26 2003 HRP, the CRA has failed and refused to prepare, complete and  
27 implement the Historical Survey. Petitioner further alleges that the  
28 reasonable time period within which to prepare the Historical Survey

1 was exceeded within three years prior to the filing of this petition,  
2 and that the CRA and/or City have abused their discretion in failing  
3 to do so.

- 4 (f) Section 511 of the 1986 HRP states that “in order to provide  
5 incentives to preserve architecturally and/or historically significant  
6 structures, the unused density from architecturally and/or historically  
7 significant structures may be transferred to other development sites.”  
8 The CRA is to “promulgate procedures for such transfer proposals  
9 consistent with the procedures and requirements as established in  
10 Section 506.2.3, Regional Center Commercial Density, the  
11 procedures and requirements of Section 505.3, Housing Incentive  
12 Units for housing developments, and the procedures of Section 521,  
13 Variations” (hereinafter the “Density Transfer Procedures”). No  
14 deadline was given in the 1986 HRP with regard to the development  
15 of the Density Transfer Procedures. (1986 HRP, p. 43.) Petitioner  
16 alleges that preparation of the Density Transfer Procedures was to  
17 occur within a reasonable amount of time, i.e., less than 20 years.  
18 The 2003 HRP restated the requirement that the Density Transfer  
19 Procedures be prepared. (2003 HRP, p. 35.) To this date, nearly 21  
20 years after first being mandated, and nearly four additional years  
21 since being re-mandated in the 2003 HRP, the CRA has failed and  
22 refused to prepare, complete and implement the Density Transfer  
23 Procedures. Petitioner further alleges that the reasonable time period  
24 within which to prepare the Density Transfer Procedures was  
25 exceeded within three years prior to the filing of this petition, and  
26 that the CRA and/or City have abused their discretion in failing to do  
27 so.  
28

26. The 1986 HRP and 2003 HRP claim that “[r]edevlopment of the Project Area pursuant to this Plan will attain the purposes of the California Community Redevelopment Law . . . by protecting and promoting sound development . . .” (1986 HRP, p. 2; 2003 HRP, p. 2.) The CRA, and by extension the City, cannot protect and promote sound development in the Hollywood Project Area in view of the CRA’s failure to prepare and approve the mandated Studies, including the critical Transportation and Parking Ordinance, for more than 20 years.

27. On March 13, 2007, City of Los Angeles Controller Laura Chick issued an audit of the City’s transportation department, finding, *inter alia*, that the City’s Department of Transportation lacks short- and long-term goals and has no strategic plan.

28. The goals listed in the 1986 HRP and 2003 HRP include: “(a) adopting land use standards; (b) promoting architectural and urban design standards; . . . (d) encouraging maintenance of the built environment; . . . (g) promoting rehabilitation and restoration guidelines . . .” (1986 HRP, p. 3; 2003 HRP, pp. 2-3.) The 1986 HRP and 2003 HRP provide as additional goals to “recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to those features through land use and development criteria.” (1986 HRP, p. 4; 2003 HRP, p. 3.)

29. Another purpose of the 1986 HRP and 2003 HRP is “to encourage the retention of existing structures by a program of conservation and rehabilitation . . .” (1986 HRP, p. 17; 2003 HRP, p. 14.)

30. Section 511 of the 1986 HRP and 2003 HRP states in pertinent part:

“No grading, foundation, demolition, building or any other kind of permit shall be issued by the City for any property within the Redevelopment Project Area which involves or is determined by the Agency to adversely affect any building or resource determined by the Agency to be

1 architecturally or historically significant, unless and until the  
2 following procedure occurs:

3 “Upon notice to the City of such determinations by the  
4 Agency, the issuance of any such permit shall be delayed for a  
5 reasonable period of time requested by the Agency, not to  
6 exceed one hundred and eighty (180) days, to permit  
7 negotiations to occur and opportunities to be explored by all  
8 parties concerned to seek to avoid or mitigate any adverse  
9 impact on any such architecturally or historically significant  
10 building or resource. (Emphasis added.)

11 “If the Agency determines that arrangements for the  
12 preservation of the building or resource cannot be  
13 accomplished within the original 180 day period and further  
14 determines that such arrangements are likely to be  
15 satisfactorily completed within an additional period not to  
16 exceed one hundred and eighty (180) days, then the Agency  
17 may extend the initial 180 day delay period, up to a maximum  
18 extension of an additional 180 days.

19 “No application for any grading, foundation,  
20 demolition, building or any other kind of permit filed with the  
21 City shall be considered to conform with this Redevelopment  
22 Plan unless and until the requirements of this Section are  
23 satisfied.” (Emphasis added.)

24 “The Agency shall coordinate the implementation of  
25 this section with the efforts of the Cultural Heritage  
26 Commission of the City.” (1986 HRP, pp. 42-44; 2003 HRP,  
27 pp. 34-36.)  
28

**THE 2003 HOLLYWOOD REDEVELOPMENT PLAN ("2003 HRP")**

31. On or about May 20, 2003, the City Council adopted and certified the 2003 HRP, which had previously been approved by the CRA. The 2003 HRP readopted and restated almost verbatim the text of the 1986 HRP, but extended the completion deadlines for four of the six Studies, as explained in ¶ 25 herein.

32. Under the 2003 HRP, the stated deadline for preparation of the Franklin Avenue Design Plan is within five years following adoption of the 2003 HRP. (2003 HRP, p. 22.)

33. Under the 2003 HRP, the stated deadline for preparation of the Hollywood Boulevard District Urban Design Plan is within five years following adoption of the 2003 HRP. (2003 HRP, p. 27.)

34. Under the 2003 HRP, the stated deadline for preparation of the Hollywood Core Transition District Development Guidelines is within five years following adoption of the 2003 HRP. (2003 HRP, p. 27.)

35. Under the 2003 HRP, the stated deadline for the preparation of the Transportation and Parking Ordinance is within five years following adoption of the 2003 HRP. (2003 HRP, p. 37.)

**THE 2003 FINAL ENVIRONMENTAL IMPACT REPORT ("2003 FEIR")**

36. The 2003 FEIR for the 2003 HRP was approved and certified by both the CRA and City in 2003.

37. The 2003 FEIR was prepared to evaluate, assess and mitigate the potential environmental impacts associated with implementation of the 2003 HRP in the Hollywood Project Area.

38. Among other things, the 2003 FEIR states that the 2003 HRP authorizes the CRA, *inter alia*, to undertake redevelopment activities which rehabilitate and reuse existing developments and preserve and reuse historic resources (2003 FEIR, p. ES-2), and that the "[p]reservation of historic resources is an important priority" under the 1986 HRP and 2003 HRP. (2003 FEIR, p. A-48.)

1           39.    The 2003 FEIR states:

2                    “In the event that a future development project within  
3                    the Hollywood Redevelopment Project Area is proposed on or  
4                    in proximity to a site containing an historical resource  
5                    identified in the survey contained in Appendix G to the EIR,  
6                    the Agency shall require a study to be made by a qualified  
7                    architectural historian to determine whether the proposed  
8                    development project would result in a substantial adverse  
9                    change in the significance of the historical resource. If the  
10                   study concludes that the project would not result in a  
11                   substantial adverse change in the significance of the historical  
12                   resource, no further action would be required.” (2003 FEIR,  
13                   p. III.D-11; emphasis added.)

14           40.    Pursuant to Section 511 of the 1986 HRP and 2003 HRP, Appendix G of the  
15   2003 FEIR was used by the CRA to identify the architecturally significant buildings in the  
16   Hollywood Project Area.

17           41.    On or about January 3, 2003, Petitioner submitted written comments on the  
18   Draft EIR, which comments were incorporated into the 2003 FEIR. Petitioner’s written  
19   comments included the following:

20                   “The DEIR fails to address the CRA’s inability to create and  
21                   implement specific ordinance plans within the 1986 Plan  
22                   approval. These included sections 518.1 ‘Circulation,’ 505.2  
23                   ‘Franklin Avenue Design District,’ and 506.2.1 ‘Hollywood  
24                   Boulevard District,’ all due in 2-4 years after the May 7, 1986  
25                   Plan adoption date. These reports are key points of the Plan.  
26                   Their failure to be in effect is a major default of the city and  
27                   the CRA in their legal obligations to Hollywood. They also  
28                   have created a design and development vacuum in Hollywood

1            redevelopment planning that benefits neither the community,  
2            nor the CRA. These should have been prepared before the  
3            DEIR was done, as it would clarify many issues in the DEIR,  
4            as well have shown some good faith from the city for future  
5            Hollywood planning and legal obligation.” (Emphasis added.)

6            42. In response to Petitioner’s January 3, 2003 written comments on the Draft  
7            EIR, the CRA in the 2003 FEIR stated that the 2003 HRP “would modify schedules for  
8            the preparation of studies and plans required under the Redevelopment Plan, including the  
9            referenced transportation and urban design plans. The Lead Agency has included funding  
10           for preparation of this Plan in its work program for the current fiscal year and the  
11           following fiscal year. These plans are expected to be completed within this time frame,”  
12           i.e., by the end of fiscal year 2004. (2003 FEIR, pp. A-47-48.) (Attached hereto  
13           collectively as **Exhibit 1** are true and correct copies of Petitioner’s January 3, 2003  
14           comment letter and the CRA’s response thereto in the 2003 FEIR.)

15           43. Contrary to the statement made in the 2003 FEIR, the “studies and plans,”  
16           including but not limited to the “referenced transportation and urban design plans,” were  
17           never prepared and certified and, as of the date of the filing of this petition, do not exist.

18           44. The Studies and the application of the requirements of Section 511 are  
19           approved mitigation measures in the 2003 FEIR. (See, e.g., 2003 FEIR, pp. ES-20 – 21;  
20           A-13.) As a condition of approval of the 2003 HRP and any development in the Project  
21           Area, the Studies and the application of the requirements of Section 511 must be  
22           implemented, but to date the CRA and City have failed and refused to implement them.

#### 23                            THE STATUTORY MANDATES

24           45. The CRA’s powers are derived from legislative enactments of its  
25           “legislative body” and from State law. The CRA’s “legislative body” is the City of Los  
26           Angeles, whose City Council is required by the Community Redevelopment Law to enact  
27           the Redevelopment Plan as an ordinance. In describing the contents of ordinances  
28

1 adopting redevelopment plans, the California Redevelopment Law provides, in Health &  
2 Safety Code § 33367:

3 “The ordinance shall contain all of the following:

4 . . .

5 (b) The plan incorporated by reference.

6 . . .

7 (4) The redevelopment plan is consistent with the general  
8 plan of the community . . .”

9 The HRP’s provisions are therefore a municipal ordinance. They confer powers upon, and  
10 impose legislative mandates on, the CRA.

11 46. The 1986 HRP was enacted On May 7, 1986, as Los Angeles Ordinance No.  
12 161202.

13 47. The 2003 FEIR was adopted by a Resolution of the City Council of Los  
14 Angeles on May 14, 2003.

15 48. The 2003 HRP was enacted on May 20, 2003 as Los Angeles Ordinance  
16 No. 175236. Section 518.1 of the 2003 HRP provides:

17 “The Agency, in cooperation with City Departments . . . shall  
18 prepare for City Council consideration an ordinance  
19 establishing a transportation program. The ordinance shall  
20 include but not be limited to the following:

21 1. A transportation improvement and management plan  
22 creating an integrated program of transportation mitigation  
23 measures such as traffic flow management, demand  
24 management programs, street widenings, public transit and  
25 private transit, including their associated operating costs.

26 2. A commitment of public and private funding sources  
27 to implement the transportation improvement and  
28 management plan. This shall recognize that the transportation

1 system in Hollywood services regional and local needs.

2 3. Procedures to require mitigation of the transportation  
3 impacts of new developments within the Hollywood  
4 Redevelopment area which are expected to have a significant  
5 transportation impact.

6 4. A program including a comprehensive study to  
7 establish trip generation rates which reflect the unique travel  
8 conditions in Hollywood.

9 5. A program including a comprehensive study to  
10 establish parking requirements for new development of the  
11 various kinds of land use within the Hollywood  
12 Redevelopment Project Area." (HRP § 518.1; emphasis  
13 added.)

14 49. The City had previously adopted an 'Oversight Ordinance' in 1991,  
15 whereby every action of the CRA was made subject to City Council review and/or  
16 approval. Los Angeles Ordinance No. 166735, p. 1, provides:

17 "Whereas, it is the intent of the City Council ('Council'), as  
18 the legislative body of the City, that those actions of the  
19 Community Redevelopment Agency ('Agency') which might  
20 have a significant effect, including fiscal effect, on the  
21 policies and programs of the City or Agency, or on the public,  
22 be subject to review and approval by the City Council; and  
23 Whereas, it is the intent of the Council that this requirement  
24 be liberally construed so that the opportunities for review and  
25 policy control of redevelopment by the Council are  
26 maximized."

1           50.     Section 8.99.04 of the Los Angeles Administrative Code, codifying the  
2     “Oversight Ordinance,” outlines the authority of the City Council over the CRA, including  
3     but not limited to:

4                 “Section 8.99.04.   Matters to be Reviewed by the Council.

5                 “Certain actions of the Agency hereinafter described, shall not be  
6                 final or binding or deemed approved until approved by a majority  
7                 vote of the whole Council. . . .

8                 “(f)    Actions to establish or change redevelopment project areas,  
9                 including the initiation of a Feasibility Study, the findings of the  
10                Feasibility Study, the Preliminary Redevelopment Plan, the  
11                Preliminary Report, the Final Redevelopment Plan, and amendments  
12                to existing Redevelopment Plans.”

13                . . . .

14                “(u)   Policies of the Agency.”

15     51.     Ordinance No. 175236 also requires that:

16                “. . . in all developments expected to have significant  
17                circulation impacts, the [CRA] shall cause these traffic related  
18                impacts to be analyzed in the traffic study. The Agency shall  
19                impose appropriate requirements as a condition of approval of  
20                each such development based upon the traffic mitigation  
21                measures identified in the traffic study.”

**FIRST CAUSE OF ACTION**

**(Petition For Writ Of Mandamus And/Or Prohibition For The CRA**

**And City's Violations Of The 1986 HRP, 2003 HRP, And 2003 FEIR Regarding The  
Franklin Avenue Plan, Hollywood Boulevard District Urban Design Plan, Hollywood  
Core Transition District Development Guidelines, and Transportation and Parking  
Ordinance; Against CRA, CITY and DOES 1 through 10)**

52. Petitioner realleges and incorporates herein by reference the allegations of Paragraphs 1 through 51, inclusive, of this petition.

53. The CRA has failed to prepare, complete and certify the Franklin Avenue Plan, Hollywood Boulevard District Urban Design Plan, Hollywood Core Transition District Development Guidelines, and Proposed Transportation and Parking Ordinance (hereinafter sometimes referred to as "The Postponed Studies") for more than 20 years.

54. Although the CRA has purported to extend the timeframe to June or July 2008 for preparation of the Postponed Studies, the CRA has violated the 1986 HRP and abused its discretion in failing to complete the Studies for more than 20 years while simultaneously permitting development in the Hollywood Project Area that was to be evaluated, regulated and mitigated in accordance with the mandated Studies.

55. In the absence of the mandated Studies, the CRA and City continue to approve massive projects in the Hollywood Project Area which cannot be granted because the stated conditions for approval cannot be met. For example, in a March 8, 2007 Recommendation Report from the City's Planning Department related to a proposed project at 1540 North Vine Street, the findings of the Recommendation Report recommended and approved multiple actions, including a zone change and a 50% floor area ratio increase to permit an 11-story, approximately 430,000 square foot mixed use building consisting of 306 apartment units and a 67,500 square foot grocery store, based in part on a legally impossible CRA Board finding "that the project conforms to: . . . a Transportation Program adopted by the Community Redevelopment Agency Board . . . ." Yet on the following page, the Recommendation Report admits that no such

1 Transportation Program has been adopted by the CRA. (Attached hereto as **Exhibit 2** are  
2 true and correct copies of excerpts of the March 8, 2007 Recommendation Report.)

3 56. Regarding the Franklin Avenue Corridor, the 1986 HRP and 2003 HRP  
4 recognize the need for “preservation of architecturally and/or historically significant  
5 buildings, parking, circulation, and views to and from the Hollywood Hills including the  
6 height, orientation and massing of new development within this District.” (1986 HRP,  
7 p. 27; 2003 HRP, p. 22.) However, the CRA has failed to prepare the Franklin Avenue  
8 Design Plan, one of the mandated Studies, for more than 20 years.

9 57. Petitioner is informed and believes, and based thereon alleges, that  
10 historically and/or architecturally significant resources are not being sufficiently  
11 protected, and irreparable harm is occurring because of the CRA’s failure to complete and  
12 implement the Franklin Avenue Design Plan while the CRA and City approve projects in  
13 the absence of the Franklin Avenue Design Plan.

14 58. Shortly before the original filing of this Petition, the CRA indicated that the  
15 Franklin Avenue Design Plan does not exist, is not being prepared, and no budget has  
16 been allocated for its preparation. (Attached hereto as **Exhibit 3** is a true and correct copy  
17 of a February 14, 2007 letter from the CRA in response to a January 23, 2007 Public  
18 Records Act request from Petitioner in which Petitioner requested all “documents which  
19 refer or relate to whether any of the studies called for as part of the 1986 Hollywood  
20 Redevelopment Plan and the 2003 Hollywood Redevelopment Plan Amendment,  
21 including but not limited to the transportation and parking study, the detailed design plan  
22 for the Franklin Avenue Design District, the urban design plan for the Hollywood  
23 Boulevard District, design and/or development guidelines for the Hollywood Core  
24 Transition District, and the preparation of an ordinance establishing a transportation  
25 program . . . .”)

26 59. The 1986 HRP and 2003 HRP recognize the importance of “preservation,  
27 restoration, and appropriate reuse of historically and/or architecturally significant  
28 structures” in the Hollywood Boulevard District. (1986 HRP, p. 32; 2003 HRP, p. 27.)

1 The 1986 HRP and 2003 HRP state that the objectives of the Hollywood Boulevard  
2 District, *inter alia*, are to “Assure that new development is sympathetic to and  
3 complements the existing scale of development.” (1986 HRP, p. 33; 2003 HRP, p. 27.)  
4 The 1986 HRP and 2003 HRP also require that “All new development in the District shall  
5 meet the design guidelines [of the Hollywood Boulevard District Urban Design Plan] to  
6 ensure that the objectives of the District are achieved.” (1986 HRP, p. 33; 2003 HRP,  
7 p. 27 [emphasis added].)

8 60. The 1986 HRP states that the Hollywood Boulevard District Urban Design  
9 Plan “including design guidelines and criteria and a parking and circulation program to  
10 achieve [its] objectives shall be developed by the Agency within two (2) years of the  
11 adoption of the” 1986 HRP. (1986 HRP, p. 33.)

12 61. The 2003 HRP generally mirrors the language of the 1986 HRP, and again  
13 states that the Hollywood Boulevard District Urban Design Plan “including design  
14 guidelines and criteria and a parking and circulation program to achieve [its] objectives  
15 shall be developed by the Agency within five (5) years following the adoption of the First  
16 Amendment to this Plan,” i.e., the 2003 HRP. (2003 HRP, p. 27.)

17 62. However, for more than 20 years the CRA has ignored the plain,  
18 unambiguous words of the 1986 HRP and 2003 HRP, and has failed to complete the  
19 Hollywood Boulevard District Urban Design Plan to ensure that the objectives of the  
20 1986 HRP and 2003 HRP are met. Petitioner is informed and believes, and based thereon  
21 alleges, that because the Hollywood Boulevard District Urban Design Plan has not been  
22 prepared and/or completed, any and all development projects in the Hollywood Boulevard  
23 District *per se* cannot be in compliance with the 1986 HRP and the 2003 HRP because the  
24 method to approve them, i.e., that “All new development in the District shall meet the  
25 design guidelines” (1986 HRP, p. 33; 2003 HRP, p. 27) does not exist.

26 63. Petitioner is informed and believes, and based thereon alleges, that  
27 historically and/or architecturally significant resources are not being sufficiently  
28 protected, and irreparable damage is occurring as a result of the CRA’s failure to complete

1 and implement the Hollywood Boulevard District Urban Design Plan, while the CRA and  
2 City continue to approve projects in the absence of the Hollywood Boulevard District  
3 Urban Design Plan.

4 64. As of the date of the filing of this Petition, the CRA has indicated that the  
5 Hollywood Boulevard District Urban Design Plan does not exist, is not being prepared,  
6 and no budget has been allocated for its preparation. (**Exhibit 3.**)

7 65. The CRA's failure to complete and implement these required Studies has  
8 deprived the public of the protections mandated by CEQA and the 1986 HRP, the  
9 2003 HRP, and the 2003 FEIR which the Studies were to provide, including but not  
10 limited to mitigation of environmental impacts and added protection of historical and/or  
11 architecturally significant resources in the Project Area.

12 66. The 1986 HRP and 2003 HRP recognize that properties designated on the  
13 Redevelopment Plan Map as "Hollywood Core Transition District" shall be given special  
14 consideration due to the low density of the adjacent residential areas. (1986 HRP, p. 33;  
15 2003 HRP, p. 27.) However, the Hollywood Core Transition District Development  
16 Guidelines that were meant to ensure that new development is compatible with adjacent  
17 residential areas have not been prepared after more than 20 years. Petitioner is informed  
18 and believes, and based thereon alleges, that because the Hollywood Core Transition  
19 District Development Guidelines do not yet exist, there is no method in place for ensuring  
20 that new developments are compatible with adjacent residential areas, including but not  
21 limited to historically and/or architecturally significant residential areas.

22 67. Petitioner is informed and believes, and based thereon alleges, that  
23 historically and/or architecturally significant resources are not being sufficiently  
24 protected, and irreparable damage is occurring as a result of the CRA's failure to complete  
25 and implement the Hollywood Core Transition District Development Guidelines, while  
26 the CRA and City continue to approve projects in the absence of the Hollywood Core  
27 Transition District Development Guidelines.  
28

1           68. As of the date of the filing of this Petition, the CRA has indicated that the  
2 Hollywood Core Transition District Development Guidelines do not exist, are not being  
3 prepared, and no budget has been allocated for their preparation. (**Exhibit 3.**)

4           69. The 1986 HRP and 2003 HRP recognize the critical need for developing the  
5 Transportation and Parking Ordinance. (1986 HRP, p. 46-47; 2003 HPR, pp. 37-39.)  
6 However, the Transportation and Parking Ordinance has not been prepared after more  
7 than 20 years.

8           70. Petitioner is informed and believes, and based thereon alleges, that  
9 environmentally responsible development has not occurred and is not occurring in the  
10 Project Area, and historically and/or architecturally significant resources are being  
11 adversely impacted, as a result of the CRA's failure to complete and implement the  
12 Transportation and Parking Ordinance while the CRA and City continue to approve  
13 projects in the absence of the Transportation and Parking Ordinance.

14           71. As of the date of the filing of this Petition, the CRA has indicated that the  
15 Transportation and Parking Ordinance does not exist, is not being prepared, and no budget  
16 has been allocated for its preparation. (**Exhibit 3.**)

17           72. The 2003 FEIR also includes Response No. 13-2, responding to comments  
18 received from Petitioner. (**Exhibit 1.**) (2003 FEIR, p. A-47.) Petitioner's comments  
19 noted that the CRA had failed to prepare the Franklin Avenue Design Plan, the  
20 Hollywood Boulevard District Urban Design Plan, and the Transportation and Parking  
21 Ordinance. The CRA's response notes that with regard to the Urban Design Plan, the  
22 CRA has "included funding for preparation of this Plan in its work program for the  
23 current fiscal year and the following fiscal year." The CRA's response to comments in  
24 the 2003 FEIR states that "[t]hese plans are expected to be completed within" "the current  
25 fiscal year [2003] and the following fiscal year." However, these studies still have not  
26 been completed, and the CRA has failed and refused to require their preparation.

27           73. Petitioner is informed and believes, and based thereon alleges, that the CRA  
28 has exhibited a pattern and practice of failing and refusing to prepare, complete and

1 implement the Studies required by the 1986 HRP, 2003 HRP and 2003 FEIR. The CRA's  
2 pattern of ignoring and otherwise violating its own adopted land use and planning  
3 documents has continued for more than 20 years.

4 74. Petitioner is informed and believes, and based thereon alleges, that the CRA  
5 has taken little or no action in compliance with the extended timeframes granted in the  
6 2003 HRP to prepare and complete the required Studies. (**Exhibit 3.**)

7 75. As shown in **Exhibit 3**, the CRA admits that "it does not have any  
8 documentation in its care, custody or control which would be responsive to this request"  
9 related to: "(i) the design plan for the Franklin Avenue Design District, (ii) the  
10 design/development guidelines for the Hollywood Core Transition District, and (iii) an  
11 ordinance establishing a transportation program . . . ." As to the remainder of Petitioner's  
12 request, the CRA appears to refer to limited documents from 1988 and 1990, as well as  
13 undated documents which Petitioner is informed and believes, and based thereon alleges,  
14 come from the same time frame. These documents do not pertain to or in any manner  
15 meet the requirements of preparing the Studies called for in the 2003 HRP and/or  
16 2003 FEIR.

17 76. As further shown in **Exhibit 3**, Petitioner requested "All documents which  
18 refer or relate to the current status of all studies called for in the 1986 Hollywood  
19 Redevelopment Plan and the 2003 Hollywood Redevelopment Plan Amendment,  
20 including but not limited to staff reports, studies, photographs, memoranda and internal  
21 memoranda, agenda items, agenda statements, correspondence, emails, notes, photos, and  
22 audio and/or video recordings."

23 77. As shown in **Exhibit 3**, the CRA admits that "A diligent search and  
24 reasonable inquiry has been made, and this Agency affirms that it does not have any  
25 documentation within its care, custody, or control, which would be responsive to this  
26 request."

27 78. Petitioner is informed and believes, and based thereon alleges, that because  
28 the CRA has failed and refused to prepare, complete and implement the Postponed

1 Studies, it is impossible for new development to occur in compliance with the 1986 HRP,  
2 2003 HRP, and 2003 FEIR, and as a result, all new development and approvals thereof by  
3 the CRA and City are, *per se*, in violation of the 1986 HRP, 2003 HRP, and 2003 FEIR,  
4 and thereby illegal.

5 79. Petitioner is informed and believes, and based thereon alleges, that because  
6 the CRA has failed and refused to prepare, complete and implement the Postponed  
7 Studies, the environmental mitigation measures and protections, including for historically  
8 and/or architecturally significant resources, which were to result from the Studies, and  
9 which mitigation measures were mandated by the 2003 FEIR, have been denied to the  
10 public. Petitioner is further informed and believes, and based thereon alleges, that the  
11 environmental mitigation measures which the Studies were to provide are, in the absence  
12 of the required Studies, unenforceable and illusory.

13 80. Petitioner is informed and believes, and based thereon alleges, that the  
14 CEQA review for numerous development projects in the Project Area have purported to  
15 and continue to purport to “tier off” of the 2003 FEIR. However, the 2003 FEIR, as the  
16 1986 HRP and 2003 HRP, are devoid of the mandated Studies, including the six Studies  
17 alleged in ¶ 23 above. As a result, the CRA and City have and continue to illegally grant  
18 development approvals based upon nonexistent design and environmental studies.

19 81. The CRA and City have violated and continue to violate the holding of  
20 Federation of Hillside & Canyon Associations v. City of Los Angeles (2000) 83  
21 Cal.App.4th 1252, 1260-1261, which states that the purpose of providing measures to  
22 mitigate or avoid significant effects on the environment “is to ensure that feasible  
23 mitigation measures will actually be implemented as a condition of development, and not  
24 merely adopted and then neglected or disregarded.”  
25  
26  
27  
28

**SECOND CAUSE OF ACTION**

**(Petition for Writ of Mandamus And/Or Prohibition for The CRA  
And City's Violations Of The 1986 HRP, 2003 HRP, And 2003 FEIR Regarding The  
Historical Survey and Density Transfer Procedures --  
Against CRA, CITY and DOES 1 through 10)**

82. Petitioner realleges and incorporates herein by reference the allegations of Paragraphs 1 through 81, inclusive, of this petition.

83. The CRA's failure to complete and implement the Historical Survey is a further abuse of discretion and violation of the 1986 HRP, 2003 HRP and 2003 FEIR. The CRA has failed to complete the Historical Survey for more than 20 years.

84. Although the 1986 HRP and 2003 HRP do not provide a deadline for the completion of the Historical Survey, Petitioner is informed and believes, and based thereon alleges, that the failure of CRA to complete the Historical Survey for more than 20 years, while continuing to approve high-density development projects which have resulted in the wanton destruction of historically and culturally significant buildings, bespeaks a deliberate decision by the CRA to postpone indefinitely the performance this mandated duty. Petitioner alleges that this policy is outrageous and in violation of the letter and spirit of the City Ordinances approving and adopting both the HRP's and 2003 FEIR, and that a present and existing mandatory duty exists on the part of the CRA to prepare and approve the Historical Survey.

85. Petitioner is informed and believes, and based thereon alleges, that environmentally responsible development has not occurred and is not occurring in the Project Area, and historically and/or architecturally significant resources are being adversely impacted, as a result of the CRA's failure to complete and implement the Historical Survey while the CRA and City continue to approve projects in the absence of the Historical Survey.

1           86. As of the date of the filing of this Petition, the CRA has indicated that the  
2 Historical Survey does not exist, is not being prepared, and no budget has been allocated  
3 for its preparation. (**Exhibit 3.**)

4           87. Petitioner is informed and believes, and based thereon alleges, that in the  
5 absence of the completion and adoption of the Historical Survey, the CRA had adopted  
6 and implemented administrative procedures whereby many historic buildings that merit  
7 protection are not so protected, and that the CRA has unilaterally determined, in violation  
8 of its mandate from the City of Los Angeles, not to protect such buildings and resources.

9           88. The CRA's failure to complete and implement the Density Transfer  
10 Procedures is a further abuse of discretion and violation of the 1986 HRP, 2003 HRP and  
11 2003 FEIR. The CRA has failed to complete the Density Transfer Procedures for more  
12 than 20 years.

13           89. Although the 1986 HRP and 2003 HRP do not provide a deadline for the  
14 completion of the Density Transfer Procedures, Petitioner is informed and believes, and  
15 based thereon alleges, that the failure of CRA to complete the Density Transfer  
16 Procedures for more than 20 years, while continuing to approve high-density development  
17 projects which have resulted in the wanton destruction of historically and culturally  
18 significant buildings, bespeaks a deliberate decision by the CRA to postpone indefinitely  
19 the performance this mandated duty. Petitioner alleges that this policy is outrageous and  
20 in violation of the letter and spirit of the City Ordinances approving and adopting both the  
21 HRPs and 2003 FEIR, and that a present and existing mandatory duty exists on the part of  
22 the CRA to prepare and approve the Density Transfer Procedures.

23           90. Petitioner is informed and believes, and based thereon alleges, that  
24 environmentally responsible development has not occurred and is not occurring in the  
25 Project Area, and historically and/or architecturally significant resources are being  
26 adversely impacted, as a result of the CRA's failure to complete and implement the  
27 Density Transfer Procedures while the CRA and City continue to approve projects in the  
28 absence of the Density Transfer Procedures.

1           91. As of the date of the filing of this Petition, the CRA has indicated that the  
2 Density Transfer Procedures do not exist, are not being prepared, and no budget has been  
3 allocated for their preparation. (Exhibit 3.)

4                                   **THIRD CAUSE OF ACTION**

5                   **(Petition for Writ of Mandamus And/Or Prohibition for The CRA's**  
6                   **Violations Of Section 511 of the 1986 HRP and 2003 HRP, And Related Provisions**  
7                   **Of The 2003 FEIR, And For Declaratory Relief --**  
8                   **Against CRA, City and Whitley Investment Group, and ROES 1-200)**

9           92. Petitioner realleges and incorporates herein by reference the allegations of  
10 Paragraphs 1 through 91, inclusive, of this petition.

11           93. As noted above, Section 511 of the 1986 HRP and 2003 HRP states in  
12 pertinent part:

13                               “Buildings listed as Cultural-Historic Monuments by  
14 the City and listed in, determined or appear to be eligible for  
15 listing in the National Register of Historic Places are  
16 determined to be of architectural and/or historic significance.  
17 The Agency shall use established criteria for determining  
18 additional architectural and/or historical resources and shall  
19 maintain a publicly available list of all buildings within the  
20 Project Area which it determines to be architecturally and/or  
21 historically significant. (Emphasis added.)

22                               “No grading, foundation, demolition, building or any  
23 other kind of permit shall be issued by the City for any  
24 property within the Redevelopment Project Area which  
25 involves or is determined by the Agency to adversely affect  
26 any building or resource determined by the Agency to be  
27 architecturally or historically significant, unless and until the  
28 following procedure occurs:

1                   “Upon notice to the City of such determinations by the  
2                   Agency, the issuance of any such permit shall be delayed for a  
3                   reasonable period of time requested by the Agency, not to  
4                   exceed one hundred and eighty (180) days, to permit  
5                   negotiations to occur and opportunities to be explored by all  
6                   parties concerned to seek to avoid or mitigate any adverse  
7                   impact on any such architecturally or historically significant  
8                   building or resource. (Emphasis added.)

9                   “If the Agency determines that arrangements for the  
10                  preservation of the building or resource cannot be  
11                  accomplished within the original 180 day period and further  
12                  determines that such arrangements are likely to be  
13                  satisfactorily completed within an additional period not to  
14                  exceed one hundred and eighty (180) days, then the Agency  
15                  may extend the initial 180 day delay period, up to a maximum  
16                  extension of an additional 180 days.

17                  “No application for any grading, foundation,  
18                  demolition, building or any other kind of permit filed with the  
19                  City shall be considered to conform with this Redevelopment  
20                  Plan unless and until the requirements of this Section are  
21                  satisfied.” (Emphasis added.)

22                  “The Agency shall coordinate the implementation of  
23                  this section with the efforts of the Cultural Heritage  
24                  Commission of the City.” (1986 HRP, p. 42-44; 2003 HRP,  
25                  pp. 34-36.)

26                  94.    The “publicly available list” referenced in Section 511 is Appendix G to the  
27                  2003 FEIR for the 2003 HRP. (2003 FEIR, p. III.D-5; p. ES-20.) (A true and correct  
28                  copy of Appendix G to the 2003 FEIR is attached hereto as **Exhibit 4**.)

1           95. While Petitioner contends that the Historical Survey as described in ¶ 23(e)  
2 has not been prepared or completed, Appendix G to the 2003 FEIR refers to  
3 architecturally and/or historically significant resources. Appendix G divides these  
4 resources into five categories of relative significance, from 1 to 5. Buildings from all five  
5 categories, including 5S1, 5S3, and 5D, are included in Appendix G as being “Historical  
6 Resources in the Hollywood Community Redevelopment Area.” (Appendix G, pp. 1-48.)

7           96. The 2003 FEIR further states that the “448 identified historical resources  
8 located within the Project Area” (2003 FEIR, p. ES-18; p. III.D-4) include all category  
9 5S1, 5S3, and 5D properties. (2003 FEIR, p. III.D-6.) Although Appendix G defines 5S3  
10 and 5D, it omitted the definition of 5S1. 5S1 is defined elsewhere in the 2003 FEIR at  
11 p. III.D-6. 5S1 is defined as “Individually listed on or eligible for the California Register  
12 or a local landmark ordinance.” 5S3 is defined as “Ineligible for the National or  
13 California Register, but is worthy of special consideration in local planning.” 5D is  
14 defined as “Ineligible for the National Register but appears eligible for the California  
15 Register and/or under a local Register and/or under a local landmark ordinance.”

16           97. The 2003 FEIR states that “in the event that a future development project  
17 within the Project Area is proposed on or in proximity to a site containing an historical  
18 resource identified in the survey contained in Appendix G to this EIR, the Agency shall  
19 require a study to be made by a qualified architectural historian to determine whether the  
20 proposed development project would result in a substantial adverse change in the  
21 significance of the historical resource.” (2003 FEIR, p. ES-20; emphasis added.) The  
22 2003 FEIR continues: “If the study concludes that the project would result in a substantial  
23 adverse change in the significance of the historical resource,” then the CRA must comply  
24 with the requirements of Section 511. (2003 FEIR, p. ES-20.) Such requirements include  
25 the CRA’s prevention of the City’s issuing of any and all permits, including demolition,  
26 grading, foundation and building permits. Such requirements further include the CRA’s  
27 imposition of up to two, 180-day periods for negotiation regarding preservation of the  
28 resource.

1           98. With regard to the “study to be made by a qualified architectural historian to  
2 determine whether the proposed development project would result in a substantial adverse  
3 change in the significance of the historical resource” (2003 FEIR, p. ES-20), the  
4 2003 FEIR does not permit or otherwise authorize a new study to re-evaluate the  
5 architecturally and/or historically significant status determinations of Appendix G.

6           99. Petitioner is informed and believes, and based thereon alleges, that the CRA  
7 has *de facto* adopted a policy or procedure which violates the plain language of the  
8 2003 FEIR by allowing self-interested developers to prepare and submit re-evaluations of  
9 the CRA’s architecturally and/or historically significant status determinations as contained  
10 in Appendix G. The CRA’s *de facto* policy amounts to an unlawful delisting of resources  
11 from Appendix G, and therefore results in illegal amendments to the 1986 HRP,  
12 2003 HRP and 2003 FEIR without due process and CEQA review.

13           100. The only study permitted by the 2003 FEIR is one which analyzes whether  
14 the proposed development project “would result in a substantial adverse change in the  
15 significance of the historical resource,” not a study which purports to re-evaluate the  
16 architecturally and/or historically significant resource classification. The identification of  
17 properties as architectural or historical resources as defined by the 1986 HRP, 2003 HRP  
18 and the 2003 FEIR has been established through the CRA’s “publicly available list,” i.e.,  
19 Appendix G.

20           101. The 2003 FEIR states:

21                   “If the study concludes that the project would result in  
22                   a substantial adverse change in the significance of the  
23                   historical resource, the issuance of any grading, foundation,  
24                   demolition, building, or any other kind of permit issued by the  
25                   City of Los Angeles shall be delayed for a reasonable period  
26                   of time requested by the Agency, up to 180 days. During this  
27                   time period, the Agency shall conduct negotiations and  
28                   explore opportunities with all parties concerned to seek to

1 avoid or mitigate any adverse impact on the historical  
2 resource. Potential modifications to the project to avoid or  
3 mitigate adverse impacts on historical resources would  
4 include, but not be limited to, design changes related to height,  
5 density, upper story step-backs, architectural features, or  
6 materials, changes in the proposed development program to  
7 include compatible uses, site plan modifications that  
8 incorporate historic structures, or sale of the property to  
9 another party. If the Agency determines that arrangements for  
10 preservation of the building or resource cannot be  
11 accomplished within the original 180 day period and further  
12 determines that such arrangements are likely to be  
13 satisfactorily completed within an additional period not to  
14 exceed 180 days, then the Agency may extend the initial  
15 period up to a maximum extension of an additional 180 days.”  
16 (2003 FEIR, p. III.D-11; emphasis added.)

17 102. The 2003 FEIR further states:

18 “If negotiations with all concerned parties do not  
19 identify alternatives to a proposal that would significantly  
20 affect an historic resource, then the impact shall be deemed to  
21 be a new significant environmental effect requiring major  
22 revisions of the previous EIR as it applies to the project per  
23 State CEQA Guidelines Section 15162 and a Supplemental  
24 EIR shall be prepared for the project which addresses the  
25 impacts to the affected historical resource and identifies  
26 overriding considerations for approving the project, if any, per  
27 State CEQA Guidelines Section 15093.” (2003 FEIR,  
28 p. III.D-11; emphasis added.)

103. The 2003 FEIR further states:

“In the event that arrangements for preservation of the building or resource cannot be accomplished within the time frames set forth above, then the impact shall be deemed to be a new significant environmental effect requiring major revisions of the previous EIR as it applies to the project per State CEQA Guidelines Section 15162 and a Supplemental EIR shall be prepared for the project which addresses the impacts to the affected historical resource.” (2003 FEIR, p. ES-20; emphasis added.)

104. Petitioner is informed and believes, and based thereon alleges, that the Supplemental EIR is the only procedural method in the 2003 FEIR that states how an identified historical resource from Appendix G may possibly be demolished. The Supplemental EIR requirement is triggered only after the CRA has delayed the City’s issuance or caused the rescission by the City of the issuance of permits for the subject site; then only if “arrangements for preservation of the building or resource cannot be accomplished”; only after the two, up to 180-day periods for negotiation required by the 2003 FEIR have occurred; then only after a Supplemental EIR has been prepared; and then only if a Statement of Overriding Considerations is allowed and approved. (2003 FEIR, p. III.D-11; p. ES-20.)

105. Over Petitioner’s timely and prompt objections, the CRA failed and refused to comply with Section 511 of the 1986 HRP and 2003 HRP, as well as mandatory provisions of the 2003 FEIR, in allowing the issuance of a demolition permit by the City to Real Party Whitley Investment Group for the Category 5 building at 1810-1816 Whitley Avenue.

106. Real Party Whitley Investment Group has improperly demolished properties identified in Appendix G as being architecturally and/or historically significant over Petitioner’s objections to the CRA and City regarding the then-threatened demolition of a

1 1921 Mediterranean Revival apartment building in near-original condition. Petitioner is  
2 informed and believes, and based thereon alleges, that Appendix G's reference to  
3 1812 Whitley is to the 1810-1816 Whitley building.

4 107. In response to Petitioner's prompt written objections to the issuance of a  
5 demolition permit to Whitley Investment Group, the CRA claimed that, notwithstanding  
6 the listing of 1812 Whitley in Appendix G, 1812 Whitley did not come within the  
7 protection of Section 511 of the 1986 HRP and 2003 HRP, nor within the protection of the  
8 2003 FEIR, allegedly because Category 5 resources are not protected under Section 511.

9 108. Petitioner is informed and believes, and based thereon alleges, that the CRA  
10 and the City have refused and continue to refuse to delay the issuance of permits when  
11 Category 5 resources, including but not limited to the 1812 Whitley building, would be  
12 substantially adversely changed.

13 109. The 2003 FEIR refers not only to a substantial adverse change in the  
14 significance of the architecturally and/or historically significant resource directly  
15 impacted, but also to those "historical resource[s] identified in the survey contained in  
16 Appendix G to the EIR" "in proximity to" it, of which there are at least seven on Whitley  
17 Avenue alone as listed in Appendix G, including Los Angeles Historic-Cultural landmarks  
18 and categories 2, 3 and 5 buildings. (2003 FEIR, p. III.D-11; App. G.) Accordingly, the  
19 issuance of any building, grading, foundation or other permit by the City to Real Party  
20 Whitley Investment Group or to any successor owner and/or successor developer would  
21 be subject to this section, as such issuance would impact the "integrity of setting" due to  
22 "incompatible massing, size, scale or architectural style of new development" vis-à-vis  
23 these designated architecturally and/or historically significant resources in proximity to  
24 the 1812 Whitley Property. (2003 FEIR, p. III.D-8-9.)

25 110. The proposed condominium development project by Real Party Whitley  
26 Investment Group or by any successor owner and/or successor developer violates the  
27 context of architecturally significant resources in proximity to it, as it has "incompatible  
28 massing, size, scale or architectural style" vis-à-vis these designated architecturally and/or

1 historically significant resources in proximity to the 1812 Whitley property. (2003 FEIR,  
2 p. III.D-8-9.) Allowing the proposed project to be completed would result in permanent  
3 and irreparable damage and injury to the community and to Petitioner and the public in  
4 general due to incompatible massing, size, scale, and architectural style of the project, and  
5 the resulting impairment of, damage to and/or destruction of architecturally and  
6 historically significant resources in the Hollywood Project Area. The petitioner will  
7 suffer irreparable injury if injunctive relief is not issued, and said irreparable damage is  
8 clear and imminent, including based upon the plain language of Section 511, in the case of  
9 the Whitley project. Further, to comply with Section 511 and the 2003 FEIR, the  
10 proposed condominium development project or any other development project by Real  
11 Party Whitley Investment Group or by any successor owner and/or successor developer  
12 should include modifications “to avoid or mitigate adverse impacts on historical resources  
13 [that] would include, but not be limited to, design changes related to height, density, upper  
14 story step-backs, architectural features, or materials, changes in the proposed development  
15 program to include compatible uses, site plan modifications that incorporate historic  
16 structures, or sale of the property to another party.” (2003 FEIR, p. III.D-11.)

17 111. To the extent that any demolition, grading, foundation, building or other  
18 permits have been issued by the CRA and/or City to Real Party Whitley Investment Group  
19 or to any successor owner and/or successor developer concerning 1802-1808 North  
20 Whitley Avenue and 1810-1816 North Whitley Avenue, the CRA should be compelled to  
21 require the revocation and/or rescission of same by the City pending fulfillment of the  
22 requirements of Section 511 of the 2003 HRP and all relevant provisions of the  
23 2003 FEIR, including, depending upon the CRA’s decisions, the preparation of an EIR for  
24 the proposed condominium development project or any other development project on the  
25 Whitley site by Real Party Whitley Investment Group or by any successor owner and/or  
26 successor developer. (2003 FEIR, p. ES-20.)

27 112. Petitioner is informed and believes, and based thereon alleges, that the CRA  
28 should be compelled to require the City to suspend or withhold the issuance of any and all

permits to Real Party Whitley Investment Group or to any successor owner and/or successor developer, including but not limited to grading and building permits, in part because of the impacts of the proposed condominium development project by Real Party Whitley Investment Group or by any successor owner and/or successor developer on historic resources in proximity to the 1802-1808 North Whitley Avenue and 1810-1816 North Whitley Avenue properties. There are at least seven other CRA-designated architecturally and/or historically significant resources in close proximity to 1802-1808 North Whitley Avenue and 1810-1816 North Whitley Avenue on Whitley, including properties designated in Appendix G as Categories 2, 3 and 5.

113. A present controversy exists as to the applicability of Section 511 of the 1986 HRP and 2003 HRP to Category 5 resources. Furthermore, the *de facto* policy and procedure used by the CRA of “de-listing” the architecturally and/or historically significant designation of properties through the use of developer-sponsored re-evaluations endangers all resources in Appendix G. This Court should declare that Section 511 applies to all Category 5 properties, and should order the CRA not to change or otherwise disregard existing designations in Appendix G without the required conditions and CEQA review as provided in the 2003 FEIR.

114. Real Party Whitley Investment Group has a direct interest in the relief sought in this Second Cause of Action.

### **PRAYER**

WHEREAS, Petitioner prays that the Court enter judgment in its favor as follows:

#### **On The First and Second Causes Of Action:**

1. Issue a writ of mandamus directing the CRA immediately to prepare, and then to approve, certify and implement the:

- (a) Franklin Avenue Design Plan;
- (b) Hollywood Boulevard District Urban Design Plan;
- (c) Hollywood Core Transition District Development Guidelines; and
- (d) Transportation and Parking Ordinance

1 as referenced in ¶¶ 25(a) - (d), to ensure that the public hearing and CEQA processes for  
2 these studies will be completed by the 2008 deadline, and in accordance with the  
3 conditions for these studies as set out in the 1986 HRP, 2003 HRP and 2003 FEIR.

4 2. Issue a writ of mandamus directing the CRA immediately to prepare, and  
5 then to approve, certify and implement consistent with the required public hearing and  
6 CEQA processes the:

7 (e) Historical Survey; and

8 (f) Density Transfer Procedures

9 as referenced in ¶¶ 25(e) - (f), which have been required since approval of the 1986 HRP,  
10 and to give a date certain for immediate commencement of their preparation and  
11 completion.

12 3. Issue a writ of mandamus directing the CRA and the City to suspend  
13 processing of all new development projects in the Hollywood Project Area that require  
14 compliance with the 2003 HRP and/or 2003 FEIR until the Studies are complete, certified  
15 and implemented, excepting only those projects subject to CEQA that have already  
16 received final CEQA certification as of the date of the original filing of this petition.

17 4. Issue a writ of prohibition prohibiting the CRA and the City from approving  
18 and/or permitting in the Hollywood Project Area all new development projects and/or  
19 issuing demolition permits that would require compliance with the 2003 HRP and/or  
20 2003 FEIR until the Studies are complete, certified and implemented, excepting only  
21 those projects subject to CEQA that have already received final CEQA certification as of  
22 the date of the original filing of this petition.

23 5. Declare that any approvals and permitting of new development projects  
24 and/or issuance of demolition permits for projects in the Hollywood Project Area that  
25 require compliance with the 2003 HRP and/or 2003 FEIR are void and illegal until such  
26 time as the new development projects can be evaluated in accordance with the Studies, as  
27 required in the 2003 HRP and/or 2003 FEIR, excepting only those projects subject to  
28

CEQA that have already received final CEQA certification as of the date of the original filing of this petition.

**On The Third Cause Of Action:**

6. Issue a writ of mandamus directing the CRA and the City to enforce, implement and otherwise comply with Section 511 of the 2003 HRP and/or 2003 FEIR.

7. Issue a writ of mandamus enjoining the CRA and City from violating the requirements of Section 511 of the 2003 HRP and/or 2003 FEIR.

8. Declare that Section 511 of the 2003 HRP and relevant provisions of the 2003 FEIR apply to all Category 5 buildings and resources, including but not limited to those resources contained in Appendix G of the 2003 FEIR.

9. Issue a writ of mandamus requiring the CRA and/or City to suspend and/or rescind any and all permits that have been or may be issued to Real Party Whitley Investment Group and any successor owner and/or successor developer at the 1802-1808 North Whitley Avenue and/or 1810-1816 North Whitley Avenue properties, and enjoin the CRA and City from issuing any permits to Whitley Investment Group and any successor owner and/or successor developer until and unless the requirements of Section 511 of the 2003 HRP and relevant provisions of the 2003 FEIR, as well as the Hollywood Core Transition District Development Guidelines, have been satisfied.

**On All Causes Of Action:**

10. Award attorney fees pursuant to Code of Civil Procedure § 1021.5 and a multiplier, as appropriate.

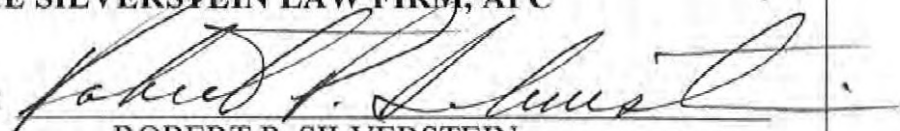
11. Award costs of suit.

12. Award such other and further relief as the Court may deem just and proper.

November 12, 2007

**THE SILVERSTEIN LAW FIRM, APC**

By:



ROBERT P. SILVERSTEIN

Attorneys for Petitioner HOLLYWOOD  
HERITAGE, INC.

THE SILVERSTEIN LAW FIRM, APC  
215 North Marengo Avenue, 8<sup>th</sup> Floor  
Pasadena, CA 91101-1504

VERIFICATION

STATE OF CALIFORNIA     )  
COUNTY OF LOS ANGELES    ) ss:

I, MARC WANAMAKER, declare as follows:

I am the President of Hollywood Heritage, Inc., the Petitioner in this action. I have read the forgoing SECOND AMENDED PETITION FOR WRIT OF MANDAMUS AND/OR PROHIBITION, AND COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF [Code Civ. Proc. § 1085] and am familiar with its contents. The same are true of my own knowledge, except as to those matters which are therein stated on information and belief, and, as to those matters, I believe them to be true.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed at Pasadena, California on the 12 day of November, 2007.

By: Marc Wanamaker  
MARC WANAMAKER

VERIFICATION





Community Redevelopment Agency  
of the City of Los Angeles  
354 South Spring St.  
Suite 700  
Los Angeles, California 90013

January 3, 2003

Attn: Robert Manford, City Planner

**Response to Draft Environmental Impact Report for the Hollywood Redevelopment Plan  
Amendment (DEIR) File Code HW6010**

**Areas of Concern:**

1. Cultural Resources. Table III.D-1 lists, by category, the buildings of historic significance in the project area, but no locations are given except for those listed as National or Los Angeles monuments. The vast majority of the 448 structures are not listed, as was done in the 1986 Redevelopment Plan.

This is important, as many of the buildings listed as protected under the 1986 Plan have been demolished since then. This would be an accurate way to judge the effectiveness of historic preservation promises in the 1986 Plan. It would make it possible for the public and the CRA to see where the protective guidelines are/are not working. This is especially important as the new addresses from the Myra L. Frank survey for 2002 need to be known and approved in the amendment, or else their status is without legal standing.

Of particular importance, single-family homes in the redevelopment area have suffered extensive demolition since 1986 despite protection designated in section 505 of the 1986 Plan. The recommendations of the DEIR include no improvements to monitor and stop illegal demolition of these houses, or any other historic buildings for that matter. We should be allowed to evaluate the success/failure of the 1986 Plan and that can only be done by comparing the 1986 list with the 2002 list.

2. The DEIR fails to address the CRA's inability to create and implement specific ordinance plans within the 1986 Plan approval. These included sections 518.1 "Circulation", 505.2 "Franklin Avenue Design District," and 506.2.1 "Hollywood Boulevard District," all due in 2-4 years after the May 7, 1986 Plan adoption date. These reports are key points of the Plan. Their failure to be in effect is a major default of the city and the CRA in their legal obligations to Hollywood. They also have created a design and development vacuum in Hollywood redevelopment planning that benefits neither the community, nor the CRA. These should have been prepared before the DEIR was done, as it would clarify many issues in the DEIR, as well have shown some good faith from the city for future Hollywood planning and legal obligation.


3-3

3. The three development plans of Maximum, Moderate, and Minimum growth all have problems. Densities are to be increased without space or funds for long overdue parks and open space. The LAPD has publicly stated, on CBS TV's *48 Hours* this past November, that they cannot handle the existing load of duties they have here, never mind an additional workload. The traffic system is falling under increased traffic from areas outside of Hollywood, yet no discussion is given on how to divert that traffic away from Hollywood (what happened to the traffic reduction promised from the \$6 billion subway project?). Plus, some recommendations are highly questionable, such as eliminating street parking on Hollywood Boulevard when the CRA has created sidewalk extensions that would block such traffic mitigation.

These are some of the quality-of-life issues that need to be addressed, not passed over, before additional development is promoted for Hollywood. Preservation of our dwindling historic resources is part of our quality-of-life, as well as a major part of our economy and they need to be protected and treated as such, not looked at as "roadblocks to progress" (for the purposes of what?).

Hollywood Heritage looks forward to seeing a more thorough discussion of the issues in the final EIR and in the ongoing implementation of the Redevelopment Plan.

Sincerely,



Robert W. Nudelman  
Board member and Director of Preservation Issues  
Hollywood Heritage

jc/RWN

cc: file

Council Member Eric Garcetti  
Council Member Tom LaBonge

**Letter No. 13**

January 3, 2003

Robert W. Nudelman  
Board Member and Director of Preservation Issues  
Hollywood Heritage  
P.O. Box 2586  
Hollywood, CA 90078

**Response No. 13-1:**

The comment requests that the locations of the 448 structures listed in the Draft EIR as buildings of historic significance be provided in order to judge the effectiveness of the Redevelopment Plan in promoting historic preservation within the Project Area. This information was contained in a separate technical report contained in Technical Appendix G to the Draft EIR. This technical report was provided to the commentor as part of a separate action by the Lead Agency. The technical report contains a series of tables with property addresses which are organized according to their eligibility or ineligibility for the National Register of Historic Places and for the California Register of Historical Resources. Tables 1 and 2 provide the address listings for those properties which are listed in or previously determined eligible for listing in the National Register, and are, therefore, automatically listed in the California Register, and there is no change in their status. Tables 3 and 4 of that technical report, provide a list of property addresses that provide a comparison between the previous and newly evaluated status codes, according to California Register eligibility (Table 3) or ineligibility (Table 4). Table 5 of that technical report contains a list of addresses of properties newly identified as being eligible for the California Register. Table 6 of that technical report includes a list of buildings which no longer appear eligible for the National or California Register, including those that have been demolished. These Tables provide the information and comparisons requested in the comment.

**Response No. 13-2:**

The comment indicates that the DEIR fails to address the preparation of certain plans identified in the adopted Redevelopment Plan, including circulation and design plans. This comment is acknowledged and will be forwarded to the Lead Agency and City decision makers for consideration. The Lead Agency did prepare, as required under the adopted Redevelopment Plan, a draft urban design plan for the Hollywood Boulevard District. This plan was prepared in coordination with a community task force, but was not adopted by the City Council. The proposed Plan Amendment would modify

schedules for the preparation of studies and plans required under the Redevelopment Plan, including the referenced transportation and urban design plans. The Lead Agency has included funding for preparation of this Plan in its work program for the current fiscal year and the following fiscal year. These plans are expected to be completed within this time frame.

**Response No. 13-3:**

The comment indicates that the Maximum Possible, Moderate and Minimum development scenarios could pose problems related to the provision of public services, including parks, police services and roadway infrastructure. The Draft EIR acknowledges (page III.I-18) the shortage of park space in the Project Area, based on the guidelines utilized by the City Department of Recreation and Parks. Although mitigation measures commit the Lead Agency and future project applicants to explore creative ways to alleviate this shortage, it is doubtful that the Project Area, which is a fully developed, dense urban regional center, would be able to feasibly meet the Citywide parkland guidelines (page III.I-22). Thus this impact is identified as significant and unavoidable. Of note, this impact would also occur in the absence of the proposed Plan Amendment (Draft EIR, page III.I-18). With respect to police services, the mitigation measures presented in the Draft EIR (Draft EIR, page III.I-5) would require project applicants to coordinate with the LAPD to minimize increased demand for services and would require the Lead Agency to work with the LAPD to meet new facility needs within the Project Area. These measures would reduce impacts to less than significant levels. LAPD did not submit comments regarding the analysis presented in the Draft EIR. With respect to transportation infrastructure, the analyses presented in the Draft EIR reflect the increased mobility and accessibility provided by the Metro Rail system and the location of concentrated activity in the immediate vicinity of the transit system, as promoted in regional and local land use plans (Draft EIR, Sections III.E and III.F). In addition, the Lead Agency, in coordination with LADOT, will be preparing a comprehensive transportation management strategy for the management of transportation demand and infrastructure within the Project Area (see also Response No. 8-1).

**Response No. 13-4:**

The comment suggests that preservation of historic resources is part of the quality of life in Hollywood, and such resources need to be treated as such and not as "roadblocks to progress". The comment is acknowledged and will be forwarded to the decision makers for consideration. Preservation of historic resources is an important priority under the adopted Redevelopment Plan and is addressed in the Draft EIR in Section III.D.





## DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



### LOS ANGELES CITY PLANNING COMMISSION

**Date:** March 8, 2007  
**Time:** After 8:30 a.m.  
**Place:** Los Angeles City Hall  
200 North Spring Street, 10<sup>th</sup> Floor  
Los Angeles, California 90012

**Public Hearing:** Completed January 12, 2007  
**Appeal Status:** Zone Change appealable by Applicant to City Council if disapproved in whole or in part. Conditional Use and Site Plan Review appealable to City Council

**Expiration Date:** March 8, 2007  
**Multiple Approval:** Pursuant to LAMC Section 12.36 C

**Case No.:** CPC-2006-3871-ZC-CUB-SPR

**CEQA No.:** ENV 2006-3872 MND

**Council District:** 13

**Plan Area:** Hollywood

**Specific Plan/Other:** Hollywood Signage

**Supplemental Use District:** Hollywood

**Redevelopment Project Area**

**Certified NC:** CENTRAL HOLLYWOOD

**GPLU:** Regional Center Commercial

**Incidental Cases:** CPC-2002-4173-SUD; CPC-

1986-835-GPC

**Zone:** C4-2D-SN

**Applicant:** Rick Holcomb, Camden USA Inc.

**Representative:** Jennifer Sacco-Smith, Allen

Matkins Leck Gamble Mallory & Natsis LLP

**PROJECT LOCATION:** 1540 North Vine Street

**PROPOSED PROJECT:** Construction of a 428,423 square foot mixed-use building, 11-stories (approximately 145 feet) high, consisting of 306 apartment units and a ground floor grocery market of approximately 67,500 square feet with an overall floor area ratio of 4.5:1 (4.5 times the buildable area of the lot). The project will provide 250 subterranean commercial parking spaces and 550 residential parking spaces to be located on three levels between the ground level retail and the main level of the residential units for a total of 800 parking spaces on an 85,729 square foot lot

### REQUESTED ACTION:

1. Pursuant to Section 12.32 of the Municipal code, a **Zone Change** from C4-2D-SN (Commercial Zone with Development Limitations) to C4-2-SN (Commercial Zone) to remove the "D" Development Limitation established by Ordinance No. 165,660 which sets a maximum floor area ratio of 3:1.
2. Pursuant to Section 12.24 W 1 of the Municipal Code, a **Conditional Use** to permit the off-site sale of a full line of alcoholic beverages and the on-site consumption of beer and wine in conjunction with a grocery market, with wine-tasting and dining areas, in the proposed C4-2-SN zone.

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## FINDINGS

**General Plan Land Use Designation.** The subject property is located within the Hollywood Community Plan, which was adopted by the City Council on Dec. 13, 1988 (Case No. CPC 18473). The Plan map designates the subject property Regional Center Commercial, with corresponding zones of C4, C2, P and PB.

### A. Entitlement Findings.

1. **Zone Change Findings.** *Pursuant to Section 12.32C7 of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.*
  - a. The requested zone change to C4-2-SN is in keeping with the prevailing zoning of the immediate area, and is within the range of permitted/corresponding zones (which include C2, C4, P and PB) for the existing General Plan Land Use designation of Regional Center Commercial.

The existing "D" Limitation limits the total floor area contained in all buildings on a lot to no more than three (3) times the buildable area of the lot. It allows development in excess of 3:1 FAR provided that:

- a.) The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board and, if applicable, (3) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and
- b.) A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board; and the Project is approved by the City Planning Commission, or City Council on appeal.

The proposed project is located within both the CRA Redevelopment Project Area and the Hollywood Community Plan area. The recommended zone change from C4-2D-SN to (T)(Q)C4-2-SN, will permit a development which complements the existing zoning and development pattern already established on adjacent properties to the north of the subject site along Hollywood Boulevard. The requested Zone Change to eliminate the D (Development) Limitation, (limiting maximum FAR to 3:1), will be in keeping with the intent of the Hollywood Community Plan, and the Redevelopment Project Plan, which both allow for an FAR of 4.5:1. Section 506.2.3 of the Redevelopment Plan provides that for development in the Regional Center Commercial area the density shall not exceed the FAR of 4.5:1 as a by-right threshold. Which compliments the maximum 4.5: 1 FAR allowed by the Community Plan within the Regional Center Commercial area. The Applicant proposes a development that will have a 4.5: 1 FAR, which will exceed the 3: 1 FAR set by the D Limitation, but meets the 4.5: 1 FAR permitted by right in the Redevelopment Plan and Hollywood Community Plan.

The existing D Limitation conflicts with the Redevelopment Plan and the Community Plan. The Hollywood Community Plan is currently being updated and will effectively resolve issues such as this. The proposed project is consistent with proposed plans to encourage redevelopment within the Hollywood Plan area. Additionally, the existing D Limitation supposes the adoption of plans that as of the date of this request, have not been adopted, such as a Transportation Program (to be adopted by the CRA), a Hollywood Boulevard District urban design plan, and Designs for Development also to be adopted by the CRA. The current D Limitation also requires that an Agreement with the CRA Board be executed to obtain any additional FAR over 3:1. The subject Project does not require an Agreement with the CRA because no public assistance is being requested for the Project. The Project will be submitted to the CRA for review as part of this Project application, and is subject to all applicable requirements of the Redevelopment Project Area Plan.

- b. The action, as recommended, has been made contingent upon compliance with the "T" and "Q" conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure a development more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

2. **Conditional Use Findings.** Pursuant to Section 12.24 E of the Municipal Code, and based on

EXHIBIT 3



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(626) 449-4205

Robert P. Silverstein  
The Silverstein Law Firm  
215 North Marengo Avenue, 3<sup>rd</sup> Floor  
Pasadena, California 91101-1504

Re: Public Records Request for the Hollywood Redevelopment Project Area

Dear Mr. Silverstein:

The Community Redevelopment Agency of the City of Los Angeles ("Agency") is in receipt of your Public Records Request letter, dated January 23, 2007. Pursuant to our letter to you dated February 1, 2007, we extended our response timeframe by fourteen (14) days pursuant to Government Code § 6253(c).

The Agency intends to make those records to which you are entitled available for inspection and copying as requested, subject to permissible limitations, including but not limited to those limitations listed below. In cases where portions of documents must be redacted to protect non-public information, copies of those portions subject to disclosure will be provided by the Agency.

Pursuant to applicable provisions of the Public Records Act, the Agency will not make available the following records, whether or not deemed included in your request.

A. Records Subject to Attorney-Client Privilege or Work Product.

Pursuant to Government Code § 6254, Evidence Code §§ 950-955, and Code of Civil Procedure §2018, the Agency will not produce any records which are subject to the attorney-client privilege or attorney work product doctrine. Records falling within this category include all formal opinions, memoranda, and communications, as well as all other confidential notes, opinions, comments, memoranda, or records of other communications of any kind prepared by or directed to attorneys representing the Agency, or members of their staff or other persons working under their direction on the matters referenced in your request.

B. *Preliminary Notes, Drafts, and Memoranda.*

Pursuant to Government Code §§ 6254(a), 6254(k), 6255 and Evidence Code §1040, the Agency will not provide any records which constitute preliminary notes, working drafts, or memoranda prepared by Agency staff in relation to the Agency's discretionary approval or contract relating to the Project (or any other specific subject matter identified in your request) which are not kept in the ordinary course of business.

By "working drafts," the Agency means any draft document prepared for individual use or for internal circulation and comment only among Agency staff and/or counsel, but not documents such as a Draft EIR prepared for public circulation. "Notes" and "memoranda" include any writings prepared purely for personal use by any staff member, counsel, and also any notes, memoranda or other records prepared solely for internal review or communication between Agency staff and/or counsel.

Subject to and without waiving any applicable exemption(s), the Agency responds as follows:

**REQUEST NUMBER 1**

All documents which refer or relate to the alleged deletion or de-listing of Category 5 historic properties from the CRA's publicly available list of historically and/or architecturally significant properties in the Hollywood Redevelopment Plan Area, including but not limited to staff reports, studies, photographs, memoranda and internal memoranda, agenda items, agenda statements, correspondence, emails, notes, photos, and audio and/or video recordings.

**RESPONSE TO NUMBER 1:**

Please see attachment "A", which is a summary of the documents that are non-exempt and responsive to your request(s).

**REQUEST NUMBER 2**

All documents which refer or relate to any actions by the CRA and/or the CRA Board on or about April 5, 1990 with regard to designation, listing, de-designation, and/or de-listing of historic properties from any and all CRA publicly available lists and/or historic resources surveys, including but not limited to staff reports, studies, photographs, memoranda and internal memoranda, agenda items, agenda statements, correspondence, emails, notes, photos, and audio and/or video recordings.

**RESPONSE TO NUMBER 2:**

Please see attachment "A", which is a summary of the documents that are non-exempt and responsive to your request(s).

**REQUEST NUMBER 3**

All documents which refer or relate to whether any of the studies called for as part of the 1986 Hollywood Redevelopment Plan and the 2003 Hollywood Redevelopment Plan Amendment,

including but not limited to the transportation and parking study, the detailed design plan for the Franklin Avenue Design District, the urban design plan for the Hollywood Boulevard District, design and/or development guidelines for the Hollywood Core Transition District, and the preparation of an ordinance establishing a transportation program, and further including but not limited to staff reports, studies, photographs, memoranda and internal memoranda, agenda items, agenda statements, correspondence, emails, notes, photos, and audio and/or video recordings.

**RESPONSE TO NUMBER 3:**

With respect to: (i) the design plan for the Franklin Avenue Design District, (ii) the design/development guidelines for the Hollywood Core Transition District, and (iii) an ordinance establishing a transportation program, a diligent search and reasonable inquiry has been made and this Agency affirms that it does not have any documentation within its care, custody, or control, which would be responsive to this request. With respect to the remainder of this request, please see attachment "A", which is a summary of the documents that are non-exempt and responsive to your request(s). Additionally, you may locate document(s) responsive to your request by visiting our website at [www.crala.net](http://www.crala.net). If you need assistance with navigating through our website, please let us know.

**REQUEST NUMBER 4**

All documents which refer to relate to budgeting issues related to whether the CRA has authorization funding and/or made funding available for preparing and completing all studies called for in the 1986 Hollywood Redevelopment Plan and the 2003 Hollywood Redevelopment Plan Amendment, including but not limited to staff reports, studies, photographs, memoranda and internal memoranda, agenda items, agenda statements, correspondence, emails, notes, photos, and audio and/or video recordings.

**RESPONSE TO NUMBER 4:**

Please see attachment "A", which is a summary of the documents that are non-exempt and responsive to your request(s). Additionally, you may locate document(s) responsive to your request by visiting our website at [www.crala.net](http://www.crala.net). If you need assistance with navigating through our website, please let us know.

**REQUEST NUMBER 5**

All documents which refer or relate to the current status of all studies called for in the 1986 Hollywood Redevelopment Plan and the 2003 Hollywood Redevelopment Plan Amendment, including but not limited to staff reports, studies, photographs, memoranda and internal memoranda, agenda items, agenda statements, correspondence, emails, notes, photos, and audio and/or video recordings.

**RESPONSE TO NUMBER 5:**

A diligent search and reasonable inquiry has been made, and this Agency affirms that it does not have any documentation within its care, custody, or control, which would be responsive to this request.

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Re: Public Records Request of January 23, 2007 for the Hollywood Redevelopment Project Area  
February 14, 2007

REQUEST NUMBER 6

The video tape of the January 18, 2007 CRA Board Hearing.

RESPONSE TO NUMBER 6:

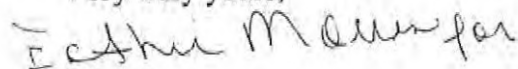
Please see attachment "A", which is a summary of the documents that are non-exempt and responsive to your request(s).

Please be advised that the Agency is continuing to look for additional documentation that may be responsive to your request. If such additional documentation exists, responding party will notify your office as soon as possible.

For purposes of convenience, please contact this office at (213) 977-1925 and advise us when you wish to inspect your requested documents so that we may have them readily available for you. Copying cost will be 20¢ per page.

Should you have any questions or concerns, please feel free to contact the undersigned.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Diane Wren".

Diane Wren, ARM  
Custodian of Records

DW:EY:JP:la



## **APPENDIX G: HISTORIC RESOURCES**



<b>HISTORICAL RESOURCES IN THE HOLLYWOOD COMMUNITY REDEVELOPMENT AREA</b>		
<i>Evaluation</i>	<i>Street Address</i>	<i>Addition Survey Information</i>
2D2	6101 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0001;02/08/95
2D2	6108 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0002;02/08/95
2D2	6109 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0003;02/08/95
2D2	6115 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0004;02/08/95
2D2	6116 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0005;02/08/95
2D2	6119 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0006;02/08/95
2D2	6120 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0007;02/08/95
2D2	6123 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0008;02/08/95
2D2	6131 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0009;02/08/95
2D2	6141 AFTON PLACE	Los Angeles Historic-Cultural Monument #463, 11/3/89; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0010;02/08/95

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

## HISTORICAL RESOURCES IN THE HOLLYWOOD COMMUNITY REDEVELOPMENT AREA

<i>Evaluation</i>	<i>Street Address</i>	<i>Addition Survey Information</i>
2D2	6148 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0011;02/08/95
2D2	6201 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0012;02/08/95
2D2	6202 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0013;02/08/95
2D2	6216 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0014;02/08/95
2D2	6220 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0015;02/08/95
2D2	6221 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0016;02/08/95
2D2	6224 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0017;02/08/95
2D2	6225 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0018;02/08/95
2D2	6230 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0019;02/08/95
2D2	6231 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0020;02/08/95
2D2	6234 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0021;02/08/95
2D2	6235 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0022;02/08/95

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

<b>HISTORICAL RESOURCES IN THE HOLLYWOOD COMMUNITY REDEVELOPMENT AREA</b>		
<i>Evaluation</i>	<i>Street Address</i>	<i>Addition Survey Information</i>
2D2	6245 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0023;02/08/95
2D2	6250 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0024;02/08/95
2D2	6251 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0025;02/08/95
2D2	6254 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0026;02/08/95
2D2	6255 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0027;02/08/95
2D2	6260 AFTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0028;02/08/95
2S2	1750 NORTH ARGYLE AVENUE	Los Angeles Historic-Cultural Monument #567
5S1	1801 NORTH ARGYLE AVENUE	
5S1	6800 BONITA	
3S	1717 NORTH BRONSON AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0462-0000;05/22/91
5S1	1100 NORTH BRONSON AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0699-9999;05/22/91
5S3	1157 NORTH BRONSON AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0699-0005;05/22/91

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5D	1208 NORTH BRONSON AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0699-0010;05/22/91
5S3	1209 NORTH BRONSON AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0699-0011;05/22/91
5S3	1237 NORTH BRONSON AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0699-0014;05/22/91
5S3	1243 NORTH BRONSON AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0699-0015;05/22/91
5S3	1245 NORTH BRONSON AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0699-0016;05/22/91
5S3	1253 NORTH BRONSON AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0699-0017;05/22/91
5S3	1257 NORTH BRONSON AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0699-0018;05/22/91
5S3	1303 NORTH BRONSON AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0699-0020;05/22/91
5S3	1307 NORTH BRONSON AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0699-0021;05/22/91
2D2	1316 NORTH BRONSON AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0556-9999;08/15/94; OHP CHRIS Database: HIST.RES.;DOE-19-94-0556-0001;08/15/94
5S3	1317 NORTH BRONSON AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0699-0022;05/22/91

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

1S	1355 CAHUENGA BOULEVARD	Listed In The National Register, 09/24/1985; Los Angeles Historic-Cultural Monument #165; State Office of Historic Preservation Statewide Database
3S	1601 CAHUENGA BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-2421-0000;05/22/91
5S1	1601 CAHUENGA BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0668-0000;05/22/91
3S	1611 CAHUENGA BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-2422-0000;05/22/91
4S	1825 CAHUENGA BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-2426-0000;05/22/91
4S	1830 CAHUENGA BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-2401-0000;05/22/91
2D2	6118 CARLOS AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0002;07/01/94
2D2	6122 CARLOS AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0003;07/01/94
2D2	6128 CARLOS AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0004;07/01/94
2D2	6136 CARLOS AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0005;07/01/94
5S3	5536 CARLTON WAY	OHP CHRIS Database: HIST.SURV.;0053-0591-0017;05/22/91

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

2S2	5552 CARLTON WAY	Los Angeles Historic-Cultural Monument #441, 5/31/89; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.RES.;DOE-19-94-0484-0000;08/09/94
2D2	6000 CARLTON WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0001;07/01/94
2D2	6004 CARLTON WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0002;07/01/94
2D2	6008 CARLTON WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0003;07/01/94
2D2	6012 CARLTON WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0004;07/01/94
2D2	6016 CARLTON WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0005;07/01/94
2D2	6018 CARLTON WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0006;07/01/94
2D2	6036 CARLTON WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0007;07/01/94
2D2	6040 CARLTON WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0048;07/01/94
2D2	6046 CARLTON WAY	OHP CHRIS Database: PROJ.REVW.;HRG940202Z;09/30/94
2D2	6048 CARLTON WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0008;07/01/94

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

2D2	6054 CARLTON WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0009;07/01/94
5S3	1516 CASSIL	
5S3	1525 CASSIL	
5S3	1546-1552 CASSIL	
5S3	1547-1555 CASSIL	
5S1	1652 CHEROKEE AVENUE	
5S1	1843 CHEROKEE AVENUE	
5S1	6831 DE ONGPRE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0779-0000;05/22/91
5S3	1254 EL CENTRO AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0707-0014;05/22/91
5S3	1258 EL CENTRO AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0707-0015;05/22/91
5S3	1611 EL CENTRO AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0676-0000;05/22/91
5S1	1754 EL CERRITO	
5S1	5405-19 FERNWOOD	
5S1	5430-32 FERNWOOD	
5S3	5600 FERNWOOD	
5S1	5652 FOUNTAIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0708-0006;05/22/91
5D	5704 FOUNTAIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0708-0009;05/22/91

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5D	5707 FOUNTAIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0708-0010;05/22/91
5D	5711 FOUNTAIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0708-0011;05/22/91
5D	5712 FOUNTAIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0708-0013;05/22/91
5D	5715 FOUNTAIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0708-0012;05/22/91
5D	5718 FOUNTAIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0708-0014;05/22/91
5D	5720 FOUNTAIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0708-0015;05/22/91
5D	5728 FOUNTAIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0708-0016;05/22/91
5D	5730 FOUNTAIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0708-0017;05/22/91
5D	5734 FOUNTAIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0708-0018;05/22/91
5D	5743 FOUNTAIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0708-0019;05/22/91
5D	5750 FOUNTAIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0708-0020;05/22/91
5D	5764 FOUNTAIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0708-0021;05/22/91

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

1S	6200 FRANKLIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0796-0000;01/22/88, Listed In The National Register, 01/22/1988; State Office of Historic Preservation Statewide Database
5S1	6330 FRANKLIN AVENUE	
5S1	6350 FRANKLIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0797-0000;05/22/91
3S	6400 FRANKLIN AVENUE	
5S1	6406 FRANKLIN AVENUE	
5S1	6417-6919 FRANKLIN AVENUE	
3S	6626 FRANKLIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0798-0000;05/22/91
1S	6650 FRANKLIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0799-0000;07/18/85, Listed In The National Register, 07/18/1985; State Office of Historic Preservation Statewide Database
2S2	6817 FRANKLIN AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0008-0000;05/14/94;Los Angeles Historic-Cultural Monument #248
5S1	6917 FRANKLIN AVENUE	Los Angeles Historic-Cultural Monument #192
5S1	7001 FRANKLIN AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0189-0000;05/22/91, Los Angeles Historic-Cultural Monument #406, 1/17/89
4D2	7047 FRANKLIN AVENUE	

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5S1	6720 FRANKLIN PLACE	
5S1	1570 NORTH GOWER STREET	OHP CHRIS Database: HIST.SURV.;0053-0822-0000;05/22/91
5S1	1760 NORTH GOWER STREET	
5S3	1774 NORTH GOWER STREET	
2D2	1735 NORTH GOWER STREET	OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0001;07/01/94
3S	1760 NORTH GOWER STREET	OHP CHRIS Database: HIST.SURV.;0053-0801-0000;05/22/91
5S3	1774 NORTH GOWER STREET	
5D	1815 GRACE AVENUE	
3S	1832 GRACE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0802-0000;05/22/91
5S1	5432-34 HAROLD WAY	
5S3	5436 HAROLD WAY	OHP CHRIS Database: HIST.SURV.;0053-0606-0006;05/22/91
3S	5701 HAROLD WAY	OHP CHRIS Database: HIST.SURV.;0053-0595-0000;05/22/91
2D2	5822 HAROLD WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0481-0000;09/21/94
3S	5823 HAROLD WAY	OHP CHRIS Database: HIST.SURV.;0053-0594-0000;05/22/91
5S1	5832 HAROLD WAY	OHP CHRIS Database: HIST.SURV.;0053-0593-0005;05/22/91

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

2D2	6056 HAROLD WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0010;07/01/94
2D2	6057 HAROLD WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0011;07/01/94
2D2	6060 HAROLD WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0012;07/01/94
2D2	6063 HAROLD WAY	OHP CHRIS Database: PROJ.REVW.;HRG940202Z;09/30/94
2D2	6065 HAROLD WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0013;07/01/94
2D2	6066 HAROLD WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0014;07/01/94
2D2	6067 HAROLD WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0015;07/01/94
2D2	6070 HAROLD WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0016;07/01/94
2D2	6071 HAROLD WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0017;07/01/94
2D2	6075 HAROLD WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0018;07/01/94
2D2	6081 HAROLD WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0019;07/01/94
2D2	6085 HAROLD WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0020;07/01/94
2D2	6091 HAROLD WAY	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0021;07/01/94

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5S1	1410 NORTH HIGHLAND AVENUE	
5S1	1431 NORTH HIGHLAND AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0750-0000;05/22/91
3S	1521 NORTH HIGHLAND AVENUE	OHP CHRIS Database: HIST.SURV.;0053-2418-0000;05/22/91
3S	1650 NORTH HIGHLAND AVENUE	
1D	1666 NORTH HIGHLAND AVENUE	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680-0034;04/04/85
5S1	1767 NORTH HIGHLAND AVENUE	
4D2	5333 HOLLYWOOD BOULEVARD	
2S2	5500 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.RES.;DOE-19-94-0036-0000;07/01/94, Los Angeles Historic-Cultural Monument #336, 1/6/88
5S1	5517-37 HOLLYWOOD BOULEVARD	
5S1	5540 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0596-0000;05/22/91
5S3	5553 HOLLYWOOD BOULEVARD	
4D2	5601 HOLLYWOOD BOULEVARD	
2S2	5611 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.RES.;DOE-19-94-0506-0000;09/30/94

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

2S2	5618 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.RES.;DOE-19-86-0035-0000;09/11/86
5S1	5647 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0598-0000;05/22/91
3S	5701 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0599-0000;05/22/91
5S1	5939 HOLLYWOOD BOULEVARD	
1S	6200 HOLLYWOOD BOULEVARD	Listed In The National Register, 4/4/1985
1D	6233 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0193-0000;05/22/91, OHP CHRIS Database: HIST.SURV.;0053-4680-0001;04/04/85, Los Angeles Historic-Cultural Monument #193; Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District
1D	6253 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0406-0000;05/22/91, , Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

1D	6264 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680- 0059;04/04/85
1D	6300 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, , , OHP CHRIS Database: HIST.SURV.;0053-4680- 0054;04/04/85
1D	6324 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, , , OHP CHRIS Database: HIST.SURV.;0053-4680- 0053;04/04/85

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

1S	6331 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-4680-0004;04/04/85, Listed In The National Register, 09/04/1979; Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature
1D	6349 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680-0006;04/04/85
1D	6352 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature, OHP CHRIS Database: HIST.SURV.;0053-4680-0052;04/04/85
1D	6353 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-4680-0002;04/04/85
1D	6362 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature, OHP CHRIS Database: HIST.SURV.;0053-4680-0051;04/04/85

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

ID	6380 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, , OHP CHRIS Database: HIST.SURV.;0053-4680-0050;04/04/85
IS	6381 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-4680-0007;04/04/85, Listed In The National Register, 08/18/1983; Officially Determined Eligible to the National Register On 5-24-83; Los Angeles Historic-Cultural Monument #334, 12/18/87; Listed In The National Register
ID	6400 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680-0049;04/04/85

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

1D	6423 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; Los Angeles Historic-Cultural Monument #572, , OHP CHRIS Database: HIST.SURV.;0053-4680-0008;04/04/85
1D	6436 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature, OHP CHRIS Database: HIST.SURV.;0053-4680-0048;04/04/85
3D	6439 HOLLYWOOD BOULEVARD	Los Angeles Historic-Cultural Monument #316; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-0416-0000;05/22/91
1D	6523 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680- 0009;04/04/85

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

1D	6531 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680-0010;04/04/85
1D	6541 HOLLYWOOD BOULEVARD	Los Angeles Historic-Cultural Monument #227; Los Angeles Historic-Cultural Monument #277; Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office, OHP CHRIS Database
1D	6542 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680-0047;04/04/85

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

ID	6553 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680- 0012;04/04/85
ID	6554 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, , OHP CHRIS Database: HIST.SURV.;0053-4680- 0046;04/04/85
ID	6600 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, , , OHP CHRIS Database: HIST.SURV.;0053-4680- 0045;04/04/85

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; ID-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

1D	6601 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680- 0013;04/04/85
3D	6602 HOLLYWOOD BOULEVARD	
1D	6606 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4799- 0000;06/01/92
1D	6626 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature, OHP CHRIS Database: HIST.SURV.;0053-4680-0043;04/04/85

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

1D	6630 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680- 0042;04/04/85,
1D	6652 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, , OHP CHRIS Database: HIST.SURV.;0053-4680- 0041;04/04/85
1D	6663 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680- 0014;04/04/85

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

1D	6679 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680- 0015;04/04/85
1D	6701 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680- 0016;04/04/85
1D	6708 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature, Los Angeles Historic-Cultural Monument #584; HIST.SURV.;0053-4680- 0040;04/04/85
3D	6712 HOLLYWOOD BOULEVARD	

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

1D	6718 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680- 0039;04/04/85
1D	6724 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680- 0038;04/04/85
3S	6727-6733 HOLLYWOOD BOULEVARD	Los Angeles Historic-Cultural Monument #453
1D	6740 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature, OHP CHRIS Database: HIST.SURV.;0053-4680-0037;04/04/85

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

1D	6743 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-4680-0017;04/04/85, , Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database
1D	6755 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-4680-0018;04/04/85, , Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature
3D	6763 HOLLYWOOD BOULEVARD	
1D	6765 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-4680-0019;04/04/85, Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database
1D	6766 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature, OHP CHRIS Database: HIST.SURV.;0053-4680-0036;04/04/85

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

ID	6777 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-4680-0020;04/04/85, Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database
ID	6780 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680-0035;04/04/85
ID	6800 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680-0033;04/04/85,
ID	6806 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature, OHP CHRIS Database: HIST.SURV.;0053-4680-0032;04/04/85

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

ID	6834 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-4680-0031;04/04/85, Los Angeles Historic-Cultural Monument #495, 7/12/90; Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature
ID	6840 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-4680-0028;04/04/85, , Listed In The National Register, 02/28/1985; Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; Los Angeles Historic-Cultural Monument #277
ID	6904 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature, OHP CHRIS Database: HIST.SURV.;0053-4680-0029;04/04/85

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; ID-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

1D	6925 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-4680-0021;04/04/85, Los Angeles Historic-Cultural Monument #55; Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature,
1D	7000 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-4680-0028;04/04/85, Los Angeles Historic-Cultural Monument #545, 8/13/91; Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature
1D	7001 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-4680-0022;04/04/85,, Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database
3S	7016 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0445-0000;05/22/91
1D	7024 HOLLYWOOD BOULEVARD	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature, OHP CHRIS Database: HIST.SURV.;0053-4680-0027;04/04/85

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

1D	7046 HOLLYWOOD BOULEVARD	
1D	7051 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0449-0000;05/22/91, Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature
1D	7055 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-4680-0024;04/04/85, Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature
1D	7065 HOLLYWOOD BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-4680-0025;04/04/85, Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature
3S	HOLLYWOOD WALK OF FAME	Los Angeles Historic-Cultural Monument #194
5D	6338 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0714-0001;05/22/91
5D	6339 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0714-0002;05/22/91
5D	6345 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0714-0003;05/22/91
5D	6350 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0714-0005;05/22/91

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5D	6351 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0714-0006;05/22/91
5D	6406 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0714-0007;05/22/91
5D	6412 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0714-0008;05/22/91
5D	6418 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0714-0009;05/22/91
5D	6521 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0001;05/22/91
5D	6525 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0021;05/22/91
5D	6526 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0002;05/22/91
5D	6527 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0003;05/22/91
5D	6530 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0004;05/22/91
5D	6531 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0005;05/22/91
5D	6536 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0006;05/22/91
5D	6537 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0008;05/22/91
5D	6540 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0007;05/22/91

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5D	6541 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0010;05/22/91
5D	6546 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0009;05/22/91
5D	6547 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0012;05/22/91
5D	6550 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0011;05/22/91
5D	6551 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0013;05/22/91
5D	6555 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0014;05/22/91
5D	6556 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0016;05/22/91
5D	6561 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0015;05/22/91
5D	6564 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0017;05/22/91
5D	6565 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0018;05/22/91
5D	6570 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0020;05/22/91
5D	6573 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0019;05/22/91
5D	6574 HOMEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0715-0022;05/22/91

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

2S2	1553 NORTH HUDSON AVENUE	OHP CHRIS Database: PROJ.REVW.;HUD911104I;11/20/91
4S	1614 NORTH HUDSON AVENUE	OHP CHRIS Database: HIST.SURV.;0053- 0395-0000;05/22/91
1D	1714 NORTH IVAR AVENUE	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature
1D	1714 NORTH IVAR AVENUE	OHP CHRIS Database: HIST.SURV.;0053- 4680-0005;04/04/85
5S1	1812 NORTH IVAR AVENUE	
5S1	1817 NORTH IVAR AVENUE	
5S1	1825 NORTH IVAR AVENUE	
5S1	1823 NORTH IVAR AVENUE	
5S1	1225 LA BREA AVENUE	
5S1	1800 LA BREA AVENUE	
3S	1416 LA BREA AVENUE	Los Angeles Historic-Cultural Monument #58
5S1	5607 LA MIRADA AVENUE	
3S	5617 LA MIRADA AVENUE	
5S3	5633 LA MIRADA AVENUE	
5S3	5603 LA MIRADA AVENUE	

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5S1	1510 LABAIG AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0022;07/01/94; OHP CHRIS Database: HIST.SURV.;0053-0644-0001;05/22/91
5D	1514 LABAIG AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0023;07/01/94; OHP CHRIS Database: HIST.SURV.;0053-0644-0002;05/22/91
5D	1518 LABAIG AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0024;07/01/94; OHP CHRIS Database: HIST.SURV.;0053-0644-0003;05/22/91
2D2	1524 LABAIG AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0644-0004;05/22/91; OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0025;07/01/94
2D2	1552 LABAIG AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0644-0004;05/22/91; OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0026;07/01/94
2D2	1554 LABAIG AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0644-0006;05/22/91; OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0027;07/01/94

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5S1	1561 LABAIG AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0644-0007;05/22/91; OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0028;07/01/94
2D2	1562 LABAIG AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0644-0008;05/22/91; OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0029;07/01/94
5S1	1565 LABAIG AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0030;07/01/94
2D2	1566 LABAIG AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0644-0009;05/22/91; OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0031;07/01/94
2D2	1570 LABAIG AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0644-0010;05/22/91, OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0049;07/01/94
5S1	7045 LANEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0675-0008;05/22/91
5S1	7051 LANEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0675-0009;05/22/91
5S1	7063 LANEWOOD AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0675-0011;05/22/91
2D2	6206 LELAND WAY	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0054;02/08/95

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

2D2	6214 LELAND WAY	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0055;02/08/95
2D2	6218 LELAND WAY	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0056;02/08/95
2D2	6224 LELAND WAY	OHP CHRIS Database: HIST.RES.;DOE-19-95-0149-0057;02/08/95
5S1	5616 LEXINGTON AVENUE	, , OHP CHRIS Database: HIST.SURV.;0053-0787-0000;05/22/91
5S1	1710 NORTH MCCADDEN PLACE	
5S1	1759 ORCHID	
5S1	1307 NORTH RIDGEWOOD PLACE	OHP CHRIS Database: HIST.SURV.;0053-0708-0024;05/22/91
5S3	5471 SANTA MONICA BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0736-0005;05/22/91
5S1	1528 SCHRADER	
5S1	1611 SCHRADER	
5S1	1614 SCHRADER	
2D2	6043 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0032;07/01/94
2D2	6054 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0033;07/01/94
2D2	6057 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0034;07/01/94
2D2	6060 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0035;07/01/94

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

2D2	6063 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0036;07/01/94
2D2	6064 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0037;07/01/94
2D2	6065 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0038;07/01/94
2D2	6070 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0039;07/01/94
2D2	6071 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0040;07/01/94
2D2	6074 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0041;07/01/94
2D2	6077 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0042;07/01/94
2D2	6078 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0050;07/01/94
2D2	6082 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0051;07/01/94
2D2	6083 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0043;07/01/94
2D2	6088 SELMA AVENUE	OHP CHRIS Database: PROJ.REVW.;HRG940202Z;07/01/94
2D2	6089 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0045;07/11/94
2D2	6092 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0046;07/11/94

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

2D2	6093 SELMA AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0447-0047;07/01/94
5S1	6367 SELMA AVENUE	OHP CHRIS Database: HIST.SURV.;0053-2423-0000;05/22/91
5S1	6500 SELMA AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0396-0000;05/22/91
5S1	6520 SELMA AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0653-0000;05/22/91
5S1	6526 SELMA AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0654-0000;05/22/91
5S1	6602 SELMA AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0652-0000;05/22/91
5S1	6636 SELMA AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0684-0000;05/22/91
5S1	6663 SELMA AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0651-0000;05/22/91
5S1	6684 SELMA AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0672-0000;05/22/91
5S1	6757 SELMA AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0647-0000;05/22/91
5S1	6763 SELMA AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0646-0000;05/22/91
2D2	1516 NORTH SERRANO AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0449-0001;04/17/94
2D2	1537 NORTH SERRANO AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0449-0002;04/17/94

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

2D2	1544 NORTH SERRANO AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0449-0003;04/17/94
2D2	1551 NORTH SERRANO AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0449-0004;04/17/94
2D2	1554 NORTH SERRANO AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0449-0005;04/17/94
2D2	1557 NORTH SERRANO AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0449-0006;04/17/94
2D2	1563 NORTH SERRANO AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0449-0007;04/17/94
2D2	1610 NORTH SERRANO AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0449-0008;04/17/94
5D	1620 NORTH SERRANO AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0609-0008;05/22/91
2D2	1622 NORTH SERRANO AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0449-0009;04/17/94
5D	1628 NORTH SERRANO AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0609-0010;05/22/91
2D2	1634 NORTH SERRANO AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0449-0010;04/17/94
2D2	1638 NORTH SERRANO AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0449-0011;04/17/94
2D2	1650 NORTH SERRANO AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0449-0012;04/17/94
3S	1716-22 NORTH SERRANO AVENUE	

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5D	1301 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0015;05/22/91
5D	1307 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0016;05/22/91
5D	1311 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0017;05/22/91
5D	1315 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0018;05/22/91
5D	1319 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0019;05/22/91
5D	1323 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0020;05/22/91
5D	1327 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0021;05/22/91
5D	1331 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0022;05/22/91
5D	1335 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0023;05/22/91
5D	1341 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0024;05/22/91
5D	1344 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0028;05/22/91
5D	1347 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0025;05/22/91
5D	1351 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0026;05/22/91

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5D	1357 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0027;05/22/91
5D	1415 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0029;05/22/91
5D	1443 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0031;05/22/91
5D	1446 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0032;05/22/91
5D	1459 SEWARD STREET	OHP CHRIS Database: HIST.SURV.;0053-0737-0033;05/22/91
5S1	1516 ST ANDREWS PLACE	OHP CHRIS Database: HIST.SURV.;0053-0591-0032;05/22/91
5S1	1367 ST ANDREWS PLACE	
5S1	5600 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0601-0000;05/22/91
3S	5701 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0602-0000;05/22/91
5S1	5800 SUNSET BOULEVARD	Los Angeles Historic-Cultural Monument #180
3S	5858 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0820-0000;05/22/91
5S1	6001 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0400-0001;05/22/91
5S1	6007 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0400-0002;05/22/91
5S3	6009 SUNSET BOULEVARD	

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5S1	6021 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0400-0004;05/22/91
4D2	6055 SUNSET BOULEVARD	
3S	6121 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0640-0000;05/22/91
5S1	6230 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0695-0000;05/22/91
4S	6290 SUNSET BOULEVARD	
5S1	6360 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0693-0000;05/22/91
5S1	6430 SUNSET BOULEVARD	
5S1	6464 SUNSET BOULEVARD	
4S	6528 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0691-0000;05/22/91
4S	6546 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0687-0000;05/22/91
5S1	6607 SUNSET BOULEVARD	
1S	6671 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0332-0000;09/08/80, , Listed In The National Register, 09/08/1980; Los Angeles Historic-Cultural Monument #134
3S	6715 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0680-0000;05/22/91,
4D2	6720 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0679-0000;05/22/91

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5S1	6902 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0678-0000;05/22/91
5S1	7045 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0677-0000;05/22/91
4S	7101 SUNSET BOULEVARD	OHP CHRIS Database: HIST.SURV.;0053-0821-0000;05/22/91
4D2	7160 SUNSET BOULEVARD	
3S	6000 SUNSET BOULEVARD	
3S	6215 SUNSET BOULEVARD	
3S	6230 SUNSET BOULEVARD	
5S1	6255 SUNSET BOULEVARD	
5S1	6260 SUNSET BOULEVARD	
3S	6360 SUNSET BOULEVARD	
4S	6520 SUNSET BOULEVARD	
3S	6525 SUNSET BOULEVARD	
3S	6536 SUNSET BOULEVARD	
3S	6600 SUNSET BOULEVARD	
3S	6601 SUNSET BOULEVARD	
5S1	6634 SUNSET BOULEVARD	
3S	6657 SUNSET BOULEVARD	
5S1	6683 SUNSET BOULEVARD	
5S1	7039 SUNSET BOULEVARD	
5D	6015 SUNSET BOULEVARD	OHP CHRIS Database: HIST.RES.;DOE-19-94-0504-0000;07/01/94

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5D	1302 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0035;05/22/91
5D	1303 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0036;05/22/91
5D	1306 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0037;05/22/91
5D	1310 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0038;05/22/91
5D	1322 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0042;05/22/91
5D	1326 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0045;05/22/91
5D	1332 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0047;05/22/91
5D	1338 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0049;05/22/91
5D	1342 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0050;05/22/91
5D	1346 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0052;05/22/91
5D	1400 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0056;05/22/91
5D	1406 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0057;05/22/91
5D	1410 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0058;05/22/91

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5D	1416 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0059;05/22/91
5D	1422 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0060;05/22/91
5D	1423 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0061;05/22/91
5D	1426 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0062;05/22/91
5D	1427 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0063;05/22/91
5D	1432 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0738-0064;05/22/91
5S1	1665 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0650-0000;05/22/91
5S1	1665 SYCAMORE AVENUE	
5S1	1670 SYCAMORE AVENUE	
5S1	1721 SYCAMORE AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0812-0000;05/22/91
2S	1725 SYCAMORE AVENUE	OHP CHRIS Database: PROJ.REVW.;UMTA881025B;11/15/88
5S1	1765 SYCAMORE AVENUE	Los Angeles Historic-Cultural Monument #226 (Site of)
5S3	1114 TAMARIND AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0739-0001;05/22/91
5S3	1153 TAMARIND AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0739-0009;05/22/91

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5S3	1156 TAMARIND AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0739-0010;05/22/91
5S3	1261 TAMARIND AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0739-0016;05/22/91
5S3	1312 TAMARIND AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0739-0021;05/22/91
5S3	1432 TAMARIND AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0739-0034;05/22/91,
3S	1700 TAMARIND AVENUE	
5S1	1128 NORTH VAN NESS AVENUE	OHP CHRIS Database: HIST.SURV.;0501-0085-0000;05/22/91
5S1	1701 VAN VUYS BOULEVARD	
5S1	1313 VINE STREET	OHP CHRIS Database: HIST.SURV.;0053-0771-0000;05/22/91
5S1	1330 VINE STREET	OHP CHRIS Database: HIST.SURV.;0053-0772-0000;05/22/91
5S1	1628 VINE STREET	
1D	1633 VINE STREET	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature
1D	1680 VINE STREET	OHP CHRIS Database: HIST.SURV.;0053-4680-0058;04/04/85

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

1D	1735 VINE STREET	Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature
3S	1750 VINE STREET	OHP CHRIS Database: HIST.SURV.;0053- 0457-0000;05/22/91
5D	1611 VISTA DEL MAR	OHP CHRIS Database: HIST.SURV.;0053- 0645-0001;05/22/91
5D	1612 VISTA DEL MAR	OHP CHRIS Database: HIST.SURV.;0053- 0645-0002;05/22/91
5D	1616 VISTA DEL MAR	OHP CHRIS Database: HIST.SURV.;0053- 0645-0004;05/22/91
5D	1621 VISTA DEL MAR	OHP CHRIS Database: HIST.SURV.;0053- 0645-0003;05/22/91
2D2	1750 VISTA DEL MAR AVENUE	OHP CHRIS Database: HIST.RES.;DOE- 19-94-0444-0007;07/01/94
2D2	1751 VISTA DEL MAR AVENUE	OHP CHRIS Database: HIST.RES.;DOE- 19-94-0444-0008;07/01/94
2D2	1756 VISTA DEL MAR AVENUE	OHP CHRIS Database: HIST.RES.;DOE- 19-94-0444-0009;07/01/94
2D2	1757 VISTA DEL MAR AVENUE	OHP CHRIS Database: HIST.RES.;DOE- 19-94-0444-0010;07/01/94
2D2	1760 VISTA DEL MAR AVENUE	OHP CHRIS Database: HIST.RES.;DOE- 19-94-0444-0011;07/01/94
2D2	1763 VISTA DEL MAR AVENUE	OHP CHRIS Database: HIST.RES.;DOE- 19-94-0444-0012;07/01/94

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

2D2	1764 VISTA DEL MAR AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0013;07/01/94
2D2	1767 VISTA DEL MAR AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0014;07/01/94
2D2	1770 VISTA DEL MAR AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0015;07/01/94
2D2	1771 VISTA DEL MAR AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0016;07/01/94
3S	1803 VISTA DEL MAR AVENUE	
2S2	1101 NORTH WESTERN AVENUE	OHP CHRIS Database: HIST.RES.;DOE-19-86-0039-0000;09/11/86; OHP CHRIS Database: HIST.SURV.;0053-0736-0015;05/22/91
5S3	1301 NORTH WESTERN AVENUE	
5S1	1671 NORTH WESTERN AVENUE	
3S	1720 WHITLEY AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0813-0001;05/22/91, Los Angeles Historic-Cultural Monument #448, 12/13/88; State Office of Historic Preservation Statewide Database
5S1	1728 WHITLEY AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0813-0002;05/22/91
3S	1737 WHITLEY AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0814-0000;05/22/91
5S1	1811 WHITLEY AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0815-0000;05/22/91

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5S1	1812 WHITLEY AVENUE	
5S1	1818 WHITLEY AVENUE	
2S	1825 WHITLEY AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0816-0000;05/22/91, OHP CHRIS Database: PROJ.REVW.;HUD880504A;06/01/88
3S	1861 WHITLEY AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0817-0000;05/22/91
5S1	1835 NORTH WILCOX AVENUE	
5S1	1277 NORTH WILCOX AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0710-0019;05/22/91
5S1	1521 NORTH WILCOX AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0667-0000;05/22/91
5S1	1544 NORTH WILCOX AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0665-0000;05/22/91
3S	1545 NORTH WILCOX AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0673-0000;05/22/91
1S	1615 NORTH WILCOX AVENUE	OHP CHRIS Database: HIST.SURV.;0053-0674-0000;01/11/85, Listed In The National Register, 01/11/1985
3S	1740 NORTH WILCOX AVENUE	
5S1	1760 NORTH WILCOX AVENUE	
5S1	1816 NORTH WILCOX AVENUE	
5S1	1843 NORTH WILCOX AVENUE	

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

5S1	1300 NORTH WILTON PLACE	OHP CHRIS Database: HIST.SURV.;0053-0790-0000;05/22/91
2D2	1530 NORTH WILTON PLACE	OHP CHRIS Database: HIST.RES.;DOE-19-94-0511-0000;09/30/94
4S	6128 YUCCA STREET	
3S	6305 YUCCA STREET	OHP CHRIS Database: HIST.SURV.;0053-0460-0000;05/22/91
5S1	6314-6325 YUCCA STREET	
5S1	6358 YUCCA STREET	
5S1	6364 YUCCA STREET	
2S2	6376 YUCCA STREET	OHP CHRIS Database: HIST.RES.;DOE-19-95-0203-0000;12/27/95
5S1	6435? YUCCA STREET	
2S2	6500 YUCCA STREET	OHP CHRIS Database: PROJ.REVW.;HUD9505300;09/06/95
3S	6501 YUCCA STREET	

**Key for OHP National Register Status Codes:** 1-Individually listed on the National and California Registers; 1D-Listed on the National and California Registers as a district contributor; 2-Determined eligible for the National Register and Listed on the California Register; 2D2-Determined eligible for the National Register and Listed on the California Register as a district contributor; 3-Appears eligible for the National and California Registers individually; 3D-Appears eligible for the National and California Registers as a district contributor; 4-Potentially eligible individually for the National and California Registers; 4D-Potentially eligible for the National and California Registers as a district contributor; 5-Ineligible for the National Register but appears individually eligible for the California Register and/or under a local landmark ordinance; 5D-Ineligible for the National Register but appears eligible for the California Register and/or under a local landmark ordinance as a district contributor; 5S3-Ineligible for the National or California Register, but is worthy of special consideration in local planning.

**PROOF OF SERVICE**

I, Tina Zabala, declare:

I am a resident of the state of California and over the age of eighteen years, and not a party to the within action; my business address is The Silverstein Law Firm, 215 North Marengo Ave, 3<sup>rd</sup> Floor, Pasadena, California 91101-1504. On June 21, 2007, I served the within document(s):

**SECOND AMENDED PETITION FOR WRIT OF MANDAMUS AND/OR PROHIBITION, AND COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF**

- ☐ by transmitting via facsimile the document(s) listed above to the fax number(s) set forth below.
- ☒ by transmitting via email a copy of said document(s) listed above to the email address(es) set forth below.
- ☒ by placing the document(s) listed above in a sealed envelope with postage thereon fully prepaid, in the United States mail at Pasadena, California addressed as set forth below.
- I am readily familiar with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.
- ☐ by causing personal delivery by \_\_\_\_\_ of the document(s) listed above to the person(s) at the address(es) set forth below.
- ☐ by placing the document(s) listed above in a sealed \_\_\_\_\_ envelope and affixing a pre-paid air bill, and causing the envelope to be delivered to a \_\_\_\_\_ agent for delivery.
- ☐ by personally delivering the document(s) listed above to the person(s) at the address(es) set forth below.

CASE NAME: **HOLLYWOOD HERITAGE, INC. v. COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES**

CASE No.: **BS108249**

Edward Young, Esq.  
Deputy City Attorney  
Community Redevelopment Agency of  
the City of Los Angeles  
354 South Spring Street Suite 800  
Los Angeles, CA 90013-1258  
eyoung@cra.lacity.org

Brant Dveirin, Esq.  
Best Best & Krieger LLP  
300 South Grand Avenue 28th Floor  
Los Angeles, CA 90071  
brant.dveirin@bbklaw.com

CASE NAME: **HOLLYWOOD HERITAGE, INC. v. COMMUNITY  
REDEVELOPMENT AGENCY OF THE CITY OF LOS  
ANGELES**

CASE No.: **BS108249**

Bryan J. Freedman, Esq.  
Bradley Kreshek, Esq.  
Freedman & Taitelman LLP  
1901 Avenue of the Stars Suite 500  
Los Angeles, CA 90067  
bkreshek@ftllp.com

I declare under penalty of perjury under the laws of the State of California  
that the above is true and correct.

Executed on November 13, 2007, at Pasadena, California.

  
\_\_\_\_\_  
Tina Zabala

## **RE: Transfer of Land Use Authority from the CRA/LA-DLA to the City; Resolution, Ordinance and Proposed CEQA Categorical Exemption - PDF attachments Part 2 of 2**

'Beth Dorris' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Mon, Mar 18, 2019 at 7:32 PM

Reply-To: Beth Dorris <beth.dorris@aol.com>

To: Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Cc: beth.dorris@aol.com

Re: Council File: 13-1482-S3 Proposed Resolution, Ordinance, and CEQA Categorical Exemption transferring authority from CRA/LA DLA to the City;

PLUM Agenda for 3/1/19 Item 8, 13-1482-S3

CPC-2018-6005-CA, ENV-2018-6006-CE

Greetings. This letter is on behalf of Hollywood Heritage, Inc. and is being sent in two parts. This is the **second** part. It contains a PDF of the Order under CCP Section 664.6 enforcing land use requirements of CRA/LA DLA described therein (CCP 664.6 Order). A prior transmission to you of the first part includes a PDF of the Second Amended Petition, Hollywood Heritage v. CRA/LA et al, dated Nov. 12, 2007. This transmission also contains, below, an Adobe Now link to both the CCP 664.6 Order and the Second Amended Petition referenced above, in case that is the format you need to include in the record. Please insert both transmissions and attachments into the City Council file referenced above. Please also include, to the extent possible, in the PLUM record for the above referenced agenda item.

These two documents are provided to better document the following concerns (in addition to those previously raised by Hollywood Heritage and others in prior comments on these matters):

1. The proposed Resolution and Ordinance would violate the US Constitution by impairing contracts between the CRA/LA and Hollywood Heritage. Essentially, the Resolution and Ordinance, as interpreted in the Staff Report, seek to remove from the CRA/LA DLA the very land use authority needed for the CRA/LA DLA Board to fully review and on CRA/LA DLA Board approval, implement the Urban Design, Transportation, and other Plans and measures required of the CRA/LA DLA under the settlement enforced pursuant to the attached CCP 664.6 Order of the Court.
2. The materials being presented to PLUM and the City Council falsely make it sound as though the most recent settlement agreement between CRA/LA DLA and Hollywood Heritage (attached to the 664.6 Order) has nothing to do with the land use authority being transferred to the City. On the contrary, the settlement agreement directly relies on and circumscribes parameters of the CRA/LA DLA's land use authority, and thus is intrinsic to and part of any transfer of land use authority to the City and its Planning department.
3. Staff reports also have failed to acknowledge or address the fact that the CRA/LA DLA is subject to a Court Order enforcing the settlement agreement with CRA/LA DLA essentially as a judgment. This is not just some agreement with a developer concerning money; it is a fully enforceable Order of the Court subject to relief for contempt (among other relief) that, we believe would directly transfer to the City and its Planning department as the CRA/LA DLA's successor in interest to the land use authority subject to the Court's Order. To the extent that the CRA/LA DLA is in default, or later defaults, in performance of its land use authority responsibilities under the attached CCP 664.6 Order, the City and its Planning department, on adoption of the Resolution and Ordinance, would be exposed to potential liability for contempt and other relief as successor to the CRA/LA DLA's land use authority responsibilities under that CCP 664.6

Order. Please note that under the *express* terms of the agreement enforced under the CCP 664.6 Order, the City and its Planning department are specifically deemed successors-in-interest to the obligations of the CRA/LA DLA thereunder.

4. The attached Second Amended Complaint describes CEQA issues that will be triggered anew by the Resolution, Ordinance and Proposed CEQA Categorical Exemption, by impairing the effect and execution of the settlement responsibilities and obligations of the CRA/LA DLA, and usurping the land use authority necessary for execution of the outstanding order against CRA/LA DLA also attached hereto and described above. Essentially, by ignoring (and, depending on timing, potentially requiring City ratification of), the CRA/LA DLA's commitments to prepare, review, and on CRA/LA Board's adoption, implement the Plans described in the attached 664.6 Order, the City and its Planning department would remove mitigations and project measures in the Hollywood Redevelopment Plan necessary to reduce cultural resources and transportation impacts and other CEQA impacts, as further explained in the attached materials.

Regards,

Beth S. Dorris

Law Offices of Beth S. Dorris

I'm using Adobe Send.

You can view "Hollywood Heritage v. CRA; Conformed Copy Signed Order re 664.6 Enforcement of Settlement Agreement as Judgment.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3Aascds%3AUS%3Aa523631a-d8ff-416d-8e89-e7a326fee10f>

I'm using Adobe Send.

You can view "Second Amended Petition for writ of mandate\_1.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3Aascds%3AUS%3A31aade39-50dd-4838-9abf-6bdf116e74d7>

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 **Hollywood Heritage v. CRA; Conformed Copy Signed Order re 664.6 Enforcement of Settlement Agreement as Judgment.pdf**  
1395K



COURTESY COPY ORDER: 2155818

ORDER:

TYPE:

~~COURTESY COPY~~  
~~DELIVERY~~

PLACED BY: Beth Dorris

PLACED ON: 08/24/2018

SERVICE LEVEL: Priority

HEARING/DEPO:

DEPT/DIV: 53

JANNEY OFFICE: Los Angeles

EMPLOYEE: Alfred Monreal

VENDOR: JLA Court Dept.

CASE

NUMBER:

BC659645

NAME:

HOLLYWOOD  
HERITAGE v. CRA/LA

COUNTY:

Los Angeles

JURISDICTION:

Stanley Mosk Central  
Courthouse

CUSTOMER

NAME:

Law Offices of Beth S. Dorris

ACCOUNT:

JJ98797

BILLING

NONE

CODE:

ADDRESS: 3226 Mandeville Canyon  
Rd. Los Angeles, CA 90049

ROUTE:

PHONE: (310) 476-4761

EMAIL: beth.dorris@aol.com

\* COURT  
FILING

Priority: Deliver By: Mon, Aug 27 2018 04:30 PM

TO: Stanley Mosk Central  
Courthouse

Dept: 53

DOCUMENTS: SENT VIA - Upload: Stipulation and Order (50 Pgs);

**SPECIAL INSTRUCTIONS:** PLEASE ADVANCE COURT FEES. This is a stipulation, so it needs to be submitted to the court. Please deliver to the court on Monday August 26, 2018. Please arrange to obtain a copy of the stipulation/proposed order on its signature by the court. If there are additional standar charges for this, beyond the courtesy copy charge, please just add them to the invoice. If you have any questions, please don't hesitate to call me at 310 476 4761. - Beth Dorris

NOTES TO FIELD AGENT:

Status Information

DATE/TIME	STATUS	FIELD AGENT

Delivery Information

DATE	TIME	LOCATION	CLERK NAME
Dept/Box:	Documents Delivered:		

Statutory Fees (Court Fee Information)

DESCRIPTION	AMOUNT

LAW OFFICES OF BETH S. DORRIS  
3226 Mandeville Canyon Rd.  
Los Angeles, CA 90049

**LAW OFFICES OF BETH S. DORRIS**  
BETH S. DORRIS (State Bar No. 115798)  
3226 Mandeville Canyon Rd.  
Los Angeles, CA 90049-1016  
Telephone: (310) 476-4761  
Facsimile: (877) 433-4154  
beth.dorris@aol.com

Attorneys for Petitioner  
HOLLYWOOD HERITAGE, INC.

CONFORMED COPY  
ORIGINAL FILED  
Superior Court Of California  
County Of Los Angeles

SEP 17 2018

Sherrin K. Carter, Executive Assistant  
By [Signature] Deputy  
J.M. Glunne

**SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
**FOR THE COUNTY OF LOS ANGELES**  
**(CENTRAL DISTRICT)**

HOLLYWOOD HERITAGE, INC., a  
California nonprofit corporation

Plaintiff,

v.

CRA/LA, a Designated Local Authority and  
Successor to the Community Redevelopment  
Agency of the City of Los Angeles, CA;  
CRA/LA GOVERNING BOARD; CITY OF  
LOS ANGELES, a charter city; LOS  
ANGELES CITY COUNCIL,

Defendants.

Case No.: BC659645

**STIPULATION FOR CONTINUING  
JURISDICTION UNDER CCP  
SECTION 664.6 AND PROPOSED  
ORDER FOR DISMISSAL OF CRA  
DEFENDANTS PURSUANT TO  
SETTLEMENT; [PROPOSED] ORDER**

JFAP: Honorable Howard L. Halm  
Dept. 53

Action Filed: 04/28/2017

Trial Date: April 25, 2019

LAW OFFICES OF BETH S. DORRIS  
3226 Mandeville Canyon Rd.  
Los Angeles, CA 90049

**LAW OFFICES OF BETH S. DORRIS**  
BETH S. DORRIS (State Bar No. 115798)  
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beth.dorris@aol.com

Attorneys for Petitioner  
HOLLYWOOD HERITAGE, INC.

**SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF LOS ANGELES  
(CENTRAL DISTRICT)**

HOLLYWOOD HERITAGE, INC., a  
California nonprofit corporation

Plaintiff,

v.

CRA/LA, a Designated Local Authority and  
Successor to the Community Redevelopment  
Agency of the City of Los Angeles, CA;  
CRA/LA GOVERNING BOARD; CITY OF  
LOS ANGELES, a charter city; LOS  
ANGELES CITY COUNCIL,

Defendants.

Case No.: BC659645

**STIPULATION FOR CONTINUING  
JURISDICTION UNDER CCP  
SECTION 664.6 AND PROPOSED  
ORDER FOR DISMISSAL OF CRA  
DEFENDANTS PURSUANT TO  
SETTLEMENT; [PROPOSED] ORDER**

JFAP: Honorable Howard L. Halm  
Dept. 53

Action Filed: 04/28/2017

Trial Date: April 25, 2019

CONFORMED COPY  
ORIGINAL FILED  
Superior Court of California  
County Of Los Angeles

SEP 11 2018

Sherr R. Carter, Executive Clerk/Clerk  
By                      Deputy  
J.M. Gurnee

LAW OFFICES OF BETH S. DORRIS  
1228 Hollywood Center Rd.  
Los Angeles, CA 90048


STIPULATION

The undersigned parties stipulate and request that the action be dismissed with prejudice as to Defendants CRA/LA and CRA/LA GOVERNING BOARD, pursuant to the proposed order attached hereto, provided that the Court retain jurisdiction to enforce the terms of the Settlement as set forth in the attached Supplemental Settlement Agreement and exhibits thereto.

IT IS SO STIPULATED.

DATED: 8/3, 2018

GOLDFARB & LIPMAN LLP

By:   
THOMAS H. WEBBER  
CELIA W. LEE  
DANIEL S. MAROON  
Attorneys for Defendants  
CRA/LA, CRA/LA GOVERNING BOARD


DATED: 8/3/2018

CRA/LA, a Designated Local Authority and Successor to the Community Redevelopment Agency of the City of Los Angeles, CA

By:   
Its: Celia W. Lee

DATED: 8/2, 2018

CRA/LA GOVERNING BOARD

By:   
Its: Celia W. Lee

DATED: 8/2, 2018

LAW OFFICES OF BETH S. DORRIS

By:   
BETH S. DORRIS  
Attorneys for Plaintiff  
HOLLYWOOD HERITAGE, INC.

LAW OFFICES OF BETH S. DORRIS  
3226 Mandeville Canyon Rd.  
Los Angeles, CA 90049

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DATED: July 17, 2018

HOLLYWOOD HERITAGE, INC.

By: Frances Offenhausen  
Its: Authorized Representative  
per President Richard  
Adkins approval

**[PROPOSED] ORDER**

The Court, having reviewed the above stipulation of the parties, and being familiar with the record of this case, dismisses this action with prejudice as to Defendants CRA/LA and CRA/LA GOVERNING BOARD. However, pursuant to Code of Civil Procedure section 664.6 and any other relevant statutory provisions, and the parties' above stipulation, this Court retains jurisdiction over this case and personally as to the parties to the above stipulation for such orders, hearings and other proceedings as may be appropriate to enforce the terms of the settlement set forth in the attached Supplemental Settlement Agreement and exhibits thereto.

Date: 9/11, 2018

ANTHONY J. MOHR

Hon. ~~Howard J. Mohr~~ ANTHONY J. MOHR

**ATTACHMENT 1 TO STIPULATION  
SUPPLEMENTAL SETTLEMENT AGREEMENT**

## **SUPPLEMENTAL SETTLEMENT AGREEMENT**

This SUPPLEMENTAL SETTLEMENT AGREEMENT (“**Supplemental Agreement**”) is made and entered into as of this 2d day of August, 2018 (“Effective Date”) by and between Hollywood Heritage, Inc. (“Hollywood Heritage” or “Plaintiff”); and CRA/LA, a Designated Local Authority and Successor to the Community Redevelopment Agency of the City of Los Angeles, CA (“CRA/LA”) and the CRA/LA Governing Board (collectively with the CRA/LA, the “CRA/LA Defendants”). (The Plaintiff and CRA/LA Defendants shall be collectively referred to as the “Parties” and, each individually, a “Party”):

### **RECITALS**

A. On April 5, 2007, Plaintiff filed the following action against the CRA/LA Defendants and the City of Los Angeles, among others (“Original Action”): *Hollywood Heritage, Inc. v. Community Redevelopment Agency of the City of Los Angeles, et al.*, LASC Case No. BS108249. The Parties, among others, settled the Original Action pursuant to the Settlement Agreement dated April 9, 2009, a copy of which is attached hereto as Exhibit 1 (“Original Settlement Agreement”).

B. On April 28, 2017, Plaintiff filed an action against CRA/LA Defendants and the City of Los Angeles (and other parties since dismissed) alleging breach of the Original Settlement Agreement by CRA/LA Defendants and the City of Los Angeles (“Enforcement Action”).

C. The Parties intend that this Supplemental Agreement memorialize the settlement of disputes they have under the Enforcement Action.

D. Plaintiff’s Board of Directors and the CRA/LA’s Governing Board approved this Supplemental Settlement Agreement on or before its Effective Date.

E. The Parties desire to avoid the expense and uncertainty of litigation and to resolve the subject matter of the Enforcement Action in an efficient manner and to avoid the expense and uncertainty of litigation.

### **TERMS**

**NOW THEREFORE**, in consideration of the mutual covenants contained herein and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **SUPPLEMENT TO ORIGINAL SETTLEMENT AGREEMENT.** This Supplemental Agreement modifies the rights and obligations of the Parties to each other under Original Settlement Agreement as expressly set forth below. The Original Settlement Agreement remains in effect, except as expressly modified or amended hereby. This Supplemental Settlement Agreement, together with the Original Settlement Agreement (as modified hereby), are referred to jointly as the “Settlement.” All capitalized terms in this

Supplemental Settlement Agreement have the meaning set forth in the Original Settlement Agreement unless otherwise defined herein. In the event of a direct conflict, the provisions of this Supplemental Agreement shall govern. The Settlement constitutes a stipulated judgment of the Enforcement Action

**2. CRA/LA'S COMPLETION AND APPROVAL OF PLANS SUPPORTING THE HOLLYWOOD REDEVELOPMENT PLAN.** CRA/LA will prepare and present to its Governing Board for final approval, by the dates set forth in this Section 2, the plans, studies, guidelines, procedures and ordinances described in Sections 2.A-2.D below ("Remaining Plans"). This Supplemental Agreement replaces and eliminates Exhibit C of the Original Settlement Agreement. The City of Los Angeles (including without limitation its Planning Department ("City Planning")) shall not be required to review the Remaining Plans prior to approval by the CRA/LA Governing Board. The CRA/LA shall provide staff and consultant support to meet its obligations as to preparation and submission for action on the Remaining Plans, and (to the extent approved in whole or in part or in some form by the CRA/LA Board) for implementation of the Remaining Plans. If and when the City of Los Angeles or any other governmental agency assumes the land use authority in the Hollywood Redevelopment Project Area ), said land use authority successor and not the CRA/LA shall be responsible for the CRA/LA's obligations under this Section 2.

**A. The Hollywood Blvd. Design Guidelines.**

(1) As used herein, the term "Hollywood Blvd. Design Guidelines means the Franklin Avenue Design Plan and Hollywood Boulevard Urban Design Plan defined in the Original Settlement Agreement, combined into a joint design district (the "Hollywood Blvd. Design Guidelines"). The September 28, 2011 draft Hollywood Boulevard Design Guidelines (jointly covering the Hollywood Boulevard and Franklin Avenue design areas) will act as the framework and starting point for the development of the updated standards and guidelines for the Hollywood Boulevard and Franklin Avenue Design District. The updated Hollywood Boulevard Design Guidelines will analyze the physical changes and approved entitlement actions that have occurred to the Hollywood Boulevard and Franklin Avenue Design District since the September 28, 2011 draft (to approximately the Effective Date).

(2) CRA/LA, with the input of Hollywood Heritage, will retain an urban design firm to update and complete the draft Hollywood Boulevard Design Guidelines within one month after the Effective Date. CRA/LA will work with Hollywood Heritage to develop an agreed upon scope of work and schedule of performance for the design consultant. CRA/LA will retain final approval of the scope of work and schedule of performance for the design consultant. CRA/LA will update Hollywood Heritage quarterly on the progress of the design consultants' work. Prior to finalizing the Hollywood Boulevard Design Guidelines, CRA/LA will provide a draft to Hollywood Heritage to allow for written comments from Hollywood Heritage, which CRA/LA will consider in good faith and will provide, within two weeks of the date of said comments, written responses to Hollywood Heritage of any proposed revisions to the updated Hollywood Boulevard Design Guidelines.

(3) CRA/LA staff shall submit an updated Hollywood Boulevard Design Guidelines to the CRA/LA Governing Board for consideration and approval in good faith within

8 months after the Effective Date ("Revised Remaining Plans Submission Date"). If the CRA/LA Governing Board does not approve said submittal, CRA/LA staff and the design consultant shall address any issues or concerns to its Governing Board and resubmit the revised Hollywood Blvd. Design Guidelines to the Governing Board for its reconsideration within four months after the prior Governing Board review; provided that the CRA/LA staff may take longer than four months therefor if it demonstrates to the reasonable satisfaction of Hollywood Heritage that it could not feasibly earlier address its Governing Board's issues or concerns, as expressed in minutes or written directions from the Governing Board when said Board declined previously to approve said submittal.

(4) Until the Hollywood Boulevard Design Guidelines are approved by the CRA/LA Governing Board, CRA/LA shall ensure that the 1993 Design Plan is distributed by providing a link or hard copy of the 1993 Design Plan to all affected permit applicants, which applications are submitted to the CRA/LA. CRA/LA shall use the 1993 Design Plan as discretionary guidelines when reviewing permits and entitlements proposals in the Hollywood Redevelopment Area. Once approved by its Governing Board, the Hollywood Boulevard Design Guidelines will be used to review permits and entitlements proposals in the Hollywood Redevelopment Area (with the understanding that if the City of Los Angeles or City Planning succeeds to the CRA/LA's land use authority, said successor, and not whatever remains of the CRA/LA after said succession, shall thereafter be bound by the CRA/LA's land use review obligations under the Settlement.

#### **B. Sunset Boulevard Design Guidelines.**

(1) In lieu of the full Hollywood Core Transition District Development Guidelines required under the Original Settlement Agreement, CRA/LA shall update the January 2010 draft Sunset Boulevard and Civic Center Urban Design Plan and Guidelines with any necessary changes since January 2010 to approximately the Effective Date, in accordance with the 2003 HRP, but shall have the option, for the purposes of this settlement, to: (i) eliminate the Civic Center component therein, (ii) focus on the methods for preserving and protecting the historic residences potentially impacted by new construction under said Guidelines, and (iii) include methods to protect adjacent neighborhoods from the effects of new construction and alterations which may have a deleterious effect on historical resources in those neighborhoods (as so updated and revised, the "Sunset Boulevard Design Guidelines"). A preliminary map of the historic buildings to be so protected in the Sunset Boulevard Design Guidelines is attached as Exhibit 2, with the understanding that said map may be further refined based on any updated historic survey information.

(2) CRA/LA, with the input of Hollywood Heritage, will retain an urban design firm to update and complete the draft Sunset Boulevard Design Guidelines within two months after the Effective Date. CRA/LA will work with Hollywood Heritage to develop an agreed upon scope of work and schedule of performance for the design consultant. CRA/LA will retain final approval of the scope of work and schedule of performance for the design consultant. CRA/LA will update Hollywood Heritage quarterly on the progress of the design consultants' work. Prior to finalizing the updated Sunset Boulevard Design Guidelines, CRA/LA will provide a draft to Hollywood Heritage to allow for written comments, which CRA/LA will

consider in good faith and will provide written responses to Hollywood Heritage (within two weeks of receipt of said comments by Hollywood Heritage) of any proposed revisions to the updated Sunset Boulevard Design Guidelines.

(3) The updated Sunset Boulevard Design Guidelines will be submitted to the CRA/LA Governing Board for consideration and approval in good faith by the Revised Remaining Plans Submission Date. If the CRA/LA Governing Board does not approve said submittal, CRA/LA staff and the design consultant shall consider, in good faith, whether it is feasible to revise the Sunset Boulevard Design Guidelines to address any issues or concerns to its Governing Board and resubmit the revised Sunset Boulevard Design Guidelines to the Governing Board for its reconsideration within four months after the prior Governing Board review.

(4) CRA/LA staff shall review permits and entitlements proposals in the Hollywood Redevelopment Area for conformance with the updated Sunset Boulevard Design Guidelines and, prior to adoption thereof, for potentially significant impacts on the preservation and protection of the historic residences potentially impacted by new construction (with the understanding that if the City of Los Angeles or City Planning succeeds to the CRA/LA's land use authority, said successor, and not whatever remains of the CRA/LA after said succession, shall thereafter be bound by the CRA/LA's land use review obligations under the Settlement.).

#### **C. Density Transfer Procedures.**

(1) As used herein, "Density Transfer Procedures" means procedures developed to serve as the basis of a proposed ordinance for the transfer of development rights from historic properties to other properties having a shortfall in allowable density, in order to incentivize historic preservation and to be consistent with the development ceilings and historic preservation objectives/goals and requirements in the Hollywood Redevelopment Plan and the 2003 FEIR mitigations, and in compliance with the applicable provisions of the 2003 HRP. CRA/LA will use as its model the density transfer procedures in the Central City West Specific Plan.

(2) CRA/LA will coordinate with the City to develop procedures to allow the transfer of density for historic buildings in the Hollywood Redevelopment Project Area. CRA/LA will provide a draft of the procedures to Hollywood Heritage no later than one hundred eighty (180) days after the Effective Date. CRA/LA will consider in good faith and will provide written responses to Hollywood Heritage (within two weeks of the date of Hollywood Heritage's written comments) if one or more proposed revisions to the Density Transfer Procedures are not accepted.

(3) The Density Transfer Procedures will be submitted to the CRA/LA Governing Board for consideration and approval in good faith by the Revised Remaining Plans Submission Date. If the CRA/LA Governing Board does not approve said submittal, CRA/LA staff shall address any issues or concerns to its Governing Board and submit the revised Density Transfer Procedures for its Governing Board's reconsideration for approval within four months

after the prior Governing Board review. CRA/LA will submit any Density Transfer Procedures approved by CRA/LA's Governing Board to the City.

#### **D. Transportation/Parking Management Plan.**

(1) The Parties agree that the draft Hollywood Mobility Strategy Plan prepared by Iteris in 2008 satisfies the requirements of the 2003 HRP [subject to inclusion of any and all missing tables, texts, or exhibits identified within the text of that draft that have already been prepared, as intended to be a part of said Hollywood Mobility Strategy Plan]. The Hollywood Mobility Strategy Plan is the result of extensive community comment and input over many months. CRA/LA management will present the Hollywood Mobility Strategy Plan to the Governing Board for consideration and approval and for transmittal to the City of Los Angeles with a recommendation that the City implement any relevant streetscape, parking and roadway improvements outlined in the Hollywood Mobility Strategy Plan that cannot be legally or feasibly implemented by the CRA/LA without City approval or funding. The Hollywood Mobility Strategy Plan will be submitted to the CRA/LA Governing Board for consideration and approval in good faith by the Revised Remaining Plans Submission Date. If the CRA/LA Governing Board does not approve said submittal, CRA/LA staff shall address the issues or defects of concern to its Governing Board and submit the revised Hollywood Mobility Strategy Plan for its Governing Board's reconsideration for approval within four months after the prior Governing Board review. CRA/LA will work with the City to implement the Transportation Plan if and to the extent required by law. In no event shall CRA/LA be required to fund or implement transportation mitigations where to do so would violate any statute governing CRA/LA.

#### **E. Historic Resources Survey.**

(1) **Definitions.** As used herein, the term "Historic Resources Survey" means the Cultural Resources Survey defined in the Original Settlement Agreement, including context statement, survey data, peer review (which you have proposed be by Hollywood Heritage), revised survey findings as needed based on peer review, and Section 511 List. The term "Mandated Review Measures" means Sections II.B.4-12 of the Pre-Existing Agreement.

(2) **Historic Resources Survey.** CRA/LA, with input from Hollywood Heritage, will within one month of the Effective Date hire an historic resources consultant (the "Historic Consultant") to update and peer review the existing CRA/LA commissioned Historic Resources Survey of the Hollywood Redevelopment Project Area prepared by Chattel Architecture, Planning and Preservation, Inc. in 2010 (the "Chattel Survey"). CRA/LA will work with Hollywood Heritage to develop an agreed upon scope of work and schedule of performance for the Historic Consultant; provided that CRA/LA will retain final approval of the scope of work and schedule of performance for the historic consultant and that CRA/LA shall, within 18 months after the Effective Date, cause an updated survey (the "Updated Survey") to be completed in electronic data form compatible with ZIMAS. CRA/LA will provide quarterly updates to Hollywood Heritage on the progress of the Historic Consultants work. Prior to finalizing the survey, CRA/LA will provide a draft to Hollywood Heritage to allow for its written comment, which CRA/LA will consider in good faith and will provide written responses to

Hollywood Heritage if one or more proposed revisions to the Updated Survey are not accepted. CRA/LA will post a link to the Updated Survey on its website, and use the Updated Survey when clearing any permits in the Hollywood Redevelopment Project (as long as CRA/LA continues to have land use authority in the Hollywood Redevelopment Project Area) and transmit the Updated Survey to the City for its information and potential use. CRA/LA shall comply with *Mandated Review Measures concerning historic/cultural issues* until a final Updated Survey is integrated into ZIMAS (with the understanding that if the City of Los Angeles or City Planning succeeds to the CRA/LA's land use authority, said successor, and not whatever remains of the CRA/LA after said succession, shall thereafter be bound by the CRA/LA's historic/cultural resources and other land use obligations under the Settlement.)

### **3. CRA/LA'S PAYMENTS.**

A. **Settlement Payments to Hollywood Heritage and Counsel.** Within 15 days after the Effective Date, CRA/LA shall pay (a) to Hollywood Heritage One Hundred Thousand Dollars (\$175,000) for its activities in maintaining and updating preservation archives as a resource for cultural history and preservation action (under its preservation resource center) in Hollywood, and (b) to the Law Offices of Beth S. Dorris One Hundred Forty Thousand Dollars (\$165,000) for attorneys' fees and costs.

### **4. DISMISSAL AND RELEASE.**

A. **Dismissal Subject to CCP Section 664.6 Continuing Jurisdiction.** The Parties shall request dismissal of the CRA Defendants from the Enforcement Action with prejudice, subject to continuing jurisdiction of the Court under California Code of Civil Procedure section 664.6 ("Section 664.6) for enforcement of the Settlement pursuant to stipulation and proposed order attached hereto Exhibit 3 ("Section 664.6 Stipulation"). By the Effective Date, each Party and its counsel of record shall sign and deliver to the other Parties' counsel the Section 664.6 Stipulation. Plaintiff shall have its counsel of record file with the Court the fully executed Section 664.6 Stipulation within 7 days after receipt of the payments set forth in Paragraph 3A above.

B. **Mutual Release.** Except for the obligations created by the Settlement, each Party hereby releases and discharges all other Parties, and each and every one of their Governing Board members, Governing Board members directors, predecessors, successors, officers, employees, agents, attorneys, assigns, and representatives and any person claiming by or through any of them from any and all claims, demands, damages, debts, liabilities, obligations, contracts, agreements, causes of action, suits and attorneys' fees and cost of whatever nature, character or form, known or unknown, to the extent claimed or arising from the Enforcement Action. The mutual release provided herein is subject to the Settlement remaining in full force and effect, without termination by any successor agency.

C. **Civil Code Section 1542.** As of the Effective Date, each Party has read and been informed of the meaning of Section 1542 of the California Civil Code, and has consulted with its respective counsel, to the extent that any was desired, and understands the provisions of Section 1542. Except for the obligations created by the Settlement, each Party

expressly waives the rights and benefits conferred on it by the provisions of Section 1542, which provides:

“A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.”

## **5. MISCELLANEOUS PROVISIONS.**

**A. Continuing Court Jurisdiction Over Settlement Under CCP Section 664.6.** Pursuant to Code of Civil Procedure section 664.6 (“Section 664.6”), the Parties request and agree that the Court shall retain jurisdiction over the parties to enforce the Settlement until there is full performance of the terms herein, as set forth in the stipulation and proposed order attached hereto as Exhibit 3. Any Party seeking enforcement of the Settlement may be sought by any procedure allowed by law, including without limitation by (1) ex parte application for entry of judgment or any other relief which is appropriate on notice to the other Parties that complies with California Rule of Court 3.1203, (2) motion for enforcement under Section 664.6, or (3) contempt proceedings. The prevailing Party in any enforcement proceedings under the Settlement shall be entitled to its reasonable and necessary attorneys’ fees and costs. Failure of the CRA/LA to obtain sufficient funding or to have adequate staff or consultant support shall not excuse any failure by the CRA/LA to meet its obligations under the Settlement, or mitigate or reduce any penalties, fines, damages, or other enforcement action otherwise applicable to the CRA/LA or its successor.

**B. Entire Agreement.** The Settlement constitutes the full and entire agreement between the Parties hereto, and the Parties acknowledge that there is no other contract, oral and/or written, between the Parties hereto relating to the subject matter of the Settlement. Each Party represents that it has been represented by legal counsel during the course of the negotiations leading to the signing of this Supplemental Agreement, and has been advised by legal counsel with respect to the meaning of this Supplemental Agreement and its legal effect.

**C. No Admission of Liability.** It is expressly understood, acknowledged and agreed to by the Parties, that by reason of entering into this Agreement, no Party admits, expressly or impliedly, any fact or liability of any type or nature with respect to any matter, whether or not referred to herein, or the sufficiency of any claims, allegations, assertions, or positions of any Party; no Party has made any such admissions; and this Agreement is entered into solely by way of compromise and settlement only.

**D. Binding Agreement.** This Agreement is and shall be binding upon and shall inure to the benefit of the Parties, and each and every one of their Board or Governing Board members, Board or Governing Board members directors, predecessors, successors, officers, employees, agents, attorneys, assigns, and representatives, heirs, executors and/or administrators of each of the Parties. The Parties acknowledge and affirm that the CRA/LA’s obligations under the Settlement are part of and may not be segregated from its land use authority and functions, including without limitation any assignment or other transfer of all or

any part of the CRA/LA's land use authority or functions to the City of Los Angeles (or City Planning) or other qualified governmental agency, and in the event of any transfer of or assumption of the CRA/LA's land use authority over the Hollywood Redevelopment Area, the successor agency shall succeed to the CRA/LA's obligations under the Settlement which obligations may not be terminated by the successor agency, notwithstanding any contrary provision herein. If the CRA/LA still exists after any transfer of its land use authority and functions to a successor agency, the CRA/LA shall remain jointly and severally responsible for the payments set forth in Section 3.A. In addition, the CRA/LA's obligations under the Settlement and continuing court jurisdiction under Section 664.6 related to enforcement thereof shall be deemed "litigation" requiring automatic transfer of the CRA/LA's obligations under the Settlement to any successor authority under Health and Safety Code section 34173. This Section 5.E shall survive any termination of this Supplemental Agreement.

**E. Interpretation of Agreement.** This Agreement is made and entered into in the State of California and shall, in all respects, be interpreted, enforced and governed by and under the laws of the State of California. Any statute or rule of construction that provides that ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement, and is hereby waived.

**F. Amendments and Modifications.** This Agreement may be amended, altered, modified or otherwise changed in any respect or particular only by a writing duly executed by each of the Parties hereto or their authorized representatives.

**G. No Warranties.** Each Party warrants to each other that no promise or inducement has been made or offered, except as set forth herein, and that this Agreement is not executed in reliance upon any statement or representation of any Party or any of its representatives concerning the nature and extent of the injuries, damages or legal liability thereof.

**H. No Third Party Beneficiaries.** This Agreement is not for the benefit of any person or entity not a Party hereto or described as a related entity and representative herein. No person or entity not a signatory to this Agreement shall be deemed to be benefitted or intended to be benefitted by any provision hereof, and no such person or entity shall acquire any rights or causes of action against either Plaintiff or Defendants hereunder as a result of the Parties' performance or non-performance of their respective obligations under this Agreement.

**I. Counterparts.** This Agreement may be executed in counter-parts with the same effect as if all original signatures were placed on one document, and all of which together shall be one and the same Agreement. A facsimile signature shall be deemed and construed as an original.

**J. Authority to Execute Agreement.** The Parties, and each of them, expressly represents that it has the authority to execute this Agreement and agrees that this Agreement as so executed will be binding upon each of the Parties.

**K. Severability.** In the event that any provision of this Agreement should be held to be void, voidable or unenforceable, the remaining portions hereof shall remain in full force and effect.

**L. Waiver, Modification and Amendment.** No breach of this Agreement or of any provision can be waived except by an express written waiver executed by the Party waiving such breach. Waiver of any one breach shall not be deemed a waiver of any other breach of the same or other provisions of this Agreement.

**M. Notices.** Any notice requirement set forth herein shall be deemed to be satisfied as follows: (i) three (3) days after mailing of the notice first class United States certified mail, postage prepaid, or (ii) the next business day after the notice or communication has been delivered by hand or sent by telecopy, email, or overnight delivery service, addressed to the appropriate Party. Any notice, request, demand, consent, approval or other communication required to be given as follows:

To either or both CRA Defendants:

With a copy to:

Steve Valenzuela   Chief Executive Officer & CFO CRA/LA, A Designated Local Authority 448 S. Hill Street, Ste 1200 Los Angeles, CA 90013 <a href="mailto:svalenzuela@crala.org">svalenzuela@crala.org</a>	Thomas H. Webber Goldfarb & Lipman LLP 523 West Sixth Street, Suite 610 Los Angeles CA 90014 <a href="mailto:twebber@goldfarblipman.com">twebber@goldfarblipman.com</a> Fax: 510 836-1035
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To Hollywood Heritage:


With a copy to:

Frances Offenhauser Offenhauser/Mekeel Architects 8762 Holloway Drive West Hollywood, CA 90069 <a href="mailto:offenhauser@oma-la.com">offenhauser@oma-la.com</a> Fax: 310.659-6001	Beth S. Dorris Law Offices of Beth S. Dorris 3226 Mandeville Canyon Rd. Los Angeles, CA 90049 <a href="mailto:Beth.dorris@aol.com">Beth.dorris@aol.com</a> Fax: 877 433 4154
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The Parties enter into, execute, and agree to the terms and conditions of this Agreement by affixing their authorized signatures below.

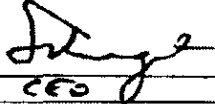
DATED: Aug 2, 2018

Approved as to form  
GOLDFARB & LIPMAN LLP

By:   
THOMAS H. WEBBER  
CELIA W. LEE  
DANIEL S. MAROON  
Attorneys for Defendants  
CRA/LA, CRA/LA GOVERNING BOARD

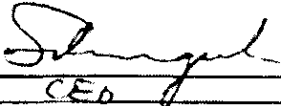
DATED: 8/2/2018

CRA/LA, a Designated Local Authority and Successor to the  
Community Redevelopment Agency of the City of Los  
Angeles, CA

By:   
Its CEO

DATED: 8/25/2018

CRA/LA GOVERNING BOARD

By:   
Its CEO

DATED: 8/2, 2018

Approved as to form  
LAW OFFICES OF BETH S. DORRIS

By:   
BETH S. DORRIS  
Attorneys for Plaintiff  
HOLLYWOOD HERITAGE, INC.

DATED: July 17, 2018

HOLLYWOOD HERITAGE, INC.

By: Francis Allen Gause  
Its: Authorized Representative  
per President Richard Adkins  
approval

**EXHIBIT 1**  
**ORIGINAL SETTLEMENT AGREEMENT**

## SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This Settlement Agreement and Mutual Release ("Agreement") is entered into, effective April 9, 2009, by and among Hollywood Heritage, Inc. ("Hollywood Heritage" or "Petitioner"), The Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA"), the City of Los Angeles and the Los Angeles City Council (collectively "City", Bridgelock Capital, Inc. and Peak Financial Partners, Inc. (collectively "Peak Financial") (individually, a "Party" or collectively, the "Parties").

It is the intent of the Parties that this Agreement shall establish the terms of a full and complete settlement of all claims and actions raised in *Hollywood Heritage, Inc. v. Community Redevelopment Agency of the City of Los Angeles, et al.*, LASC, Case No. BS108249 (the "Action"). The terms of the Agreement are intended to be the limit of the Parties' obligations.

### I. RECITALS

A. Whitley Investment Group, LLC ("Whitley") was previously the owner and developer of those certain properties located at 1802-1808 N. Whitley Avenue, and 1810-1816 N. Whitley Avenue, Los Angeles, CA, located in the Hollywood Redevelopment Project area (the "Property"), the legal description of which is attached hereto as Exhibit A.

B. On April 5, 2007, Hollywood Heritage filed a verified petition for writ of mandamus, and complaint for declaratory and injunctive relief against CRA/LA, the City and Whitley in the Action, concerning the CRA/LA's and City's alleged violations of the 1986 Hollywood Redevelopment Plan ("1986 HRP"), 2003 Hollywood Redevelopment Plan Amendment ("2003 HRP"), with reference to the requirements of the 2003 Final Environmental Impact Report for the Hollywood Redevelopment Plan Amendment ("2003 FEIR").

C. Subsequent to the filing of the Action, Bridgelock Capital, Inc. acquired fee simple title to the Property, and then transferred fee simple title to the Property to Peak Financial. Peak Financial is the current owner of the Property. In or about November 2008, Bridgelock Capital and Peak Financial were added as Roe 1 and Roe 2, respectively, to the then second amended petition for writ of mandamus, and complaint for declaratory and injunctive relief.

D. The Parties hereto have agreed to use this Agreement to achieve a full and complete resolution of all claims and actions asserted by Hollywood Heritage in the Action.

E. As a result of the Action, Hollywood Heritage, CRA/LA, the City, Bridgelock and Peak Financial have engaged in settlement negotiations concerning, among others, the preparation of certain Plans (as defined below) allegedly required by the 2003 HRP. As a result, the Parties have agreed to resolve the disputes embodied in the Action without further litigation or expense, without any admission of liability or facts by any Party.

### II. TERMS

NOW THEREFORE, in consideration of the mutual covenants, agreements, representations, and warranties contained in this Agreement, and other and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties

agree as follows:

A. **Dismissal.** The Parties agree that the litigation (Case No. BS108249) will be dismissed with prejudice as to all Parties, including but not limited to, CRA/LA, the City, Whitley, Bridglock Capital and Peak Financial. Within five (5) business days after payment and delivery of the good and sufficient, verified funds called for in Paragraph D, below, Hollywood Heritage shall deliver to CRA/LA a written request for dismissal of the Action with prejudice, as to all parties, executed by Hollywood Heritage's counsel (the "Dismissal") in the form of Exhibit B hereto. CRA/LA may then cause the Dismissal to be filed in Los Angeles Superior Court and served on all Parties.

B. **CRA/LA's Obligations.**

1. CRA/LA shall use good faith efforts (the term "good faith efforts", as used in this Agreement, shall mean to act in good faith with the intent to do and complete the subject task, without any intentional efforts to delay the task's completion, and CRA/LA shall not be deemed not to be acting in good faith if any unreasonable interference by a non-Party delays the task's completion) to complete or cause to complete, publicly circulate for review and comment, submit to the CRA/LA Board for action, and implement (to the extent they are approved, in whole or in part or in some form, by the CRA/LA Board) the following plans, according to the time line in the chart attached as Exhibit C: (i) Franklin Avenue Design Plan, (ii) Hollywood Boulevard Urban Design Plan, (iii) Hollywood Core Transition District Development Guidelines, (iv) Transportation and Parking Ordinance, (v) Historical Resources Survey, and (vi) Density Transfer Procedures (collectively "Plans"). Except for their respective requirements relating to the timing of their preparation, these Plans are to be prepared in accordance with the requirements in the 2003 IIRP, including all of the required elements described in the 2003 HRP. Items (i) and (ii) above may be combined into one document. If the Plans are not completed, circulated, submitted for action, and implemented (to the extent they are approved, in whole or in part or in some form, by the CRA/LA Board) because of lack of funding from CRA/LA for its consultants' and related work, the CRA/LA's effort will not be deemed good faith for purposes of this Agreement.

2. Provided CRA/LA continues to use good faith efforts to complete the Plans, CRA/LA's failure to meet any of the milestone dates in Exhibit C shall not give rise to any contractual rights or other rights in favor of Hollywood Heritage, nor shall it give rise to any cause of action that is not otherwise available to Hollywood Heritage absent the settlement, with the exception that if the Plans have not been completed, publicly circulated for review and comment, and submitted for action, and implemented (to the extent they are approved, in whole or in part or in some form, by the CRA/LA Board) within two (2) years after the last date identified in Exhibit C, then CRA/LA shall be deemed to be in breach of this Agreement, and Hollywood Heritage shall, in addition to any remedies provided in this Agreement, have any right and remedy in law or equity that it would otherwise have absent the existence of this Agreement.

3. CRA/LA shall provide Hollywood Heritage with copies of the CRA/LA Board of Commissioners' actions taken in the past on the currently existing Revised Draft Hollywood Boulevard Urban Design Plan (March 1993) ("1993 Design Plan"). Such documents

shall be provided to Hollywood Heritage within 15 days after execution of this Agreement. As to all publicly available documents related to future actions by the CRA/LA Board with respect to the Hollywood Boulevard Urban Design Plan, said documents shall be provided to Hollywood Heritage within 15 days after their public availability. Until the deadlines stated in this Agreement for the preparation of an update of the 1993 Design Plan have been met, CRA/LA agrees that any new project ("new project" is defined in this paragraph to mean any project not in negotiations with CRA/LA as of the execution of this Agreement, for entitlements and/or development agreements such as but not limited to OPAs, DDAs and ENAs) in the Hollywood Boulevard Urban Design Plan area shall be subject to review by CRA/LA, which review shall include without limitation issues such as use, as discretionary guidelines, and not as designs for development, of the 1993 Design Plan, until the deadlines stated in this Agreement for preparation of an update of that Plan have been met. CRA/LA shall distribute the 1993 Design Plan to all new project applicants, as well as those with whom CRA/LA is currently in negotiations for potential entitlements and/or development agreements.

4. CRA/LA shall provide to Hollywood Heritage, as early as practical, copies of the final consultant contracts scope of work relating to the preparation of the Plans, together with a copy of the applicable requirements for the Plans as stated in the 2003 HRP, as well as provide copies to Hollywood Heritage of completed publicly available drafts of the final Plans, so that Hollywood Heritage shall have the timely opportunity to comment on the proposed scope of work and Plans to CRA/LA. CRA/LA will direct its consultants to prepare any elements that are required in the 2003 HRP.

5. CRA/LA shall use good faith efforts to resolve any issues or disputes that may arise as a result of Hollywood Heritage's comments regarding the consultant contract scopes and work, and the completed drafts of the Plans.

6. CRA/LA, in preparation of the Historic Resources Survey, shall maintain consistency with the City's Survey LA and its definitions, while using good faith efforts to take into account the more detailed factual information regarding historical properties in the Hollywood Redevelopment Project Area. CRA/LA recognizes that integrity may be evaluated differently in the Hollywood area due to rarity, property type, or evaluation code, if consistent with SurveyLA standards. CRA/LA shall provide copies of progress documents according to the time line in the chart attached as Exhibit C.

7. CRA/LA shall use good faith efforts to ensure that the Hollywood Boulevard Commercial and Entertainment Historic District ("Historic District") and all buildings currently listed on the National Register of Historic Places ("National Register") as contributors to the Historic District retain status code 1D on the Historic Resources Survey.

8. CRA/LA, upon completion of the Historic Resources Survey, shall use good faith efforts to present for approval by the CRA/LA Board of Commissioners, an updated list of historic/architectural/cultural resources ("Section 511 List") subject to the provisions of Section 511 of the 2003 HRP ("Section 511"). The timing for said presentation for approval by the CRA/LA Board of Commissioners shall, in any event, not be later than the limits provided for in Section II(B)(2) above. The Section 511 list shall be made publicly available (uploading on the CRA/LA website is acceptable), but integration into Navigate LA and Zimas databases is

preferred. A printed version of the Section 511 list shall be provided to members of the public on request and at reasonable copying charges.

9. Prior to the CRA/LA Board's adoption and approval of a Section 511 List (the timing of the consideration of which is described in Exhibit C hereto), CRA/LA shall be allowed to continue to process permit applications (permits that could significantly impact structures) in the following manner: (i) comply with Section 511 with respect to (aa) structures with a Status Code 1-3 rating as identified by CRA/LA at the time of the 1986 Redevelopment Plan adoption, (bb) structures with a Status Code 4 rating as identified by CRA/LA in a CRA/LA Board Memorandum dated April 19, 1990, and (cc) structures with a Status Code 1-4 rating in California Historic Register Information System; and (ii) comply with all of the mitigation measures set forth in the 2003 FEIR with respect to structures with a Status Code 1-5 rating listed in Appendix G of the 2003 FEIR but are not otherwise covered under subsection 9(i) above. In complying with Section 511 and the mitigation measures set forth in the 2003 FEIR, as required above under subsections 9(i) and 9(ii), respectively, CRA/LA shall apply and implement all applicable provisions, including without limitation the up-to-180-day delay period. CRA/LA shall notify Hollywood Heritage of all permit applications involving proposed demolition of resources mentioned in subsections 9 (i) and 9 (ii) above, within 15 days of receipt of the permit application. Historic Resource Assessment Reports prepared pursuant to implementing Section 511, or in response to mitigation measures identified in 2003 FEIR, shall be subject to the provisions contained in paragraph 10 below with the following additional standards for preparing the Assessment Report:

a. Include an existing conditions report which identifies character-defining features, materials, and spaces. An historic architect shall determine adverse effect after an analysis of the impact on character defining features.

b. Any loss of integrity between the date of the survey listing and the present shall not lead to a conclusion of insufficient integrity.

c. A Historic Architect shall participate in the integrity analysis or review in order to determine the physical aspects of alteration and their potential reversibility.

d. The Assessment Report shall include analysis of alternatives to the project that may be analyzed in a Supplemental EIR.

10. Prior to the CRA/LA Board's adoption and approval of a Section 511 List (the timing of the consideration of which is described in Exhibit C hereto), and with respect to structures that are not otherwise covered under Section 9 above and meet at least one of the following criteria: (i) having a Status Code 5 rating as identified by CRA/LA based on a reconnaissance survey conducted in 2002; (ii) having a Status Code 1-5 rating in the Directory of Properties in the Historic Property Data File for Los Angeles County, as kept by the California Office of Historic Preservation as part of its CHRIS system; or (iii) at least 50 years old, CRA/LA agrees that the applicant for any permit that would adversely impact such structure will be requested, or may be required when CRA/LA determines that CEQA is triggered by the requested permit approval, to select, hire, and fund a qualified historic assessment consultant

necessary to prepare an Historic Resource Assessment Report to determine if the proposed impact on the structure would be an adverse impact on a historically significant structure. CRA/LA shall request of the applicant, and may require of the applicant when CRA/LA determines that CEQA is triggered by the requested permit approval, that the contract between the applicant and the consultant contain the following provision:

***"Restrictions on Review of Drafts of the Historic Resource Assessment Report for the Purposes of CEQA Review"***

The California Environmental Quality Act (Public Resources Code Section 21000 et seq., "CEQA") authorizes CRA/LA to accept a draft environmental impact report ("EIR"), Final EIR, Negative Declaration, or Mitigated Negative Declaration ("Environmental Documents") including technical studies such as Historic Resource Assessment Reports, prepared by a consultant retained by the Applicant. (Public Resources Code Section 21082.1; State CEQA Guidelines Section 15084.)

Consultant and Applicant expressly agree that CRA/LA, as Lead Agency for the Project pursuant to CEQA, is solely responsible for the adequacy and objectivity of the Environmental Documents and their technical reports. Applicant and Consultant expressly agree and recognize that, before CRA/LA may certify an EIR or publish a notice of determination, CRA/LA must certify that the final Environmental Documents reflect its independent judgment and analysis. (Ibid. see also State CEQA Guidelines Section 15090.) To enable CRA/LA to properly carry out these duties under CEQA, the parties agree that the following restrictions apply to the Applicant's review of the Environmental Documents and communications with Consultant:

1. Consultant understands and agrees that its responsibility to provide a complete and accurate Environmental Documents is owed solely to CRA/LA, and not to the Applicant or any other third person or entity.
2. Consultant must evaluate the environmental impacts of the project using its own professional judgment. Consultant may not confer or consult with, or otherwise seek the input of the Applicant in reaching its conclusion on the significance of any environmental impacts of the project. However, Consultant may confer or consult with, or otherwise seek the input of CRA/LA in reaching its conclusion on the significance of any environmental impacts of the project.
3. All administrative, screen check or in-house drafts of Environmental Documents, or parts thereof, including its technical reports, must be submitted exclusively to CRA/LA upon completion. No administrative, screen check or in-house drafts of Environmental Documents, or any parts thereof, including its technical reports, may

be submitted to the Applicant without the express written consent of CRA/LA.

4. Consultant agrees to notify CRA/LA in writing prior to any written or verbal communication with the Applicant. Notification shall include general nature of the anticipated communication.

5. Consultant agrees not to retain any sub-consultants without the prior written consent of CRA/LA. Any and all agreements between Consultant and sub-consultants shall be in writing and contain the express terms above.

6. Historic Resource Assessment Reports shall :

- Include survey data (Statement of survey data to date, including evaluation codes from 1986 and subsequent surveys; evaluation category according to OHP records; property type, including evaluation of whether property type is increasingly rare; context and associated themes; and a discussion of integrity.)
- Include an existing conditions report which identifies character-defining features, materials, and spaces.
- Identify the historic associations of the building, putting it in appropriate context and analyzing property type.
- The assessment report shall follow notification procedures required by CEQA.
- All assessment reports shall be forwarded to Hollywood Heritage for review and comment.
- The assessment reports shall be prepared by qualified historic preservation professionals using the Secretary of the Interior Standards for Treatment of Historic Properties."

CRA/LA shall notify Hollywood Heritage of all permit applications involving proposed demolition of resources mentioned in subsections 10(i) through 10(iii) above, within 15 days after receipt of the permit application.

11. CRA/LA agrees to use good faith efforts to notify Hollywood Heritage of any applications for extensions or renewals of existing approvals for the Property, or any additional discretionary, ministerial or other actions, related to the Property, in the manner described in paragraph V below for giving notice. CRA is not obligated to provide notice under this section, where notice is otherwise required by law, or where Hollywood Heritage can by law request notice and notice is then required.

12. CRA/LA agrees to use good faith efforts to resolve any disputes with Hollywood Heritage, related to CRA/LA's performance of its obligation in paragraphs (1)

through (11), above. CRA/LA, however, shall retain its final authority and discretion with respect to its contracting power and its preparation and consideration of the Plans.

**C. Hollywood Heritage's Obligations.**

1. Hollywood Heritage, upon being provided in the manner as set forth for providing notice in paragraph V below, by CRA/LA of any completed drafts and final consultant contract scopes of work for review, shall use good faith efforts, no later than 20 days from the delivery to Hollywood Heritage of documents required under Section II (B) (4), to notify CRA/LA of any comments that Hollywood Heritage may have regarding the consultant contract scopes of work. In addition, Hollywood Heritage, upon being provided, in the manner set forth for providing notice in Paragraph V, below, by CRA/LA of any completed drafts and final Plans for review, shall use good faith efforts, no later than 45 days from delivery to Hollywood Heritage of documents required under Section II (B) (4), to notify CRA/LA of any comments that Hollywood Heritage may have regarding the Plans. The failure to promptly provide to CRA/LA, Hollywood Heritage's comments, may make response and agreement by CRA/LA impossible, so Hollywood Heritage agrees and understands that time is of the essence in notifying CRA/LA of any of Hollywood Heritage's comments.

2. Hollywood Heritage agrees to use good faith efforts, to resolve any disputes with CRA/LA, related to CRA/LA's performance of its obligations in Section II (B) (1) through (11), above. With the exception of CRA/LA's failure to comply with the time periods identified in Section II (B)(2) above, the failure of CRA/LA to perform its obligations in Section II (B) (1) through (11), above, shall not give rise to any contractual rights or other rights in favor of Hollywood Heritage, nor shall it give rise to any cause of action that is not otherwise available to Hollywood Heritage absent the settlement.

**D. Settlement Payments.** Within 15 days after the execution of this Agreement by all of the Parties, CRA/LA shall pay and deliver to Hollywood Heritage \$75,000 and the City shall pay and deliver to Hollywood Heritage \$15,000 for Hollywood Heritage's past and ongoing historic preservation efforts. In addition, Peak Financial shall pay and deliver to Hollywood Heritage \$30,000 for Hollywood Heritage's costs, and attorney fees and costs, incurred in connection with the Action. LA/CRA, the City, and Peak Financial shall deliver said amounts in good and sufficient funds made payable to payable to The Silverstein Law Firm Attorney Client Trust Account, to be delivered by said parties to The Silverstein Law Firm, APC, at its business address located 215 North Marengo Ave. 3rd Floor, Pasadena, California 91101-1504. Such sums shall constitute full and complete payment and compensation for this Settlement and any and all attorneys' fees, appeal fees, and other costs.

**E. Agreement Not to Challenge.** So long as the development of the Property is in compliance with the approved plans and entitlements to date, the terms of this Agreement regarding application of the Plans, 2003 HRP, and 2003 FEIR as discussed and agreed to in this Agreement shall not apply to the development of the Property. Moreover, so long as the development is in compliance with the approved plans and entitlements as of the date of this Agreement, Hollywood Heritage, and its present and future officers, directors, and managing representative and managing employees, agree not to file any litigation, or sponsor, or participate directly, or fund any action, administrative or legal, preventing or further challenging the

development of the Property, including any extensions or renewals of existing plans or permits, any additional discretionary, ministerial or other actions, so long as they are in compliance with the approved plans and entitlements, as of the date of this Agreement.

F. **Mutual Release.** Except for the obligations created by this Agreement, Hollywood Heritage hereby releases and discharges CRA/LA, the City, Bridgelock Capital, and Peak Financial, and each and every one of their directors, predecessors, successors, officers, shareholders, employees, agents, attorneys, assigns, and representatives and any person claiming by or through any of them from any and all claims, demands, damages, debts, liabilities, obligations, contracts, agreements, causes of action, suits and attorneys' fees and cost of whatever nature, character or form, both known or unknown, which Hollywood Heritage may have or may hereinafter have or claim to have by reason of any matter, act or omission, arising from or in any way related to the Action. In return, except for the obligations created by this Agreement, CRA/LA, the City, Bridgelock Capital, and Peak Financial, hereby release Hollywood Heritage and each of its directors, predecessors, successors, officers, shareholders, employees, agents, attorneys, assigns, and representatives and any person claiming by or through any of them from any and all claims, demands, damages, debts, liabilities, obligations, contracts, agreements, causes of action, suits and attorneys' fees and cost of whatever nature, character or form, both known or unknown, which CRA/LA, the City, Bridgelock Capital, and Peak Financial may have or may hereinafter have, or claim to have, by reason of any matter, act or omission, arising from or in any way related to the Action. Further, in return, except for the obligations created by this Agreement, Bridgelock Capital, and Peak Financial hereby release CRA/LA and the City, and each and every one of their directors, predecessors, successors, officers, shareholders, employees, agents, attorneys, assigns and representatives, and any person claiming by or through any of them from any and all claims, demands, damages, debts, liabilities, obligations, contracts, agreements, cause of actions, suits and costs, of whatever nature, character or form, which, Bridgelock Capital, and Peak Financial may have or may hereinafter have or claim to have by reason of any matter, act, or omission, arising from or in any way related to the Action.

G. **No Release between Whitely and Bridgelock Capital and Peak Financial:** The mutual release in paragraph F, above, does not include the release of any claims, rights or causes of action, that may exist between Whitely, on the one hand, and Bridgelock Capital and Peak Financial, on the other hand.

H. **Limits.** Except as stated in this Agreement, this Agreement shall not be construed as creating any right or benefit, substantive or procedural, enforceable at law or in equity, by any Party against Hollywood Heritage, Peak Financial, their successors-in-interest or any of their subsidiaries, or CRA/LA or the City or any of its governmental agencies, departments, political subdivisions or any other CRA/LA or City-controlled public entities other than those created herein.

I. **California Civil Code Section 1542.** Upon the "Effective Date," as that term is defined above, each of the Parties has read and has otherwise been informed of the meaning of Section 1542 of the California Civil Code, and has consulted with its respective counsel, to the extent that any was desired, and understands the provisions of Section 1542. Each of the Parties

hereby expressly waives the rights and benefits conferred upon it by the provisions of Section 1542 of the California Civil Code, which provides:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

J. **No Third Party Beneficiaries.** It is expressly agreed that this Agreement is not for the benefit of any person or entity not a Party hereto or described as a related entity and representative herein. No person or entity who or which is not a signatory to this Agreement shall be deemed to be benefited or intended to be benefited by any provision hereof, and no such person or entity shall acquire any rights or causes of action against either Hollywood Heritage, CRA/LA, the City, Whitely or Peak Financial, hereunder as a result of the Parties' performance or non-performance of their respective obligations under this Agreement. Each of the Parties hereby acknowledges and agrees to the provisions of this Paragraph.

K. **Entire Agreement.** The Parties acknowledge that this Agreement is signed and executed without reliance upon any actual or implied promises, warranties or representations made by any of the Parties or by any representative of any of the Parties, other than those which are expressly contained within this Agreement. This Agreement constitutes the entire agreement and understanding among and between the Parties and supersedes any and all other agreements whether oral or written between the Parties.

L. **Amendments and Modifications.** This Agreement may only be amended or modified through writing executed by all the Parties, or in the case of Peak Financial only, by any successor owner of the Property.

M. **Settlement, No Admissions by Parties.** Each of the Parties acknowledges that this Agreement relates to the avoidance of litigation and the preclusion of actions described above. The Parties, therefore, agree that this Agreement is not to be treated or construed, at any time or in any manner whatsoever, as an admission by either Party that any of the allegations in Case No. BS 108249 are true.

N. **Choice of Law and Choice of Forum.** This Agreement shall be deemed to have been executed and delivered within the State of California; the rights and obligations of the Parties hereunder shall be governed, construed and enforced in accordance with the laws of the State of California. The venue for any dispute arising from or related to this Agreement, its performance, and its interpretation shall be the Superior Court of California, County of Los Angeles. The Parties hereby stipulate that the Court shall retain jurisdiction to enforce the settlement provided for in this Agreement pursuant to California Code of Civil Procedure Section 664.6.

O. **Authorized Signatory.** Each Party represents and warrants to each other Party that its signature to this Agreement has the authority to bind the Party, and this Agreement does in fact bind the Party.

P. **Effective Date.** This Agreement is effective as of the date first written above upon its execution by all Parties.

Q. **Binding Effect.** This Agreement is binding upon and shall inure to the benefit of the Parties and their respective agents, employees, representatives, administrators, attorneys, directors, officers, board members, divisions, affiliates, parents, partnerships, partners, members, managers, trustees, joint venturers, assigns, heirs, and successors in interest.

R. **Rule of Construction.** Each Party has cooperated in the drafting and preparation of this Agreement and, accordingly, the normal rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.

S. **Headings.** The descriptive headings used in this Agreement are for convenience only and shall not affect the meaning of any provision of this Agreement.

T. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute one Agreement. This Agreement may be executed by facsimile.

U. **Authority.** Each Party or responsible director, officer, member, manager, partner, trustee or attorney thereof has read this Agreement and understands the contents hereof. Each officer, member, manager, partner, trustee, or attorney executing this Agreement on behalf of each Party is empowered to do so and thereby bind such Party. Notwithstanding anything to the contrary, this Agreement shall not have any binding effect unless and until after this Agreement is approved by the Board of Directors of Hollywood Heritage and approved by final action of the CRA/LA Board of Commissioners.

V. **Notices.** Any and all notices required by this Agreement shall be made in writing and delivered to the following by U.S. Mail and by facsimile or email:

If to Hollywood Heritage:

Hollywood Heritage, Inc.  
Attn: Andrew Schwartz, Esq. and Christy McAvoy  
1824 N. Curson Ave.  
P.O. Box 2586  
Hollywood, CA 9007  
Fax: 323-463-6418  
Preservation@HollywoodHeritage.org

With a copy to:

Robert P. Silverstein, Esq.  
The Silverstein Law Firm, APC  
215 North Marengo Avenue, 3rd floor  
Pasadena, CA 91101-1504  
(626) 449-4200  
Fax: (626) 449-4205  
Robert@robertsilversteinlaw.com

If to CRA/LA:

Community Redevelopment Agency of the City of Los Angeles  
Hollywood & Central Region  
Attn: Christopher Rudd  
6255 Sunset Boulevard  
Suite 2206  
Los Angeles, CA 90028  
Phone (323) 960-2660  
Fax (323) 461-1487  
crudd@cra.lacity.org

With a copy to:

Brant Dveirin, Esq.  
Best, Best & Krieger, LLP  
300 So. Grand Ave., 25<sup>th</sup> Floor  
Los Angeles, California 90071  
Phone (213) 617-7491  
Fax (213) 617-7480  
brant.dveirin@bbklaw.com

If to City of Los Angeles  
and City Council of City of Los Angeles:

Jeri L. Burge, Esq.  
Assistant City Attorney  
Los Angeles City Attorney's Office  
200 North Main Street #700  
Los Angeles, California 90012  
Phone (213)-978-8233  
Fax (213)-978-8090  
jeri.burge@lacity.org

If to Bridgelock Capital, Inc.  
And Peak Financial Partners, Inc:

Attn: Gil Priel  
22837 Ventura Blvd., #300  
Woodland Hills, CA 91364  
Phone (818) 206-0657  
Fax (818) 206-3510  
gil@peakfp.com

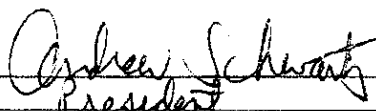
With a copy to:

Daniel Krishel  
Krishel Law Offices  
22837 Ventura Blvd #304  
Woodland Hills, CA 91364  
Phone (818) 883-8759  
Fax (818) 883-6759  
dlklaw@earthlink.net

SIGNATURES ON NEXT PAGE

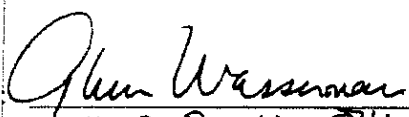
DATED: April 9, 2009

Hollywood Heritage, Inc.

By:   
Its: President

DATED: April 21, 2009

The Community Redevelopment Agency of the  
City of Los Angeles, California

By:   
Its: Chief Operating Officer

DATED: April \_\_\_, 2009

City of Los Angeles, Los Angeles City Council

By: \_\_\_\_\_  
Its: \_\_\_\_\_

DATED: April \_\_\_, 2009

Peak Financial Partners, Inc.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

DATED: April \_\_\_, 2009

Bridgelock Capital, Inc.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

DATED: April \_\_, 2009

Hollywood Heritage, Inc.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

DATED: April \_\_, 2009

The Community Redevelopment Agency of the  
City of Los Angeles, California

By: \_\_\_\_\_  
Its: \_\_\_\_\_

DATED: April 27, 2009

City of Los Angeles, Los Angeles City Council

By: Paul Bayle  
Its: attorney

DATED: April \_\_, 2009

Peak Financial Partners, Inc.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

DATED: April \_\_, 2009

Bridgelock Capital, Inc.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

DATED: April \_\_\_, 2009

Hollywood Heritage, Inc.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

DATED: April \_\_\_, 2009

The Community Redevelopment Agency of the  
City of Los Angeles, California

By: \_\_\_\_\_  
Its: \_\_\_\_\_


DATED: April \_\_\_, 2009

City of Los Angeles, Los Angeles City Council

By: \_\_\_\_\_  
Its: \_\_\_\_\_


DATED: April 21, 2009

Peak Financial Partners, Inc.

By:   
Its: PFCS

DATED: April 21, 2009

Bridgelock Capital, Inc.

By:   
Its: BRCL

APPROVED AS TO FORM:

DATED: April 27, 2009

Approved as to Form for CHA-A

April 27, 20 09  
ROCKARD J. DELGADILLO, City Attorney

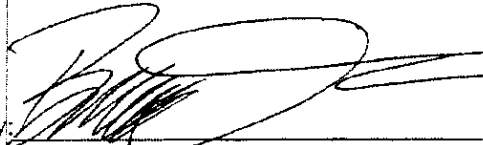
By Edmundo

DATED: April \_\_, 2009

DATED: April \_\_, 2009

DATED: April \_\_, 2009

BEST, BEST & KRIEGER LLP

By: 

Brant H. Dveirin  
Attorney for The Community  
Redevelopment Agency of the City of Los  
Angeles

THE SILVERSTEIN LAW FIRM, APC

By: \_\_\_\_\_  
Robert Silverstein  
Attorney for Hollywood Heritage, Inc.

OFFICE OF THE CITY ATTORNEY

By: \_\_\_\_\_  
Jeri L. Burge  
Attorney for City of Los Angeles, Los  
Angeles City Council

KRESHEL LAW OFFICES

By: \_\_\_\_\_  
Daniel Kreshel  
Attorney for Bridgelock and Peak  
Financial Partners, Inc.

APPROVED AS TO FORM:

DATED: April \_\_\_, 2009

BEST, BEST & KRIEGER LLP


By: \_\_\_\_\_

Brant H. Dveirin  
Attorney for The Community  
Redevelopment Agency of the City of Los  
Angeles

DATED: April 9, 2009

THE SILVERSTEIN LAW FIRM, APC

By: \_\_\_\_\_

  
Robert Silverstein  
Attorney for Hollywood Heritage, Inc.

DATED: April \_\_\_, 2009

OFFICE OF THE CITY ATTORNEY

By: \_\_\_\_\_

Jeri L. Burge  
Attorney for City of Los Angeles, Los  
Angeles City Council

DATED: April \_\_\_, 2009

KRESHEL LAW OFFICES

By: \_\_\_\_\_

Daniel Kreshel  
Attorney for Bridgelock and Peak  
Financial Partners, Inc.

APPROVED AS TO FORM:

DATED: April \_\_, 2009

BEST, BEST & KRIEGER LLP

By: \_\_\_\_\_  
Brant H. Dveirin  
Attorney for The Community  
Redevelopment Agency of the City of Los  
Angeles

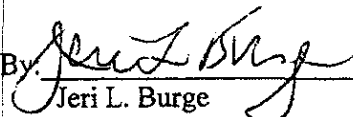
DATED: April \_\_, 2009

THE SILVERSTEIN LAW FIRM, APC

By: \_\_\_\_\_  
Robert Silverstein  
Attorney for Hollywood Heritage, Inc.

DATED: April 27, 2009

OFFICE OF THE CITY ATTORNEY

By:   
Jeri L. Burge  
Attorney for City of Los Angeles, Los  
Angeles City Council

DATED: April \_\_, 2009

KRESHEL LAW OFFICES

By: \_\_\_\_\_  
Daniel Kreshel  
Attorney for Bridglock and Peak  
Financial Partners, Inc.

APPROVED AS TO FORM:

DATED: April \_\_\_\_, 2009

BEST, BEST & KRIEGER LLP

By: \_\_\_\_\_

Brant H. Dveirin  
Attorney for The Community  
Redevelopment Agency of the City of Los  
Angeles

DATED: April \_\_\_\_, 2009

THE SILVERSTEIN LAW FIRM, APC

By: \_\_\_\_\_

Robert Silverstein  
Attorney for Hollywood Heritage, Inc.

DATED: April \_\_\_\_, 2009

OFFICE OF THE CITY ATTORNEY

By: \_\_\_\_\_

Jeri L. Burge  
Attorney for City of Los Angeles, Los  
Angeles City Council

DATED: April \_\_\_\_, 2009

<sup>01-</sup>  
KRESHEL LAW OFFICES

By: \_\_\_\_\_

Daniel Kreschel  
Attorney for Bridgelock and Peak  
Financial Partners, Inc.

**Exhibit A**  
to  
**Settlement Agreement and Mutual Release**

**Legal Description**

[Please see attached]

**Parcel 1:**

The West 154 feet of Lot 10, in Block 25 of Hollywood Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 28 Page(s) 59 and 60 of Miscellaneous Records, in the office of the County Recorder of said county.

Except the West 4 feet thereof conveyed to the City of Hollywood for street purposes in Book 2737, Page 153, of Deeds.

**Parcel 2:**

The Westerly 154 feet of Lot 9 in Block 25 of Hollywood Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 28 Page(s) 59 of maps, in the office of the County Recorder of said county.

Except the West 4 feet of said Lot 9 conveyed to the City of Hollywood for street purposes by deed recorded in Book 2737, Page 153 of Deeds.

Assessor's Parcel No: 5547-005-008 and 5547-005-007

**Exhibit B**  
to  
Settlement Agreement and Mutual Release

**Request for Dismissal**

[Please see attached]

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) Robert P. Silverstein (SBN 185105) J. Miguel Flores (SBN 240535) The Silverstein Law Firm, APC 215 North Marengo Avenue, 3 <sup>rd</sup> Floor Pasadena, CA 91101-1504 ATTORNEY FOR (Name): Hollywood Heritage, Inc.	TELEPHONE NO. (626) 449-4200	FOR COURT USE ONLY
Insert name of court and name of judicial district and branch court, if any Los Angeles County Superior Court - Central District		
PLAINTIFF/PETITIONER: Hollywood Heritage, Inc.		
DEFENDANT/RESPONDENT: Community Redevelopment Agency of the City of Los Angeles		
<b>REQUEST FOR DISMISSAL</b> <input type="checkbox"/> Personal Injury, Property Damage, or Wrongful Death <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other <input type="checkbox"/> Family Law <input type="checkbox"/> Eminent Domain <input checked="" type="checkbox"/> Other (specify): Petition for Writ of Mandate		CASE NUMBER: BC 108249
- A conformed copy will not be returned by the clerk unless a method of return is provided with the document. -		

1. TO THE CLERK: Please **dismiss** this action as follows:

- a. (1) ☒ With prejudice (2) ☐ Without prejudice
- b. (1) ☐ Complaint (2) ☐ Petition  
 (3) ☐ Cross-complaint filed by (name):  
 (4) ☐ Cross-complaint filed by (name):  
 (5) ☒ Entire action of all parties and all causes of action  
 (6) ☐ Other (specify): "

on (date):

on (date):

Date: April \_\_, 2009

Robert P. Silverstein, Esq.

(TYPE OR PRINT NAME OF ☐ ATTORNEY ☐ PARTY WITHOUT ATTORNEY)

\*If dismissal requested is of specified parties only of specified causes of action only, or of specified cross-complaints only, so state and identify the parties, causes of action, or cross-complaints to be dismissed.

(SIGNATURE)

Attorney or party without attorney for:

- ☐ Plaintiff/Petitioner ☐ Defendant/Respondent  
☐ Cross - complainant

## 2. TO THE CLERK: Consent to the above dismissal is hereby given.\*

Date:

(TYPE OR PRINT NAME OF ☐ ATTORNEY ☐ PARTY WITHOUT ATTORNEY)

\*\* If a cross-complaint or Response (Family Law) seeking affirmative relief is on file, the attorney for cross-complainant (respondent) must sign this consent if required by Code of Civil Procedure section 581 (i) or (j).

(SIGNATURE)

Attorney or party without attorney for:

- ☐ Plaintiff/Petitioner ☐ Defendant/Respondent  
☐ Cross - complainant

(To be completed by clerk)

3. ☐ Dismissal entered as requested on (date):
4. ☐ Dismissal entered on (date): as to only (name):
5. ☐ Dismissal **not** entered as requested for the following reasons (specify):
6. ☐ a. Attorney or party without attorney notified on (date):  
 b. Attorney or party without attorney not notified. Filing party failed to provide  
☐ a copy to conformed ☐ means to return conformed copy

Date:

Clerk, by \_\_\_\_\_, Deputy

## **EXHIBIT C**

### **Preparation of Plans and Guidelines**

#### **a. Timing/Legislative Process**

	Completion of draft	Public Review	CRA/LA Board - public hearing to take public comments	Planning Commission - review	CRA/LA Board - consideration
Franklin Ave Design Plan/ Hollywood Blvd District Urban Design Plan	May 2009	May-June 2009	July 2009	September 2009	November 2009
Hollywood Core Transition District Development Guidelines	May 2009	May-July 2009	July 2009	September 2009	November 2009
Transportation and Parking Ordinance	July 2009	July-Sept. 2009	September 2009	October 2009	December 2009
Cultural Resources Survey	March 2009 (raw data- see fn. c, below)	March-July 2009	N/A	N/A	N/A
Density Transfer Procedures	December 2010	Dec. 2010- Feb. 2011	February 2011	March 2011	May 2011

- b. The Parties agree to cooperate in good faith to extend the above dates, including the outside date in Section II B 2 of the Agreement, to the extent necessary in order to comply with the California Environmental Quality Act.
- c. For the Cultural Resources Survey, CRA/LA shall provide to Hollywood Heritage raw data from the Survey field work by March 31, 2009, the revised Context Statement by April 30, 2009, discuss and try to resolve any issues from the raw data by May 31, 2009, provide a draft of the Survey by June 30, 2009, and the Board shall consider adoption of an updated list of historic resources subject to the provisions of Section 511 of the 2003 HRP by September 2009.
- d. Hollywood Heritage acknowledges receipt of the scope of work for the Historical Survey update consultant contracts, and receipt of the raw data from the Survey field Work, emailed to Hollywood Heritage on March 27, 2009. Hollywood Heritage also acknowledges receipt on March 27, 2009 of the scopes of work for the Franklin Ave. Design Plan/ Hollywood Blvd. District Urban Design Plan.

**EXHIBIT 2**  
**SUNSET BLVD. DISTRICT HISTORIC PRESERVATION MAP**

Full map of Hollywood CRA Area, with all Districts and Resources



**District Key:** NR Districts CR Districts SurveyLA Districts CRA Districts HPOZ Proposed HPOZ Extension CRA Boundary

**Individual Resources Key:** ☆ NR, CR, HCM ▲ District Contributor ■ Eligible Resource ("3"- "5") ● Special Planning Resource ("6DQ"/"6Q") + Confirmed Demolition

Sunset District  
per CRA 2011 Plan

**EXHIBIT 3**

**STIPULATION FOR COURT JURISDICTION UNDER CCP SECTION 664.6 AND  
PROPOSED ORDER FOR DISMISSAL**

**LAW OFFICES OF BETH S. DORRIS**  
BETH S. DORRIS (State Bar No. 115798)  
3226 Mandeville Canyon Rd.  
Los Angeles, CA 90049-1016  
Telephone: (310) 476-4761  
Facsimile: (877) 433-4154  
beth.dorris@aol.com

Attorneys for Petitioner  
HOLLYWOOD HERITAGE, INC.

**SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
**FOR THE COUNTY OF LOS ANGELES**  
**(CENTRAL DISTRICT)**

HOLLYWOOD HERITAGE, INC., a  
California nonprofit corporation

Plaintiff,

v.

CRA/LA, a Designated Local Authority and  
Successor to the Community Redevelopment  
Agency of the City of Los Angeles, CA;  
CRA/LA GOVERNING BOARD; CITY OF  
LOS ANGELES, a charter city; LOS  
ANGELES CITY COUNCIL,

Defendants.

Case No.: BC659645

**STIPULATION FOR CONTINUING  
JURISDICTION UNDER CCP  
SECTION 664.6 AND PROPOSED  
ORDER FOR DISMISSAL OF CRA  
DEFENDANTS PURSUANT TO  
SETTLEMENT; [PROPOSED] ORDER**

JFAP: Honorable Howard L. Halm  
Dept. 53

Action Filed: 04/28/2017

Trial Date: April 25, 2019

LAW OFFICES OF BETH S. DORRIS  
3228 Mandeville Canyon Rd.  
Los Angeles, CA 90048

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STIPULATION

The undersigned parties stipulate and request that the action be dismissed with prejudice as to Defendants CRA/LA and CRA/LA GOVERNING BOARD, pursuant to the proposed order attached hereto, provided that the Court retain jurisdiction to enforce the terms of the Settlement as set forth in the attached Supplemental Settlement Agreement and exhibits thereto.

IT IS SO STIPULATED.

DATED: 8/3, 2018

GOLDFARB & LIPMAN LLP

By:   
THOMAS H. WEBBER  
CELIA W. LEE  
DANIEL S. MAROON  
Attorneys for Defendants  
CRA/LA, CRA/LA GOVERNING BOARD

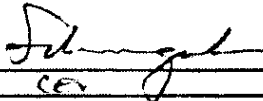
DATED: 8/3/2018

CRA/LA, a Designated Local Authority and Successor to the Community Redevelopment Agency of the City of Los Angeles, CA

By:   
Its: Celia W. Lee


DATED: 8/2, 2018

CRA/LA GOVERNING BOARD

By:   
Its: Celia W. Lee

DATED: 8/2, 2018

LAW OFFICES OF BETH S. DORRIS

By:   
BETH S. DORRIS  
Attorneys for Plaintiff  
HOLLYWOOD HERITAGE, INC.

LAW OFFICES OF BETH S. DORRIS  
3226 Mandeville Canyon Rd.  
Los Angeles, CA 90049

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DATED: July 17, 2018

HOLLYWOOD HERITAGE, INC.

By: Francis Offenhausen  
Its: Authorized representative  
per President Richard  
Adkins approval

**[PROPOSED] ORDER**

The Court, having reviewed the above stipulation of the parties, and being familiar with the record of this case, dismisses this action with prejudice as to Defendants CRA/LA and CRA/LA GOVERNING BOARD. However, pursuant to Code of Civil Procedure section 664.6 and any other relevant statutory provisions, and the parties' above stipulation, this Court retains jurisdiction over this case and personally as to the parties to the above stipulation for such orders, hearings and other proceedings as may be appropriate to enforce the terms of the settlement set forth in the attached Supplemental Settlement Agreement and exhibits thereto.

Date: \_\_\_\_\_, 2018

\_\_\_\_\_  
Hon. Howard L. Halm

LAW OFFICES OF BETH S. DORRIS  
3226 Mandeville Canyon Rd.  
Los Angeles, CA 90049

**PROOF OF SERVICE**

I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action. My business address is 3226 Mandeville Canyon Road, Los Angeles, California 90049. On August 21, 2018, I served the following document(s):

**STIPULATION FOR CONTINUING  
JURISDICTION UNDER CCP  
SECTION 664.6 AND PROPOSED  
ORDER FOR DISMISSAL OF CRA  
DEFENDANTS PURSUANT TO  
SETTLEMENT; [PROPOSED] ORDER**

on all appropriate parties in this action, as listed on the attached service list, by the method stated:

By Electronic Mail Transmission with Attachment. On this date, I transmitted the above-mentioned document by electronic mail transmission with attachment to the parties at the electronic mail transmission address set forth on the attached service list.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on August 21, 2018, at Los Angeles, California.

  
Rachel McNevin

PROOF OF SERVICE

**SERVICE LIST**

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Celia W. Lee  
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