

DEPARTMENT OF
CITY PLANNING

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(213) 978-1300

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

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DEPUTY DIRECTOR

August 27, 2019

Dan Chandler (A)
Hollyhill Developers, LLC
4116 West Magnolia Blvd, Suite 203
Burbank, CA 91505

RE: AA-2014-2579-PMLA
Related Case: DIR-2014-2578-SPP-SPR
Addresses: 4503-4561 W. Hollywood Blvd.
1513-1559 N. Hillhurst Avenue
4510-4514 W. Clayton Avenue
1562-1566 N. Lyman Place
Community Plan: Hollywood
Council District: 4
Existing Zone: C2-1D

Christopher Murray (R)
Rosenheim & Associates, Inc.
21600 Oxnard Street, Suite 630
Woodland Hills, CA 91364

EXTENSION OF TIME

On September 20, 2016, the Deputy Advisory Agency conditionally approved Case No. AA-2014-2579-PMLA, composed of one (1) lot, for the merger and resubdivision purposes, including the vacation and merger of existing and future alley within the approved subdivision. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 6 year extension from the decision date for the recording of the final map for AA-2014-2579-PMLA- at 4531 West Hollywood Boulevard in the Hollywood Community Plan Area.

Therefore, the new expiration date for the subject map is **September 22, 2025** and no further extension time to record a final map can be granted.

Vincent P. Bertoni, AICP
Director of Planning

Bob Duenas
Principal City Planner

KA:RR

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VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

Decision Date: September 20, 2016

Appeal End Date: October 5, 2016

Dan McF. Chandler (A)
Hollyhill Developers, LLC
4116 West Magnolia Boulevard, Suite 203
Burbank, CA 91505

Christopher Murray (R)
Rosenheim & Associates, Inc.
21600 Oxnard Street, Suite 630
Woodland Hills, CA 91364

Case No. AA-2014-2579-PMLA
Related Case: DIR-2014-2578-SPP-SPR
4503-4561 West Hollywood Boulevard,
1513-1559 North Hillhurst Avenue,
4510-4514 West Clayton Avenue, and
1562-1566 North Lyman Place
Hollywood Planning Area
Zone : C2-1D
D.M. : 147B197
C.D. : 4
CEQA: ENV-2014-2580-MND
Legal Description: Tract 7199, Lots 51-
57, Fr. 58; Tract 19894, Lots 1-5

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency adopted Mitigated Negative Declaration ENV-2014-2580-MND as the environmental clearance, adopted the Mitigation Monitoring Program, and approved Parcel Map AA-2014-2579-PMLA composed of one (1) lot, for merger and resubdivision purposes, including the vacation and merger of existing and future alley within the approved subdivision, as shown on map stamp-dated July 16, 2014.

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

BUREAU OF ENGINEERING

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 202-3492.

1. That a 5-foot wide and variable width strip of land be dedicated along Hillhurst Avenue adjoining the subdivision to complete a 45-foot wide half right-of-way dedication, including 20-foot radius property line returns with Hollywood Boulevard and Clayton Avenue in accordance with Modified Avenue I of the Mobility Plan Designation.
2. That a 20-foot radius property line return be dedicated at the easterly corner of the intersection of Hollywood Boulevard and Lyman Place and a 15-foot radius property line return be dedicated at the southeasterly corner of the intersection of Clayton Avenue and Lyman Place based on the Mobility Plan Designation.
3. That the City Department of Transportation in a letter to the City Engineer determine that the 20-foot wide alley and the 20-foot and variable width future alley merger areas within the subdivision are not necessary for the current and future public use.
4. That the Department of the City Planning in a letter to the City Engineer determine that the proposed merger areas are consistent with all applicable General Plan Elements of Highway and Circulation Elements for the LA Mobility Plan.
5. That in the event Department of Transportation and Department of City Planning have no objection to the 20-foot wide alley merger and 20-foot wide and variable width future alley merger with the subdivision, then proposed said merger areas be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the existing and future alley being merged and waivers of any damages that may accrue as a result of such merger be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

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

6. That any surcharge fee in connection with merger of the alley within the subdivision be paid.
7. Submit hydrology and hydraulic calculations to the Central Engineering District Office for review and approval in conjunction with the merger of the alleys.
8. That the subdivider submit a request to the Central Engineering District Office to determine the capacity of the existing sewer system in the vicinity of the proposed project.
9. That Board of Public Works approval be obtained prior to recordation of the final map for the removal of any trees in the existing or proposed right-of-way area. The Bureau of Street Service, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of trees.
10. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Hillhurst Avenue being dedicated and adjoining the subdivision by the reconstruction of a 15-foot wide concrete sidewalk, including the dedicated corner cut areas; integral concrete curb and gutter; close any unused driveways with standard curb and gutter; repair and replace any broken or offgrade roadway pavement; plant street trees with tree-wells, covers, and root barriers.
 - b. Improve Hollywood Boulevard adjoining the subdivision by the reconstruction of integral concrete curb and gutter; repair or replace any broken or offgrade sidewalk and roadway pavement; close any unused driveways with standard street improvements; and plant street trees with tree-wells and covers as necessary. Construct appropriate roadway at the intersection with Swarthmore Avenue based on the final Department of Transportation approval of any turning lane in this area.
 - c. Improve Lyman Place adjoining the subdivision by repairing or replacing any broken or offgrade curb, gutter, sidewalk area, and roadway pavement; close any unused driveways with standard improvements; and plant trees and landscape the parkway area.
 - d. Improve Clayton Avenue adjoining the subdivision by repairing or replacing any broken or offgrade curb, gutter, sidewalk area, and roadway pavement; close any unused driveways or alley intersection with standard improvements; and plant trees and landscape the parkway area.
 - e. Construct the necessary house connections to serve the subdivision and evaluate the efficiency of the existing house connections and the capacity

of the existing sewer system in the vicinity of the project; or any other arrangement acceptable to the Central Engineering District Office.

11. That the following street lighting facilities to serve the parcel map as required by the Bureau of Street Lighting be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Construct two (2) new lights on Lyman Place.
 - b. Construct three (3) new lights on Clayton Avenue.
 - c. If street widening per Bureau of Engineering improvement conditions, relocate and upgrade streets lights; four (4) on Hollywood Boulevard and three (3) on Hillhurst Avenue.

Notes: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection. Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition(s) above, requiring an improvement that will change the geometrics of the public roadway may require additional or the reconstruction of street lighting improvements as part of that condition.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 201 N. Figueroa Street, 3rd Floor, Counter 24.

12. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated May 28, 2014, Log No. 84102 and attached to the case file for Parcel Map AA 2014-2579-PMLA.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

*Building and Safety approvals are conducted by appointment only- **contact Laura Duong at (213) 482-0434** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

13. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Provide a copy of affidavit AFF-4969 and AFF-55422. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - c. Obtain approval from Bureau of Engineering for proposed alley merger.
 - d. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be recheck as per net lot area after street/alley dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

Notes:

This property is located within the Vermont/Western Station Neighborhood Area Plan.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

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

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

14. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
- a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line when driveway is serving less than 100 parking

spaces. Reservoir space will increase to 40-feet and 60-feet when driveway is serving more than 100 and 300 parking spaces respectively.

- b. The applicant complies with the mitigation measures as stated in the July 23, 2014 LADOT Traffic Impact Assessment letter (DOT Case No. CEN 14-42125) to Karen Hoo, City Planner, Department of City Planning. All subsequent revisions and modifications shall remain in effective.
- c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Suite 550.
- d. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
- e. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180,542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

Fire Department approvals and review are conducted at 201 North Figueroa Street, 3rd floor. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

- 15. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

- c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

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

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
 - It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
 - This policy does not apply to single-family dwellings or to non-residential buildings.
- e. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; but, in no case greater than 150 ft. horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
 - f. Entrance to the main lobby shall be located off the address side of the building.
 - g. Any required Fire Annunciator panel or Fire Control Room shall be located within 50 ft. visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
 - h. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
 - i. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or

where fire hydrants area installed, those portions shall not be less than 28 feet in width.

- j. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- k. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- l. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- m. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- n. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- o. Adequate public and private fire hydrants shall be required.

FPB #105 SECTION 510 EMERGENCY RESPONDER RADIO COVERAGE

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

DEPARTMENT OF RECREATION AND PARKS

- 16. That the Quimby fee be based on the C2 Zone.

BUREAU OF STREET LIGHTING-SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, See Condition 11.

- 17. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or

annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

18. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Use. Limit the proposed development to a maximum of one (1) lot.
- b. Parking. Parking shall be provided per Sections 8.E. and 9.E. of the Vermont/Western Transit Oriented District Specific Plan, or as modified by Case No. DIR-2014-2578-SPP-SPR.
- c. **Landscape Plans**. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.
- ii. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owners association a Certificate of Substantial Completion (Sec. 12.40 G LAMC.)
- iii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- iv. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.

- d. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
- e. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- f. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
- g. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not

relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

- h. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has reviewed and approved the following locations of the following items as it applies to this subdivision and the proposed development on the site:

- 1. Hollywood Boulevard is designated as the front yard.

- 19. That prior to the issuance of the building permit or the recordation of the final map, a copy of approved DIR-2014-2578-SPP-SPR shall be submitted to the satisfaction of the Advisory Agency.

20. That the subdivider shall record and execute a Covenant and Agreement to comply with the **Vermont/Western Transit Oriented District Specific Plan** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

DEPARTMENT OF CITY PLANNING – ENVIRONMENTAL MITIGATION MEASURES

21. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by **Condition Nos. 22 and 23** of the Parcel Map approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
22. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- MM-1. Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use.
- MM-2. Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.
- MM-3. Proposed Project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season, which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- MM-4. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the Project Site, as access to adjacent areas allows. A qualified biologist shall conduct the surveys with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no

- more than 3 days prior to the initiation of clearance/construction work.
- b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
 - c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
 - d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.
- MM-5. Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- MM-6. The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- MM-7. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- MM-8. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.
- MM-9. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
- MM-10. Any new construction shall include 20 percent of parking spaces set aside for EV ready parking.

- MM-11. Compliance with the Los Angeles Green Building Code Tier 1 requirements includes a requirement to exceed the 2008 energy efficiency standards defined in the California Energy Code Title 24, Part 6, by 15 percent.
- MM-12. A health and safety plan shall be prepared to manage and dispose of contaminated soil if encountered during construction. If necessary, excavated soils shall be placed on an impermeable liner and covered with an impermeable material to prevent the spread of contaminated materials.
- MM-13. Additionally, air monitoring shall be conducted during construction of the Proposed Project for the presence of hydrocarbons near the gas station site. A qualified hazardous materials professional shall be responsible for monitoring the work site for contamination and to implement mitigation measures as needed to prevent exposure to workers or the public. These measures may include signage and dust control.
- MM-14. Prior to issuance of a grading permit for the Project by the City, the Project Applicant shall enroll in the Los Angeles County Fire Department Health and Hazardous Materials Unit Voluntary Cleanup Program.
- MM-15. Prior to issuance of a grading permit for the Project by the City, the Project Applicant shall and implement a Soils Management Plan (SMP). The Project Applicant shall present to the City the SMP that has been reviewed and approved by the Los Angeles County Fire Department Health and Hazardous Materials Unit. The SMP shall delineate all impacted soil as identified in the Results of a Phase II ESA dated August 2014. The SMP shall present the procedures that shall be used during grading and excavation of the Project site to notify the on-site workers as to the presence of residual concentrations of constituents of concern (COCs) in Project site soils. The SMP also shall provide guidance regarding the health and safety procedures that shall be implemented to protect both on-site workers and nearby residents, and the segregation, management, and disposal of soil containing COCs on the Project site, responding to unknown COCs that could be encountered during site grading and excavation.
- MM-16. Prior to the issuance of any use of land or building permit, the applicant shall obtain a sign-off from the Fire Department indicating that all on-site hazardous materials, including contamination of the soil and groundwater have been suitably remediated or that the Project would not impede proposed or on-going remediation measures.
- MM-17. Prior to the issuance of a use of land or building permit, or issuance of a change of occupancy, the applicant shall obtain approval from the Fire Department and the Department of Public Works, for the transport,

creation, use, containment, treatment, and disposal of the hazardous material(s).

- MM-18. Approved plans for the transport, creation, use, containment, treatment, and disposal of the hazardous material(s) shall be submitted to the decision-maker for retention in the case file.
- MM-19. Further preliminary excavations of some areas prior to mass excavation and grading to confirm subsurface features shall be conducted.
- MM-20. All sub-grade hydraulic lifts, clarifiers and other subsurface structures shall be appropriately removed prior to or during redevelopment.
- MM-21. Procedures shall be implemented to properly handle, monitor, segregate, profile and dispose of the soils in accordance with federal, state, local and tribal regulations.
- MM-22. A Soil Management Plan (SMP) for the proposed redevelopment project shall be prepared. The SMP will provide a framework to proceed under so as to properly manage soils during excavation activities. The SMP will provide procedures to safely handle, Phase II Environmental Site Assessment, August 4, 2014 4503, 4531, and 4561 Hollywood Boulevard, 1541 and 1545 Hillhurst Avenue, and 1566 Lyman Place, Los Angeles, CA 90027 Andersen Environmental Project No. 1406-1200 Page 24 of 26 manage and dispose of or potentially reuse the minimally impacted soils during the redevelopment project.
- MM-23. Adequate ventilation of the planned sub-grade structure shall be provided in accordance with the ASHRAE standard, particularly in the vicinity of the former gasoline service station near the corner of Hollywood Boulevard and Hillhurst Avenue.
- MM-24. Based on the potential for vapor encroachment, a limited vapor survey to evaluate the Project Site should be conducted prior to construction.
- MM-25. Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.
- MM-26. The LADOT Traffic Study Policies and Procedures allow for a reduction in V/C of 0.010 for each of the intersections where traffic signal upgrades are to be implemented. While LOS will not change with the implementation of these improvements, the V/C ratio would be reduced with the implementation of said upgrades. In coordination with LADOT staff, traffic

signal operational improvements in the form of signal controller and cabinet upgrades would be implemented at the following four signalized intersections:

- i. Hillhurst Ave & Melbourne Ave
- ii. Hillhurst Ave & Prospect Ave
- iii. Hillhurst Ave/Virgil Ave & Sunset Blvd/Hollywood Blvd
- iv. Virgil Ave & Fountain Ave

- MM-27. The developer shall install traffic signs in accordance with the LAMC around the site to ensure pedestrian and vehicle safety.
- MM-28. Wall and floor-ceiling assemblies separating commercial tenant spaces, residential units, and public places shall have a Sound Transmission Coefficient (STC) value of at least 50, as determined in accordance with ASTM E90 and ASTM E413.
- MM-29. All exterior windows shall be constructed with double-pane glass and use exterior wall construction that provides an STC value of at least 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- MM-30. The Applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dB(A) in any habitable room.
- MM-31. Concrete, not metal, shall be used for construction of parking ramps.
- MM-32. The interior ramps shall be textured to prevent tire squeal at turning areas.
- MM-33. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall be no more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- MM-34. The plans shall incorporate the Design Guidelines (defined in the following sentence) relative to security, semipublic, and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and

semipublic space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the Project Site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design, published by the Los Angeles Police Department. These measures shall be approved by the Police Department prior to the issuance of building permits.

- MM-35. The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycles, and vehicle safety.
- MM-36. The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.
- MM-37. Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.
- MM-38. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- Weather-based irrigation controlled with rain shutoff
 - Matched precipitation (flow) rates for sprinkler heads
 - Drip/microspray/subsurface irrigation where appropriate
 - Minimum irrigation system distribution uniformity of 75 percent
 - Proper hydrozoning, turf minimization, and use of native/drought-tolerant plant materials
 - Use of landscape contouring to minimize precipitation runoff
- MM-39. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 square feet and greater.
- MM-40. If conditions dictate pursuant to the LAMC, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- MM-41. Install high-efficiency toilets (maximum 1.28 gallons per flush [gpf]), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- MM-42. Install restroom faucets with a maximum flow rate of 1.5 gpm.

- MM-43. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- MM-44. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment [e.g., vacuum pumps or ice machines] by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)
- MM-45. All restroom faucets shall be of a self-closing design.
- MM-46. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gpm.
- MM-47. Install and utilize only high-efficiency clothes washers (water factor of 6.0 gpm or less) in the Project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the Applicant shall be responsible for ensuring compliance.
- MM-48. Install and utilize only high-efficiency, Energy Star-rated dishwashers in the Project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the Applicant shall be responsible for ensuring compliance.
- MM-49. Install/retrofit high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- MM-50. Install/retrofit restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- MM-51. Install/retrofit and utilize only restroom faucets of a self-closing design.
- MM-52. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- MM-53. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to

the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.

MM-54. *Operational*: Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Project's regular solid waste disposal program.

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

CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.

CM-2. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

CM-3. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.

- CM-4. Stockpiles, excavated materials, and exposed soil shall be covered with secured tarps, plastic sheeting, or erosion control fabrics; or treated with a biodegradable soil stabilizer.
- CM-5. A deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with these conditions. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated.
- CM-6. "Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation impacts.
- CM-7. "Orange fencing" shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities.
- CM-8. Movement and removal of approved fencing shall not occur without prior approval by LADBS.
- CM-9. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331, and any subsequent ordinances, that prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-10. Construction and demolition shall be restricted to the hours of 7:00 AM to 6:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday.
- CM-11. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12. Noise and ground-borne vibration resulting from construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or man-made barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities toward these land uses to the maximum extent possible.
- CM-13. Barriers such as, but not limited to, plywood structures or flexible sound control curtains extending eight feet in height shall be erected along the edge of the construction site to minimize the amount of construction noise experienced at the nearby noise-sensitive uses. Along the edge of the site

opposite 1558 Hillhurst Avenue, the temporary sound barrier shall be designed to provide a minimum seven-dBA noise reduction as measured at the property line of 1558 Hillhurst Avenue. For the portion of the Project Site opposite 1600 and 1601 Lyman Place, the temporary sound barrier shall be designed to provide a minimum 20-dBA noise reduction as measured at the property line of 1600 or 1601 Lyman Place.

- CM-14. The Project shall comply with the City of Los Angeles Building Regulations Ordinance No. 178048, which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction sites prior to the start of construction and displayed in a location that is readily visible to the public.
- CM-15. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.
- CM-16. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- CM-17. Temporary pedestrian facilities shall be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- CM-18. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- CM-19. Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.
- CM-20. *Construction/Demolition:* Prior to the issuance of any demolition or construction permit, the Applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the Project, specifying recycled waste service(s), to the satisfaction of the Los Angeles Department of Building and Safety. The demolition and construction

contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.

- CM-21. *Construction/Demolition*: To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

FINDINGS OF FACT (CEQA)

A Mitigated Negative Declaration (ENV-2014-2580-MND) and corresponding Mitigation Monitoring Program (MMP) were prepared for the proposed project. The Mitigation Monitoring Program (MMP) is a document that is separate from the MND and is prepared and adopted as part of the project's approval. Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." The MND was circulated for public review on April 07, 2016 through April 27, 2016. The Planning Department received one comment letter during the comment period, which raised concerns regarding hydrology and water quality, water supply, and the City's Circulation and Framework Elements. Below are staff responses to the comment letter:

- The applicant is required to submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan (LID/SUSMP) to the City of Los Angeles Bureau of Sanitation Watershed Protection Division, which addresses the watershed and pollution control. Water supply and drought are addressed through compliance with the LA Green Building Code and the Water Management Ordinance No. 170,978, which would reduce the project's water use and impose water conservation measures.
- The City Council recently adopted the Mobility Plan 2035 on August 11, 2013, which is the City of Los Angeles' Circulation Element of the General Plan, providing the policy foundation and goals for achieving a transportation system that balances the needs of all road users. The Mobility Plan also incorporates complete street principles and policy foundation, as required by AB 1358, adopted by the California State Legislature.
- The City's population, infrastructure and service capacities to accommodate the proposed project are addressed in the published MND in Sections X Land Use Planning, XII Population and Housing, XIV Public Services, XV recreation, XVI Transportation/Traffic, and XVII Utilities and Service Systems. As such, the project's environmental impacts have been analyzed in the MND and addressed through existing regulations. With mitigation, the project would have less-than-significant impacts.

The concerns expressed in the comment letter are further addressed in the Initial Study and Mitigated Negative Declaration (ENV-2014-2580-MND). Any impacts identified by the Initial Study would be mitigated to less-than-significant levels through the implementation of the mitigation measures, which are imposed as Conditions of Approval, and existing Regulatory Compliance Measures (RCMs). The MND contained the mitigation measure MM TRA-2 Transportation (Haul Route Non-Hillside), which requires the project applicant to obtain haul route approval by the Department of Building and Safety in accordance with the LAMC. This mitigation measure was identified in error in the MND, as the project site is not located within the Special Grading Area (Bureau of Engineering Basic Grid Map A-13372) and does not need a haul route approval. There is no substantial evidence that a significant impact related to a haul route would occur that would require the haul route mitigation measure, and therefore, the MM TRA-2 Transportation (Haul Route Non-Hillside) is not included as a Condition of Approval.

The Planning Department received an additional letter on August 24, 2016 with comments on the MND. Below is a summary of the comments and staff's responses:

- The commenter states that the applicant's proposed site plan includes a pocket left-turn lane along southbound Hillhurst Avenue as a mitigation measure, which would replace approximately five feet of sidewalk width with the vehicle travel lane for a distance of nearly 180 feet along Hillhurst Avenue. The commenter further explained that the project's estimated increase in traffic volumes do not justify a new lane and that the new lane would have an adverse impact on pedestrian crossing times and create an unpleasant pedestrian and open space environment. The staff reviewed the project's site plan, the Department of Transportation's (DOT) traffic assessment, and mitigation measures in the MND. The project does not propose and is not required to develop a new travel lane, and therefore this comment is not applicable to the proposed project.
- The commenter states that the estimated increase in the number of residents from the proposed project would not fully replace the overall population decline the neighborhood has been experiencing. The CEQA Guidelines Appendix G Checklist requires an impact analysis on whether the project would induce substantial population growth in an area or displace substantial numbers of people necessitating the construction of replacement housing elsewhere. As analyzed in the Initial Study and agreed upon by the commenter, although the project will increase the number of residents in the area, it is not expected to induce substantial population growth.
- The commenter states that the project would provide substantially more off-street vehicle parking spaces than other projects and residences in the area and therefore would not impact on-street parking in the neighborhood.

The Mitigation Monitoring Program (MMP) is a document that is separate from the MND and is prepared and adopted as part of the project's approval. Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a "reporting or monitoring

program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition to the mitigation measures required of the project and any proposed project design features, the applicant is required to adhere to applicable RCMs required by law.

On the basis of the whole of the record, the Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2014-2580-MND, reflects the independent judgment of the lead agency, and determined this project, when mitigated, would not have a significant effect upon the environment. To mitigate the identified impacts, the Advisory Agency required **Condition Nos. 22 and 23**, as conditions of approval for the Parcel Map

Per Section 21081.6 of the Public Resources Code, the Advisory Agency has assured that the above identified mitigation measures shall be implemented by requiring reporting and monitoring as specified in **Condition No. 21**.

The National Flood Insurance Program rate maps, which are a part of the Specific Plan for the Management of Flood Hazards adopted by the City Council (see Section 5 of Ordinance 172,081), have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2014-2579 -PMLA, pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

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

The adopted Hollywood Community Plan designates the subject property for Highway Oriented Commercial land uses with corresponding zones of C1, C2, P, RAS3, and RAS4. The 2.39 net acre property is zoned C2-1D.

The Project Site is also within the Vermont/Western Transit Oriented District Specific Plan (SNAP). The proposed map is located within two separate land use subareas defined in the SNAP: Subarea B, Mixed Use Boulevards; and Subarea C, Community Center. The parcels located north of the alley along Clayton Avenue and Hillhurst Avenue are designated Subarea B, while the parcels located south of the alley along Hollywood Boulevard and Lyman Place are designated as Subarea C. Subarea B allows multiple dwelling residential uses permitted in the R3 Zone, and limited commercial uses permitted within the C1.5 Zone. Subarea C allows residential/accessory uses permitted in the R4 Zone, and commercial uses permitted in the C4 Zone. As conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. As a condition of approval, the subdivider is required to make a five-foot dedication of land adjoining the subdivision to complete a 45-foot wide half right-of-way dedication, including 20-foot radius property line returns with Hollywood Boulevard and Clayton Avenue in accordance with Modified Avenue I of the Mobility Plan Designation.

The Bureau of Engineering is also requiring a 20-foot radius property line return be dedicated at the easterly corner of the intersection of Hollywood Boulevard and Lyman Place, and a 15-foot radius property line return be dedicated at the southeasterly corner of the intersection of Clayton Avenue and Lyman Place, based on the Mobility Plan.

The design of the proposed subdivision includes the vacation and merger of existing and future alley within the subdivision. A vacation for the existing and future alley was previously approved by City Council in 2006 (VAC E1400955). The City Council (CF-05-1419) adopted the Findings of the City Engineer that the vacation of the existing and future public alleys could be conditionally approved based on: 1) They are unnecessary for present or prospective public use; 2) They are not needed for vehicular circulation or access; and 3) They are not needed for nonmotorized transportation purposes. The alley vacation subsequently expired as the conditions of approval were not completed. The subject alley vacation and merger involves the same areas as the previous vacation approval.

The Department of Transportation, in a memorandum to the City Engineer dated August 22, 2016, stated that the Department of Transportation has no objection to Condition No. 3 of the Bureau of Engineering's conditions of approval. The condition states: "That the City Department of Transportation in a letter to City Engineer determine that the 20-foot wide alley and the 20-foot and variable width future alley merger areas within the subdivision are not necessary for the current and future public use."

There are existing sanitary sewers in Hollywood Boulevard, Hillhurst Avenue, and Lyman Place adjoining the subdivision with existing house connection sewers. The Bureau of Sanitation has reviewed the sewer/storm drains lines serving the subject tract and found no potential problems to the City's structures or potential maintenance problems.

The Bureau of Street Lighting is requiring as a condition of approval two new street lights on Lyman Place and three new street lights on Clayton Avenue in order to meet current street lighting standards.

The design and improvement of the proposed subdivision are therefore consistent with applicable General and Specific Plans.

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

The project engineer has certified that the subject property is not located within any flood hazard, special hazard, or mud-prone area. The subject property is located in a hillside grading area.

The Department of Building and Safety, Grading Division, reviewed the soils report providing recommendations for the proposed mixed-use structure with two subterranean parking levels. Based on the soils report, the lowest finished floor of the structure is anticipated to be on the order of 10 to 20 feet below ground surface. The earth materials at the subsurface exploration locations consist of up to 3½ feet of uncertified fill underlain by alluvial soils. The project consultants recommend to support the proposed structure on conventional foundations bearing on native undisturbed soils. Building and Safety, Grading, found the soils report acceptable subject to conditions on site development (Condition No. 12).

The site, as conditioned, is physically suitable for the proposed type of development.

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

The site, an urban infill, is level and not located in a flood zone, liquefaction area, or fault rupture study area. Per the SNAP, residential uses permitted in the R3 Zone are allowed within Subarea B. The R3 Zone allows one dwelling unit for every 800 square feet of lot area. The portion of the project located within Subarea B totals 48,592 square feet, thereby allowing up to 60 dwelling units. Also per the SNAP, residential uses permitted in the R4 Zone are allowed within Subarea C. The R4 Zone allows one dwelling unit for every 400 square feet of lot area. The portion of the project located within Subarea C totals 58,654 square feet, thereby allowing up to 146 dwelling units. Therefore, the total number of units permitted on the lots combined is 206. The Project consists of 202 residential units, and is therefore within the allowable density.

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

The Project was issued Mitigated Negative Declaration ENV-2014-2580-MND on April 27, 2016. The Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2014-2580-MND, reflects the independent judgment of the lead agency,

and determined this project, when mitigated, would not have a significant effect upon the environment. The Department found that potential impacts could result from:

- Air Quality (operational);
- Biology (habitat modification, tree removal);
- Geology (grading);
- Hazardous Materials (contaminated soil, vapor encroachment);
- Noise (construction, operational);
- Public Services (fire, police);
- Transportation (safety hazards, pedestrian safety);
- Greenhouse Gas Emissions;
- Utilities (water supply, solid waste);

The Advisory Agency, to mitigate the above impacts, required **Condition Nos. 22 and 23**, as conditions of approval for the Parcel Map and determined the project would not have a significant impact upon the environment. Other identified potential impacts not mitigated by these conditions are subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such impacts on all projects.

Per Section 21081.6 of the Public Resources Code, the Advisory Agency has assured that the above identified mitigation measures shall be implemented by requiring reporting and monitoring as specified in **Condition No. 21**.

Furthermore, the project site, as well as the surrounding area is presently improved with structures and does not provide a natural habitat for either fish or wildlife.

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

There are no apparent health problems that might be caused by the design or construction of the proposed condominium units. The Bureau of Engineering has reported that an existing sanitary sewer is available under Hollywood Boulevard, Hillhurst Avenue, and Lyman Place adjoining the subdivision. This development is required to be connected to the City's sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards.

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

There is a 10-foot Public Utilities easement to the City that is proposed to be merged within the proposed subdivision. Satisfactory arrangements are required to be made with all public utility agencies maintaining existing facilities within the area being merged to avoid conflict with easements within the proposed subdivision.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

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

To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the City Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by date October 5, 2016* at one of the City Planning Department Public Counters, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
(213) 482-7077

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

*Please note the cashiers at the public counters close at 3:30 PM.

Appeal forms are available on-line at www.lacity.org/pln.

There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. Friday, September 20, 2019.

No requests for time extensions or appeals received by mail shall be accepted.

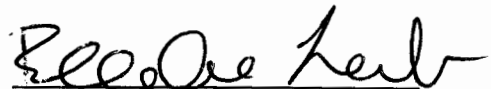
If you have any questions, please call Parcel Maps staff at (213) 978-1364.

Vincent P. Bertoni, AICP
Advisory Agency



KEVIN S. GOLDEN
Deputy Advisory Agency

VPB:KSG:JV



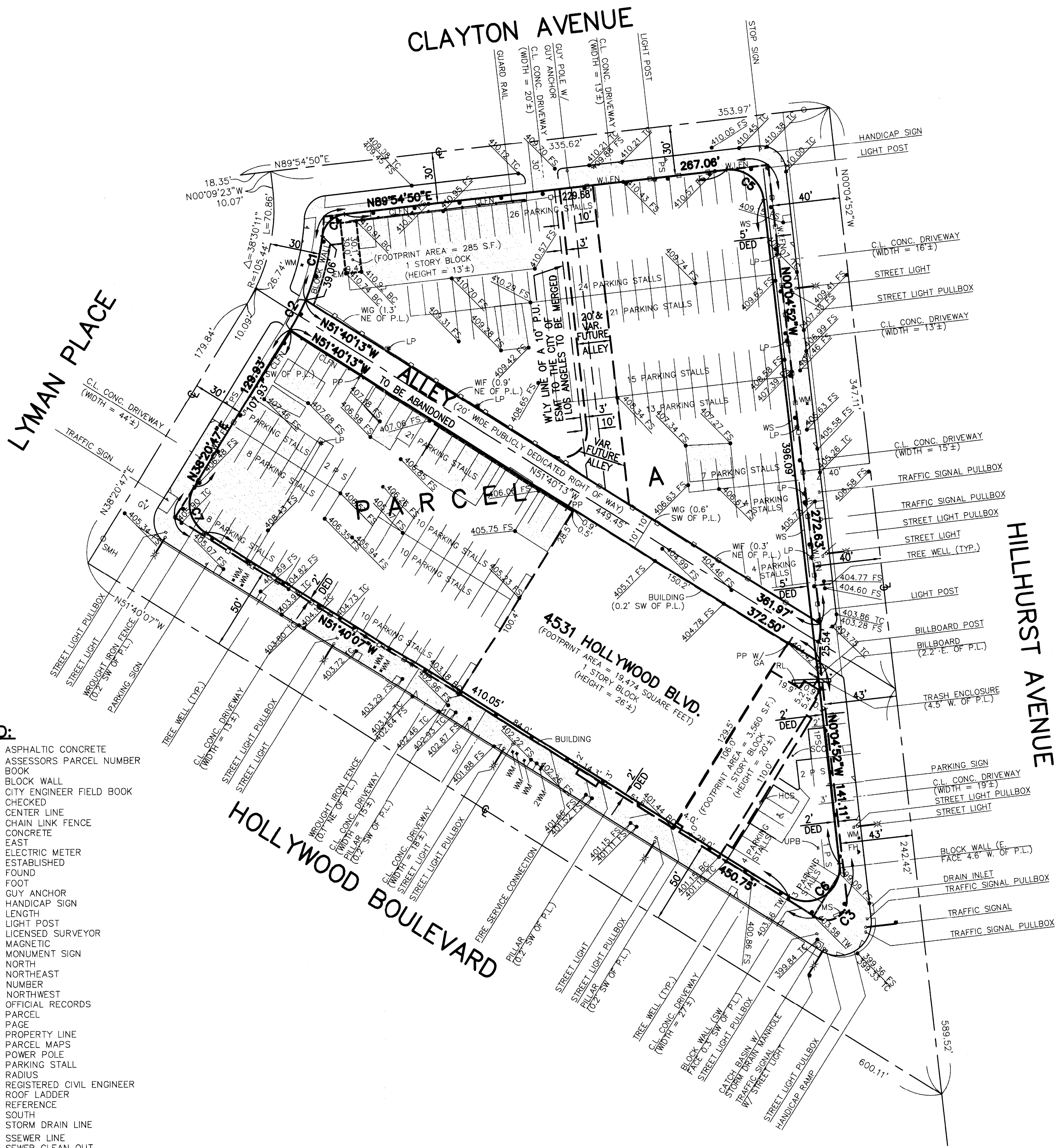
BLAKE E. LAMB
Senior City Planner

PRELIMINARY PARCEL MAP L.A. NO.

FOR MERGER AND RESUBDIVISION PURPOSES

BEING A MERGER AND RESUBDIVISION OF LOTS 51 THROUGH 57 AND FRACTIONAL LOT 58, TRACT NO. 7199, M.B. 79 PAGES 69 AND 70 TOGETHER WITH THAT CERTAIN ALLEY BETWEEN LYMAN PLACE AND HILLHURST AVENUE SHOWN ON SAID TRACT AND LOTS 1 THROUGH 5, TRACT NO. 19894, M.B. 53 PAGE 38 TOGETHER WITH THE FUTURE ALLEY AND PUBLIC UTILITY EASEMENT SHOWN ON SAID TRACT ALL RECORDS OF LOS ANGELES COUNTY.

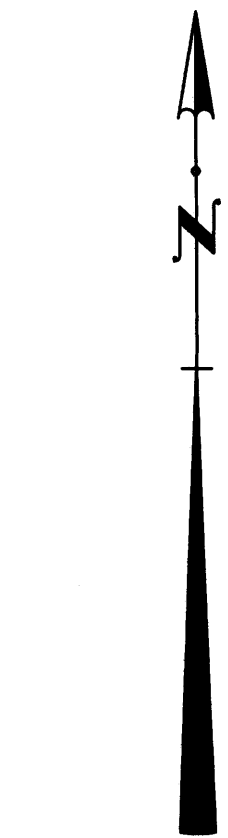
SITE ADDRESS: 4531 HOLLYWOOD BOULEVARD



LEGEND:

- AC - ASPHALTIC CONCRETE
- APN - ASSESSORS' PARCEL NUMBER
- BK - BOOK
- BW - BLOCK WALL
- C.E.F.B. - CITY ENGINEER FIELD BOOK
- CHKD - CHECKED
- C.L. - CENTER LINE
- CLF - CHAIN LINK FENCE
- CONC. - CONCRETE
- E - EAST
- EM - ELECTRIC METER
- EST. - ESTABLISHED
- FD. - FOUND
- FT. - FOOT
- GA - GUY ANCHOR
- HCS - HANDICAP SIGN
- L - LENGTH
- LP - LIGHT POST
- L.S. - LICENSED SURVEYOR
- MAG. - MAGNETIC
- MS - MONUMENT SIGN
- N. - NORTH
- NE - NORTHEAST
- NO. - NUMBER
- NW - NORTHWEST
- O.R. - OFFICIAL RECORDS
- PAR. - PARCEL
- PG. - PAGE
- P.L. - PROPERTY LINE
- P.M. - PARCEL MAPS
- PP - POWER POLE
- PS - PARKING STALL
- R - RADIUS
- R.C.E. - REGISTERED CIVIL ENGINEER
- RL - ROOF LADDER
- REF. - REFERENCE
- S. - SOUTH
- SD- - STORM DRAIN LINE
- SS- - SEWER LINE
- SCD - SEWER CLEAN OUT
- SQ. - SQUARE
- SE. - SOUTHEAST
- S.F. - SQUARE FEET
- SW. - SOUTHWEST
- T.R. - TITLE REPORT
- (TYP) - TYPICAL
- UPB - UTILITY PULLBOX
- W. - WEST
- W/ - WITH
- WF - WROUGHT IRON FENCE
- WG - WROUGHT IRON GATE
- WM - WATER METER
- WS - WOOD STOP
- CL - CENTER LINE
- CONC. - CONCRETE

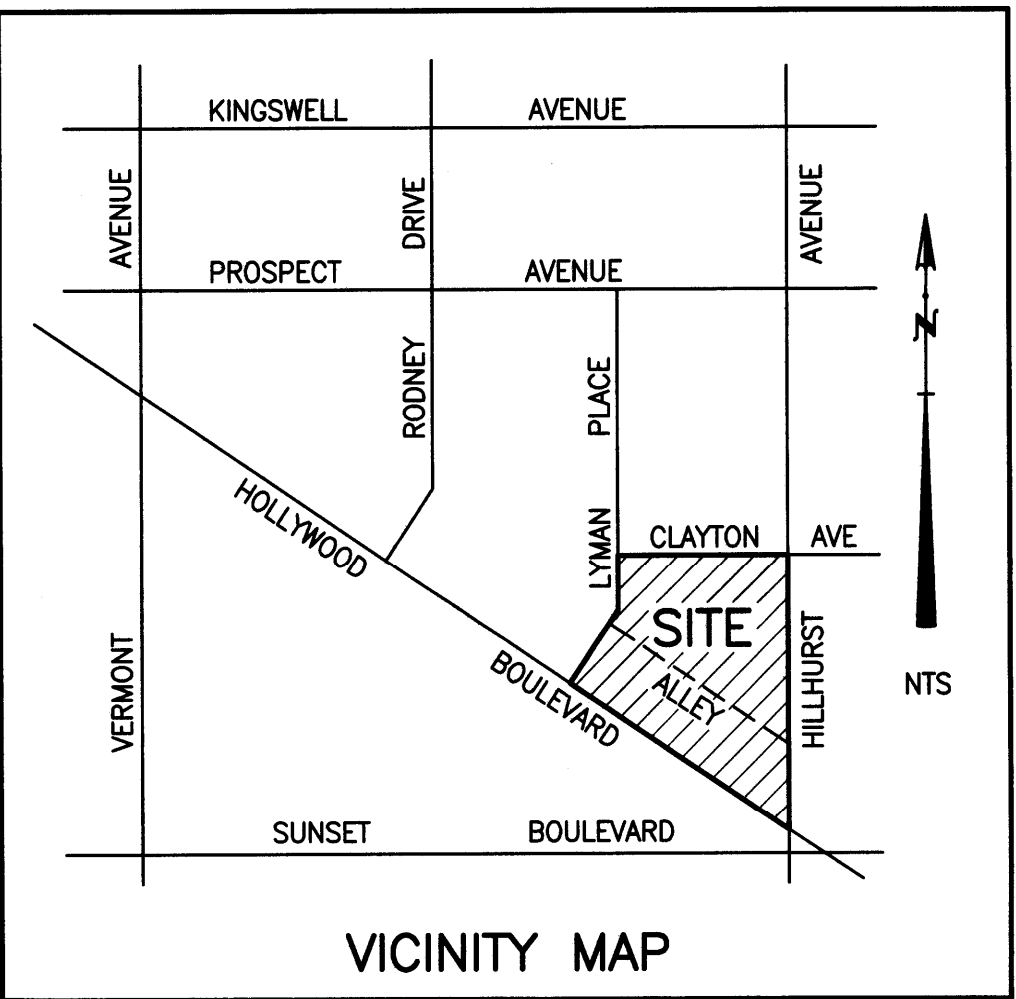
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	21°29'36"	135.44'	50.81'
C2	8°29'23"	135.44'	20.07'
C3	128°26'15"	12.00'	26.90'
C4	76°37'31"	15.00'	20.06'
C5	90°00'18"	20.00'	31.42'
C6	128°24'45"	20.00'	44.82'
C7	90°00'54"	20.00'	31.42'



SCALE: 1"=40'

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP



OWNERS

Z. WAYNE GRIFFIN, JR. AND ELAYNE GRIFFIN TECHENTIN, TRUSTEES OF THE Z. WAYNE GRIFFIN TRUST B UNDER THE WILL OF Z. WAYNE GRIFFIN; Z. WAYNE GRIFFIN, JR. AND ELAYNE GRIFFIN TECHENTIN AS TRUSTEES OF THE TRUST CREATED FOR THE BENEFIT OF JAMES WARREN GRIFFIN, UNDER THE WILL OF Z. WAYNE GRIFFIN; ZACHARY WAYNE GRIFFIN, JR. AND CYNTHIA NYEN GRIFFIN, AS TRUSTEES OF THE GRIFFIN FAMILY TRUST; THOMAS A. TECHENTIN AND ELAYNE G. TECHENTIN, AS TRUSTEES OF THE THOMAS AND ELAYNE TECHENTIN REVOCABLE TRUST.

c/o KOTA COMMERCIAL ASSETS, LLC
136 S. CAMINO DR. STE 101
BEVERLY HILLS, CA. 90212
(310) 247-2430

AGENT

VERDUGO COMPANY
4116 W. MAGNOLIA BLVD, STE 203
BURBANK, CA. 91505
(818) 843-8644

LAND PLANNING

ROSENHEIM & ASSOCIATES, INC.
21550 OXNARD ST., STE 780
WOODLAND HILLS, CA. 91367
(818) 716-2782

CIVIL ENGINEER

ROBERT K. KAMEOKA
5011 ACACIA ST.
SAN GABRIEL, CA. 91776
(626) 286-6127



NOTES:

- TOTAL AREA: 171,939 SQ. FT. (3.95 AC)GROSS TO CL. ST. 104,093 SQ. FT. (2.39 AC)NET AFTER DEDICATION
- ZONING EXISTING: [Q]C2-20
- EXIST. USE: COMMERCIAL USE
- PARKING SPACES: COMMERCIAL 200
- SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM
- SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET
- NO TREES ON SUBJECT SITE
- EXIST. SITE: 3 COMMERCIAL BLDGS AND PARKING LOT TO BE REMOVED.
- SITE IS LEVEL
- THERE ARE NO EASEMENTS ON THE SUBJECT PROPERTY EXCEPT AS SHOWN
- THERE ARE NO HAZARDS OR HAZARDOUS MATERIALS ON PROPERTY.
- THIS SUBDIVISION IS LOCATED IN THE HILLSIDE GRADING AREA.
- REQUEST THAT THE ALLEY NORTHEASTERLY OF HOLLYWOOD BLVD AS SHOWN ON THE MAP OF TRACT NO. 7199 MB 79 PAGES 69 & 70 TO BE ABANDONED BY THE FILING OF THE FINAL MAP.
- REQUEST THAT THE OFFER OF DEDICATION FOR FUTURE ALLEY AND PUBLIC UTILITY EASEMENT AS SHOWN ON THE MAP OF TRACT NO. 19894 MB 53 PG 38 BE TERMINATED WITH THE FILING OF THE FINAL MAP.

THIS MAP HAS BEEN FOUND TO BE SUFFICIENT FOR THE ISSUANCE OF CITY PLANNING DEPARTMENT RECEIPT

CASE NO.-2014-2579-PMLA

DATE: 7/16/2014

MAY 2014

SHEET 1 OF 1 SHEET