

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACK
MARC MITCHELL
DANA M. PERLMAN
VACANT

**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

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Decision Date: December 3, 2020

Appeal Period Ends: December 18, 2020

David Simon (A)
Bardas Investors, LLC
1015 North Fairfax Avenue
West Hollywood, CA 90046

Fountain Owners, LLC (O)
1015 North Fairfax Avenue
West Hollywood, CA 90046

Jerry Neuman / Matt Nichols (R)
DLA Piper
550 South Hope Street, #2400
Los Angeles, CA 90071

RE: Preliminary Parcel Map No.: AA-2019-4869-PMLA
Related Cases: N/A
Address: 6332-6356 West Fountain Avenue,
1260 North Cahuenga Boulevard
Community Plan: Hollywood
Zone: C2-1-SN
Council District: 13 – O'Farrell
CEQA No.: ENV-2019-4870-CE

In accordance with the provisions of Los Angeles Municipal Code (LAMC) Sections 17.50 and 17.53, the Advisory Agency approved Preliminary Parcel Map No. AA-2019-4869-PMLA, located at 6332-6356 West Fountain Avenue and 1260 North Cahuenga Boulevard, for the merger of five lots comprising the subject property, the vacation and merger of approximately 3,044 square feet of land along Fountain Avenue and Cahuenga Boulevard previously dedicated to the City of Los Angeles for the public right-of-way into the subject property, and the resubdivision of the subject property into two lots, as shown on the map stamp-dated August 16, 2019, in the Hollywood Community Plan. This subdivision is based on the existing C2-1-SN Zone. Verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning Code as it applies to this particular property. For an appointment with the Development Services Center, call (213) 482-7077, (310) 231-2901, (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Note: Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8917.

1. That the proposed parcel map boundary lines be properly established in accordance with Section 17.07.D of the Los Angeles Municipal Code prior to the recordation of the final map satisfactory to the City Engineer.
2. That an 8-foot wide strip of land be dedicated along a portion of Fountain Avenue (Lot 29) adjoining the subdivision to complete a 33-foot wide half public street right-of-way in accordance with Collector Street Standard of LA Mobility Plan.
3. That labeling of Parcel 1 and Parcel 2 be shown as Parcel "A" and Parcel "B" on the final map.
4. That the City Department of Transportation in a letter to the City Engineer shall determine that the merger areas (portion of Fountain Avenue and portion of Cahuenga Boulevard) are not necessary for current and future Public Street.
5. That Department of the City Planning in a letter to the City Engineer shall also determine that the proposed merger areas (portion of Fountain Avenue and portion of Cahuenga Boulevard) are consistent with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan.
6. In the event that Planning Department and Department of Transportation has no objection to the proposed merger area along Fountain Avenue (approximately 12-foot) adjoining the tract, then the excess public right of way beyond 33-foot measured from center line of the Fountain Avenue (except 15-foot x 15-foot cut corner or 20-foot radius property line returns at the intersection with Cahuenga Boulevard) be permitted to be merged with the remainder of the parcel map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies, cable companies and franchises maintaining existing facilities within the area being merged.
7. In the event that Planning Department and Department of Transportation has no objection to the proposed merger area along Cahuenga Boulevard (approximately 5-foot) adjoining the tract, then the excess public right of way beyond 40-foot measured from the centerline of Cahuenga Boulevard (except 15-foot x 15-foot cut corner or 20-foot radius property line returns at the intersection with Fountain Avenue) be permitted to be merged with the remainder of the parcel map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies, cable companies and franchises maintaining existing facilities within the area being merged.

8. That any surcharge fee in conjunction with the street merger request be paid.
9. That the subdivider make a request to the Central Engineering District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

BUREAU OF SANITATION

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

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

11. 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 of the requirements and conditions contained in email correspondence from the Grading Division dated September 12, 2019, and attached to the case file for Preliminary Parcel Map No. AA-2019-4869-PMLA.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

12. Prior to recordation of the final map, a clearance letter will be issued by the Department of Building and Safety, Zoning Division stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied:
 - a. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.
 - b. Obtain Bureau of Engineering approval for proposed merger.

Notes:

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

13. Prior to recordation of the final map, a suitable arrangement shall be made satisfactory to the Department of Transportation, binding the subdivider and all successors to the following:

- a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line if provided/applicable or as shall be determined to the satisfaction of the Department of Transportation.
- b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
- 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 Room 550. For an appointment, call (213) 482-7024.

DEPARTMENT OF WATER AND POWER

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

FIRE DEPARTMENT

15. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. One or more Knox Boxes will be required to be installed for LAFD access to project, location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
 - c. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - 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.
 - e. Entrance to the main lobby shall be located off the address side of the building.
 - f. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

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) 482-6935**. You should advise any consultant representing you of this requirement as well.

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION

16. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

BUREAU OF STREET LIGHTING

17. Prior to the recordation of the final map or issuance of the certificate of occupancy, 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.

Improvement Condition: No street lighting requirements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on Cahuenga Bl. And three (3) on Fountain Ave.

INFORMATION TECHNOLOGY AGENCY

18. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed subdivision to a maximum of two (2) lots.
 - b. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - c. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

- d. A utility easement shall be provided per Department of Water and Power or similar agency requirements.
 - e. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - f. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
 - g. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the case file.
20. No deviations from the signage requirements of the Supplemental Use District have been requested or granted herein. In the event any signage is proposed, the project shall comply with the requirements of Ordinance No. 181,340 pertaining to the Hollywood Signage Supplemental Use District.
21. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
22. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. 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.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement. (b)

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

BUREAU OF ENGINEERING – STANDARD CONDITIONS

S-1.

- a. That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- d. That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such

easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

- e. That drainage matters be taken care of satisfactory to the City Engineer.
 - f. That satisfactory street, sewer and drainage plans and profiles as required together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - g. That any required slope easements be dedicated by the final map.
 - h. That each lot in the parcel map complies with the width and area requirements of the Zoning Ordinance.
 - i. That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - j. That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - k. That no public street grade exceeds 15%.
 - l. That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- a. Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - b. Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - c. All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - d. All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - e. Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall be suitably guaranteed:

- a. Construct on-site sewers to serve the tract as determined by the City Engineer.
- b. Construct any necessary drainage facilities.
- c. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - 1. No street lighting requirements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on Cahuenga Bl. And three (3) on Fountain Ave.

Notes:

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

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

- d. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services.
- e. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- f. Construct access ramps for the handicapped as required by the City Engineer.
- g. Close any unused driveways satisfactory to the City Engineer.
- h. Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 2010.
- i. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Fountain Avenue being dedicated and adjoining the subdivision by the removal of existing sidewalk and construction of a new full-width concrete sidewalk with tree wells, including any necessary removal and reconstruction of existing improvements.
 - b. Improve Cahuenga Boulevard adjoining the subdivision by the removal of existing sidewalk and construction of a new full-width concrete sidewalk with tree wells, including any necessary removal and reconstruction of existing improvements.
 - c. Improve the existing curb ramp with the city standard.

- d. Construct necessary house connection sewers to serve each parcel.

NOTES:

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

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

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

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

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

FINDINGS OF FACT (CEQA)

On October 20, 2020, the subject project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV-2019-4870-CE, for a Categorical Exemption, Classes 15 and 32 (Chapter 3, Article 19, Sections 15315 and 15332, State CEQA Guidelines). I hereby adopt that action.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2019-4869-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

a. The proposed map will be/is consistent with applicable general and specific plans.

The project site is located within the Hollywood Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The Community Plan designates the subject property for Highway Oriented Commercial land uses corresponding to the C1, C2, RAS3, RAS4, and P Zones. The subject property is zoned C2-1-SN, and is thus consistent with the existing land use designation. The project site is located within the Hollywood Redevelopment Project Area and is subject to any applicable requirements of the Hollywood Redevelopment Plan. The property is also located within the Hollywood Signage Supplemental Use District, the Los Angeles State Enterprise Zone, and a Transit Priority Area within the City of Los Angeles. The project site is not within the boundaries of any specific plan or interim control ordinance.

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing zoning and General Plan land use designation. Commercial office uses are

permitted in the C2 Zone and Highway Oriented Commercial land use designation. The proposed project will be entirely consistent with all development standards of the existing C2-1-SN Zone, including height and floor area, as well as all other applicable regulations of the LAMC, including the provision of vehicle parking. The proposed project will further comply with all applicable additional requirements of any specific plans and plan overlays; specifically, the project has been reviewed for compliance with the Hollywood Redevelopment Plan. The proposed project consists of permissible uses and will comply with the applicable development standards, including height and floor area. The project site is not located within any of the specific districts/overlays in the Hollywood Redevelopment Plan and does not contain any historic resources, and thus is not subject to these additional levels of conformance. Additionally, the project has been conditioned to comply with any other applicable requirements of the Hollywood Signage Supplemental Use District.

Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. The LAMC additionally lists the map requirements for a preliminary parcel map. The Preliminary Parcel Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC. Therefore, the proposed map is substantially consistent with the General Plan, the Hollywood Community Plan, any applicable plan overlays, and all applicable sections of the LAMC.

b. The design and improvement of the proposed subdivision are consistent with applicable general and specific plans.

Section 66418 of the Subdivision Map Act defines the term “design” as follows: “Design” means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the “Design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.”

Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. The LAMC additionally lists the map requirements for a preliminary parcel map. The Preliminary Parcel Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC. In addition, the proposed vacation and merger of excess right-of-way along Fountain Avenue and Cahuenga Boulevard is consistent with the General Plan and current street standards. As this portion of land is over-dedicated and not necessary to meet the City’s mobility needs per the current street standards, the vacation and merger of this land back into the subject property is consistent with the General Plan.

The project site is located within the Hollywood Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The Community Plan designates the subject property for Highway Oriented Commercial land uses

corresponding to the C1, C2, RAS3, RAS4, and P Zones. The subject property is zoned C2-1-SN, and is thus consistent with the existing land use designation. The project site is located within the Hollywood Redevelopment Project Area and is subject to any applicable requirements of the Hollywood Redevelopment Plan. The property is also located within the Hollywood Signage Supplemental Use District, the Los Angeles State Enterprise Zone, and a Transit Priority Area within the City of Los Angeles. The project site is not located within any special grading area, methane zone, liquefaction zone, or flood, landslide, tsunami inundation zone, or other special hazard zone.

The design and improvement of the proposed subdivision are consistent with the Hollywood Community Plan and all applicable specific plans and plan overlays. For the purposes of approving a subdivision, the “design” of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and “improvements” refer to the infrastructure facilities serving the subdivision. Several public agencies, including the Department of Building and Safety, the Bureau of Engineering, the Los Angeles Department of Transportation, and the Bureau of Street Lighting have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval, including those governing the vacation and merger of excess right-of-way along Fountain Avenue and Cahuenga Boulevard. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the vesting map, building permit, grading permit, or certificate of occupancy. Therefore, as conditioned, the design and improvement of the proposed subdivision is consistent with the intent and purpose of the Community Plan and the General Plan.

c. The site is physically suitable for the proposed type of development.

The subject property consists of five lots encompassing a total of approximately 30,087 square feet (approximately 0.69 acres). The property is located at the southeastern corner of Cahuenga Boulevard and Fountain Avenue and has street frontages of approximately 117 feet along the eastern side of Cahuenga Boulevard and approximately 250 feet along the southern side of Fountain Avenue. The site is currently developed with two existing attached office buildings and a surface parking lot. The entirety of the property is paved/developed and there are no significant trees on the project site or in the public right-of-way adjoining the subject property.

The project site is located within the Hollywood Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The Community Plan designates the subject property for Highway Oriented Commercial land uses corresponding to the C1, C2, RAS3, RAS4, and P Zones. The subject property is zoned C2-1-SN, and is thus consistent with the existing land use designation. The project site is located within the Hollywood Redevelopment Project Area and is subject to any applicable requirements of the Hollywood Redevelopment Plan. The property is also located within the Hollywood Signage Supplemental Use District, the Los Angeles State Enterprise Zone, and a Transit Priority Area within the City of Los Angeles. The project site is not located within any special grading area, methane zone, liquefaction zone, or flood, landslide, tsunami inundation zone, or other special hazard zone.

The project site is located just south of the center of Hollywood, a long-developed and heavily urbanized neighborhood northwest of Downtown Los Angeles. The existing

commercial office buildings on the subject property date to the 1980s, and the surrounding neighborhood was primarily developed in the mid- to late-20th century and consists of a variety of commercial and light industrial uses, including motion-picture studios and related uses. In recent years, the surrounding area has experienced significant redevelopment, with a variety of newer and under-construction commercial office and multi-family residential developments in the area.

The Department of Building and Safety Grading Division has reviewed the request herein and, in email correspondence dated September 12, 2019, has determined that geology/soils reports are not required prior to planning approval of the Parcel Map as the property is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone. The property is not located within any other special hazard zone, hillside area, methane zone, or flood, landslide, or tsunami inundation zone. Conditions have been included to ensure that the development site is physically suitable for the proposed project, per the Department of Building and Safety Grading Division.

There are no special circumstances that would preclude the proposed type of development on the subject property. The existing commercial office development on the subject property has been in use for over 30 years, and the project proposes the development of similar uses and improvements. Additionally, as a similar and compatible use representing a continuation of the existing commercial office use on the subject property, the proposed project is compatible with the surrounding area. The existing and proposed commercial office use is both permitted on the subject property and desirable in an urban neighborhood and major employment hub developed with a variety of other similar uses. Therefore, the project site is physically suitable for the proposed type of development.

d. The site is physically suitable for the proposed density of development.

The General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur.

The project site is located within the Hollywood Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The Community Plan designates the subject property for Highway Oriented Commercial land uses corresponding to the C1, C2, RAS3, RAS4, and P Zones. The subject property is zoned C2-1-SN, and is thus consistent with the existing land use designation. The project site is located within the Hollywood Redevelopment Project Area and is subject to any applicable requirements of the Hollywood Redevelopment Plan. The property is also located within the Hollywood Signage Supplemental Use District, the Los Angeles State Enterprise Zone, and a Transit Priority Area within the City of Los Angeles. The project site is not located within any special grading area, methane zone, liquefaction zone, or flood, landslide, tsunami inundation zone, or other special hazard zone.

The project site is located just south of the center of Hollywood, a long-developed and heavily urbanized neighborhood northwest of Downtown Los Angeles. The existing commercial office buildings on the subject property date to the 1980s, and the surrounding neighborhood was primarily developed in the mid- to late-20th century and consists of a variety of commercial and light industrial uses, including motion-picture studios and related uses. In recent years, the surrounding area has experienced significant redevelopment,

with a variety of newer and under-construction commercial office and multi-family residential developments in the area.

As a commercial office development with no residential units proposed, the consideration of density does not apply to the proposed project. Nonetheless, the proposed project complies with all applicable development standards of the LAMC and the Hollywood Redevelopment Plan. Additionally, as a similar and compatible use representing a continuation of the existing commercial office use on the subject property, the proposed project is compatible with the surrounding area. The existing and proposed commercial office use, as well as the proposed intensity of the use, are both permitted on the subject property and desirable in an urban neighborhood and major employment hub developed with a variety of other similar uses. There are no special circumstances that would preclude the proposed development on the subject property. Therefore, the site is physically suitable for the proposed density of development.

- e. **The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

Both the project site and the surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide a natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 15 for minor divisions of land, as well as Class 32 for infill development, and that it would not result in significant impacts relating to biological resources. As such, the project will not cause substantial environmental damage or injury to wildlife or their habitat.

- f. **The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.**

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

The Department of Building and Safety Grading Division has reviewed the request herein and, in email correspondence dated September 12, 2019, has determined that geology/soils reports are not required prior to planning approval of the Parcel Map as the property is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone. The project site is not located within any other special hazard zone, methane zone, or flood, landslide, or tsunami inundation zone. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. Additionally, the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards. Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- g. The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any other officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

- h. The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. (Ref. Section 66473.1)**

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcels to be subdivided, and other design and improvement requirements. A final solar report providing additional information will be submitted to the Advisory Agency prior to the recordation of the final map as a condition of approval of the request herein.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the preliminary parcel map was filed. Prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes, and the height of buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Preliminary Parcel Map No. AA-2019-4869-PMLA.

VINCENT P. BERTONI, AICP
Advisory Agency



HEATHER BLEEMERS
Deputy Advisory Agency

Note: If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the Central Los Angeles Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Downtown
Figueroa Plaza
201 North Figueroa
Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

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

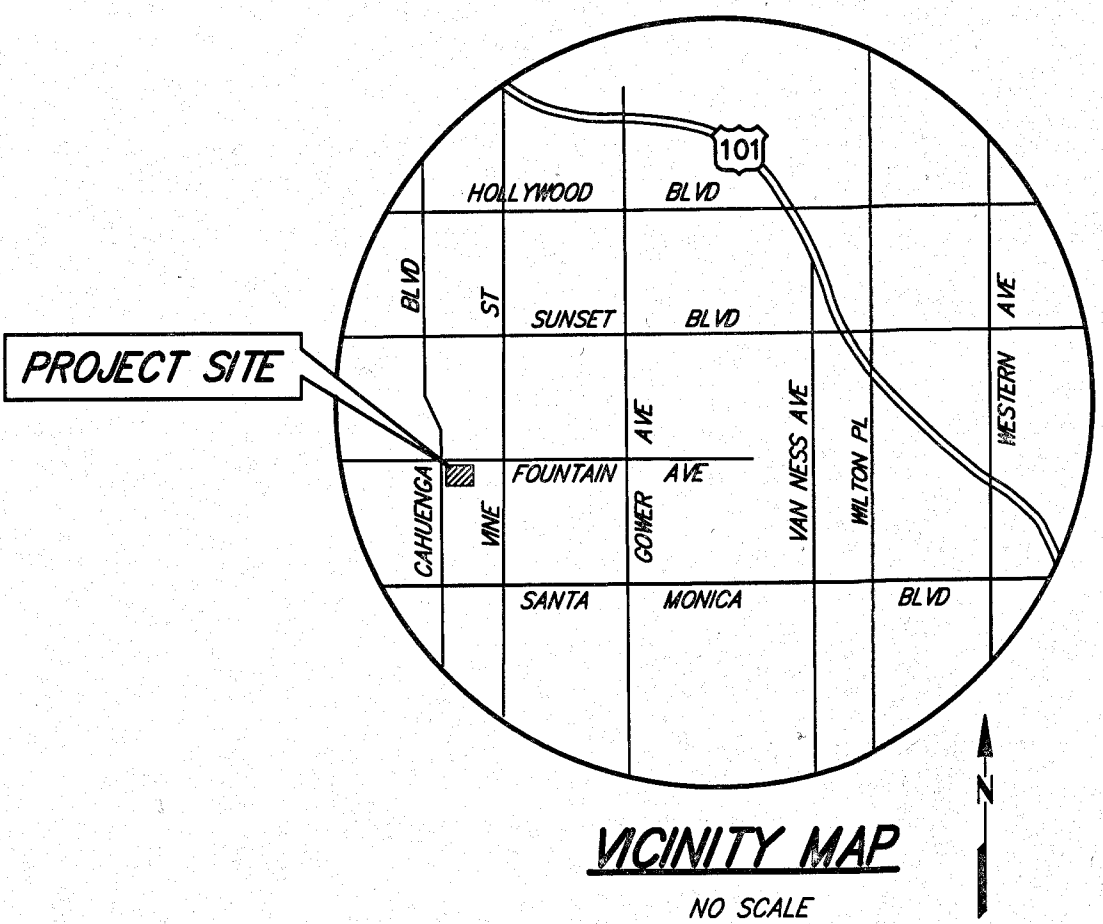
West Los Angeles
West Los Angeles
Development Services
Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2598

Forms are also available on-line at <http://planning.lacity.org/>.

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

If you have any questions, please call Development Services Center staff at (213) 482-7077, (818) 374-5050, or (310) 231-2598.

PRELIMINARY PARCEL MAP L.A. NO. 2019-XXXX



PRELIMINARY PARCEL MAP NOTES

OWNER:
FOUNTAIN OWNERS, LLC
1015 N. FAIRFAX AVE.
WEST HOLLYWOOD, CA 90046
PHONE: (310) 800-4114
dfo@fountainowners.com

SUBDIVIDER:
BARON INVESTMENT GROUP
ATTN: DAVID SIMON
1015 N. FAIRFAX AVE.
WEST HOLLYWOOD, CA 90046
PHONE: (310) 800-4114
dfo@fountainowners.com

SURVEYOR:
PEARSON LAND SURVEYING
THOMAS MCDERMOTT, PLS 8555
23371 MULHOLLAND DR. #330
WOODLAND HILLS, CA 91364
PHONE: (818) 468-9714
info@pearsonlandsurveying.com

PROJECT ADDRESS:
6344-6350 W. FOUNTAIN AVE.
LOS ANGELES, CA 90028
A.P.N.: 5533-005-006 & 007

LEGAL DESCRIPTION

(PER COMMONWEALTH LAND TITLE COMPANY PRELIMINARY TITLE REPORT DATED 5/23/2018, ORDER NO. 09194773)

PARCEL 1:
LOTS 25, 26, 27 AND 28 OF TRACT NO. 3499, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41 PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOT 29 OF TRACT NO. 3499, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41 PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENTS

(PER COMMONWEALTH LAND TITLE COMPANY PRELIMINARY TITLE REPORT DATED 5/23/2018, FILE NO. 09194773. ITEM NUMBERS BELOW ARE PER SAID REPORT. ALL RECORDS ARE LOS ANGELES COUNTY)

2. 2.00' WIDE EASEMENT FOR COMMUNICATION AND ELECTRICAL PURPOSES (POLE LINES) IN FAVOR OF SHORE BROTHERS COMPANY RECORDED 10/16/1920 IN BOOK 7357, PAGE 273 OF DEEDS. TO REMAIN.
4. 2.00' WIDE EASEMENT FOR COMMUNICATION AND ELECTRICAL PURPOSES (POLE LINES) IN FAVOR OF SHORE BROTHERS COMPANY RECORDED 10/16/1920 IN BOOK 7377, PAGE 338 OF DEEDS. TO REMAIN.
6. 2.00' WIDE EASEMENT FOR COMMUNICATION AND ELECTRICAL PURPOSES (POLE LINES) IN FAVOR OF SHORE BROTHERS COMPANY RECORDED 10/16/1920 IN BOOK 7439, PAGE 20 OF DEEDS. TO REMAIN.
8. 2.00' WIDE EASEMENT FOR COMMUNICATION AND ELECTRICAL PURPOSES (POLE LINES) IN FAVOR OF SHORE BROTHERS COMPANY RECORDED 4/27/1921 IN BOOK 307, PAGE 6, O.R. TO REMAIN.
10. 2.00' WIDE EASEMENT FOR COMMUNICATION AND ELECTRICAL PURPOSES (POLE LINES) IN FAVOR OF SHORE BROTHERS COMPANY RECORDED 10/30/1922 IN BOOK 141, PAGE 217, O.R. TO REMAIN.
12. 1.00' WIDE EASEMENT FOR ELECTRICAL PURPOSES (POLE LINES) IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 11/21/1922 IN BOOK 1639, BOOK 149, O.R. TO REMAIN.
14. 20.00' EASEMENT FOR PUBLIC STREET PURPOSES IN FAVOR OF THE CITY OF LOS ANGELES PER IRREVOCABLE OFFER TO DEDICATE RECORDED 1/15/1985 AS INSTRUMENT NO. 85-50483, O.R. SAID OFFER WAS ACCEPTED BY RESOLUTION RECORDED 4/11/1986 AS INSTRUMENT NO. 86-474797, O.R. PORTION TO BE VACATED.
22. EASEMENT FOR PUBLIC STREET PURPOSES IN FAVOR OF THE CITY OF LOS ANGELES PER IRREVOCABLE OFFER TO DEDICATE RECORDED 8/10/1980 AS INSTRUMENT NO. 80-063975, O.R. SAID OFFER WAS ACCEPTED BY RESOLUTION RECORDED 5/21/1991 AS INSTRUMENT NO. 91-743299, O.R. PORTION TO BE VACATED.

BENCH MARK

CITY OF LOS ANGELES BENCH MARK NO. 12-13670
WIRE SPIKE IN W CURB VINE ST 15FT N OF FOUNTAIN AVE S END CB
ELEVATION = 324.284 FEET, 2000 ADJUSTMENT, NAVD 1988

UTILITY INFORMATION

PROVIDER	PLAN
CITY OF LOS ANGELES	SUBSTRUCTURE MAPS 343-12, 343-13 SERIES WYE MAP NO. 1448165-NE

NOTES

1. PROJECT SYNOPSIS:
THE PROJECT CONSISTS OF 2 PARCELS ZONED FOR COMMERCIAL PURPOSES, AND THE VACATION OF 3,044 SQ. FEET OF PUBLIC RIGHT-OF-WAY ALONG FOUNTAIN AVENUE AND CAÑENA BOULEVARD.
2. PARKING:
EXISTING: 34 SPACES
3. TREES: THERE ARE NO PROTECTED TREES ON THE SITE; ALL EXISTING ONSITE TREES TO BE REMOVED.
4. ZONING:
EXISTING & PROPOSED: C2-1-SN (COMMERCIAL)
5. BUILDING HEIGHT:
MAXIMUM HEIGHT IS UNLIMITED PER CITY OF LOS ANGELES ZONING REGULATIONS.
6. COMMUNITY PLAN AREA: HOLLYWOOD
7. GENERAL PLAN LAND USE: HIGHWAY ORIENTED COMMERCIAL
8. SPECIFIC PLAN AREA: NONE
9. DISTRICT MAP: 144B185
10. THOMAS BROTHERS GUIDE: 593-F5
11. AREA:
BASED ON BEARINGS AND DISTANCES SHOWN HEREON, THE AREA IS:
GROSS: 34,884 SQ. FT. = 0.8008 ACRES
FEE: 30,088 SQ. FT. = 0.6907 ACRES
NET: 33,132 SQ. FT. = 0.7608 ACRES

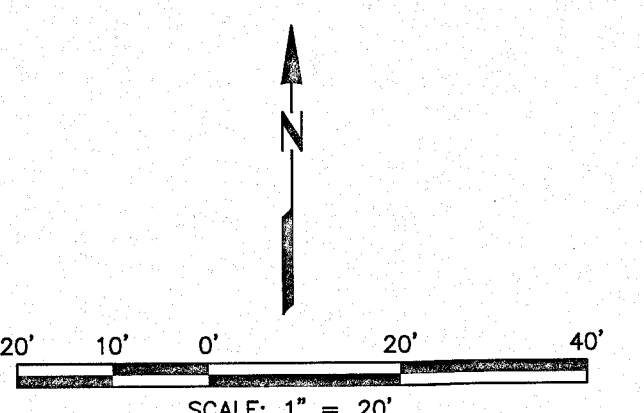
- WHERE "GROSS" IS DEFINED AS THE AREA OF THE SUBJECT FEE PARCEL AS DESCRIBED HEREON; "FEE" IS DEFINED AS THE AREA OF THE PROPERTY TO BE SUBDIVIDED, BEING THE "GROSS" AREA MINUS EXISTING STREET EASEMENTS; AND "NET" IS DEFINED AS THE "FEE" AREA MINUS ANTICIPATED STREET VACATIONS.
12. FLOOD ZONE: SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 06037C1605F, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, SEPTEMBER 26, 2008).
 13. STREET DESIGNATIONS:
FOUNTAIN AVENUE: COLLECTOR STREET, 66.00' WIDE
CAÑENA BOULEVARD: AVENUE II (MODIFIED), 80.00' WIDE
STREET WIDTH INFORMATION PER CITY OF LOS ANGELES "MOBILITY PLAN 2035", DATED SEPTEMBER 7, 2016
 14. TITLE INFORMATION PER COMMONWEALTH LAND TITLE COMPANY PRELIMINARY TITLE REPORT DATED MAY 23, 2018, FILE NO. 09194773.
 15. PROPERTY IS NOT IN A SPECIAL HAZARD AREA.
 16. PROPERTY IS NOT IN A B.O.E. SPECIAL GRADING AREA.
 17. PROPERTY IS NOT IN A METHANE ZONE.
 18. PROPERTY IS NOT IN A LIQUEFACTION ZONE.
 19. A REQUEST IS MADE FOR APPROVAL OF A HAUL ROUTE.
 20. "FLOOR AREA" REFERS TO SQUARE FOOTAGE THAT INCLUDES ALL THE FLOORS OF THE INDICATED BUILDING. FLOOR AREA SQUARE FOOTAGES HAVE BEEN PROVIDED TO THIS OFFICE BY THE CLIENT.

LEGEND

CITY OF LOS ANGELES ENGINEER'S FIELD BOOK
OFFSET
PROPERTY LINE
CENTERLINE
RIGHT-OF-WAY
SPIKE & WASHER
IRON PIPE
CONCRETE MARK
MAG NAIL
RAILROAD SPIKE
PUNCH MARK
LEAD & TAG
LEAD & TAG
TOP OF CURB
PROLONGATION OF LINE
POINT OF INTERSECTION
BEGINNING OF CURVE
END OF CURVE
SOUTHERLY, EASTERLY, ETC.
SOUTH FACE, EAST FACE, ETC., OF IMPROVEMENT
RECORD DATA PER UNDERLYING MAP
PROPERTY LINE
BUILDING FOOTPRINT LINE
WALL

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
AUG 16 2019
REVISOR MAP EXTENSION OF TIME
FRUIT MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY

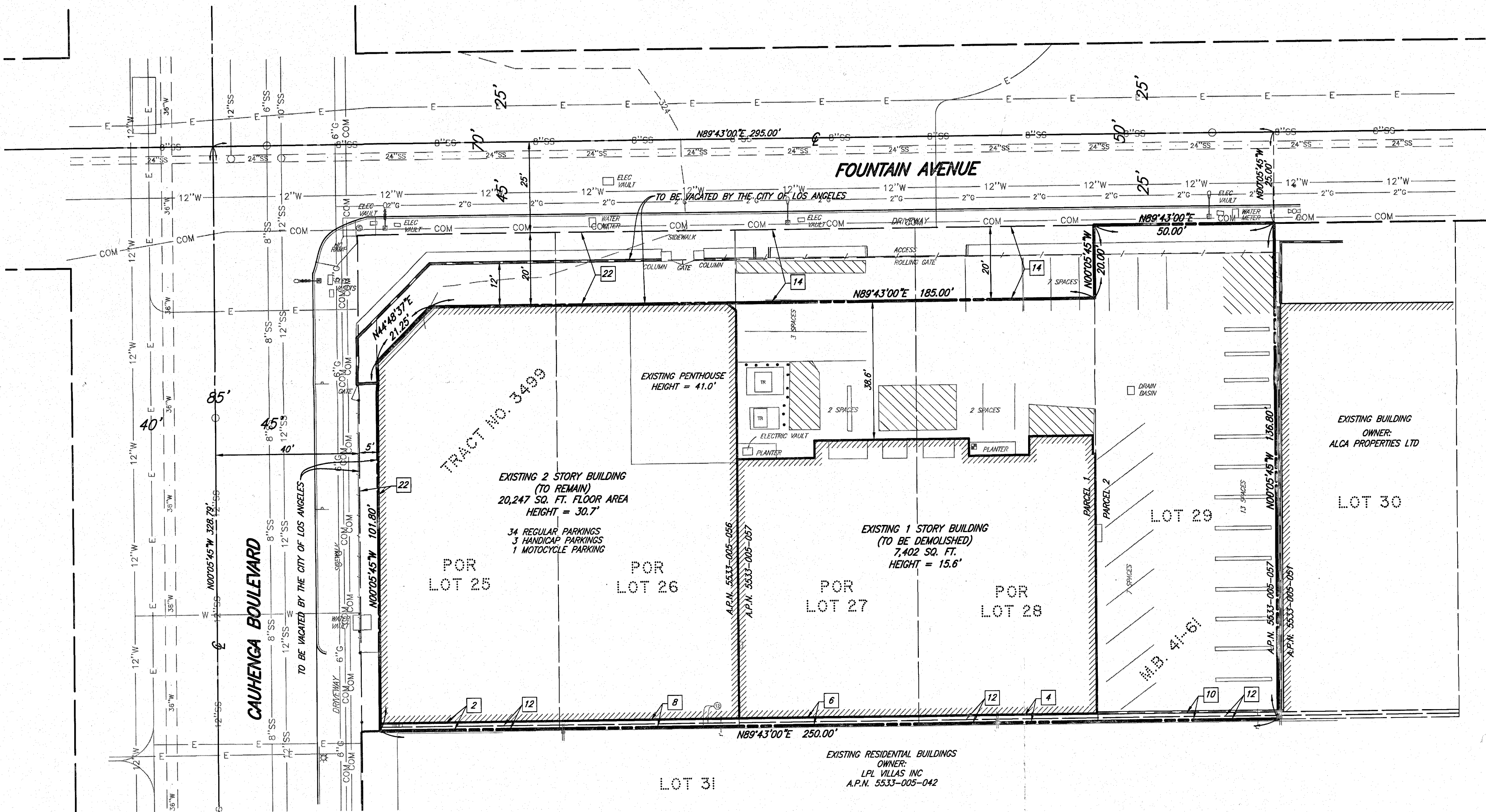
AA-2019-4869



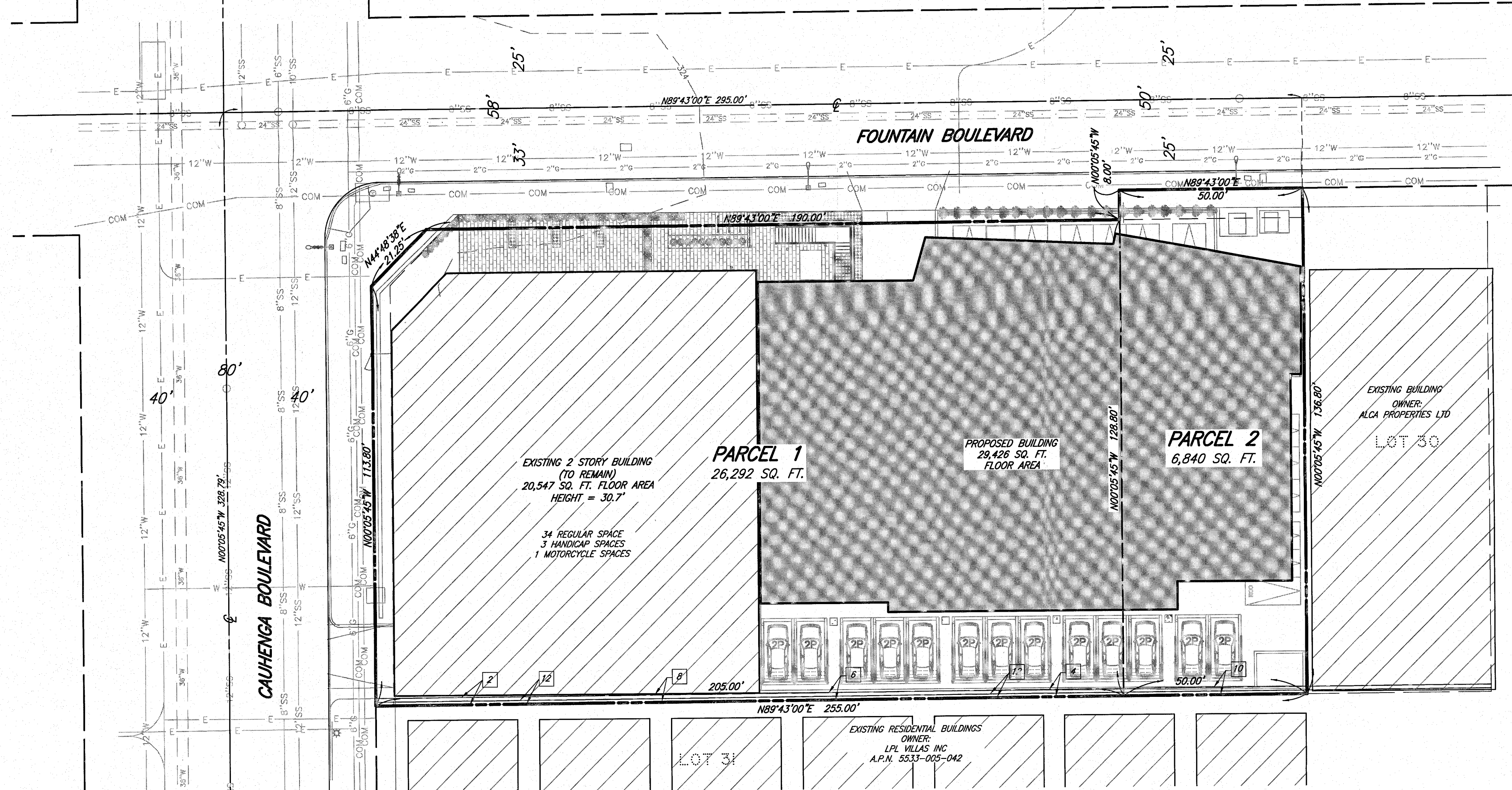
SIGNED: [Signature] DATE: 7/10/2019

PEARSON
LAND SURVEYING
Thomas McDermott, PLS 8555
23371 Mulholland Dr. #330
Woodland Hills, CA 91364
Phone: (818) 468-9714
info@pearsonlandsurveying.com

DRAWN BY: TPM JOB NO.: 19BAR0101 DATE: 2/16/2019
CHECKED BY: TPM SCALE: 1" = 20' SHEET 1 OF 1



EXISTING CONDITIONS



PROPOSED CONDITIONS