

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

| | | |
|--------------|----------------|-----------------------------|
| ENV No. | Existing Zone | District Map |
| APC | Community Plan | Council District |
| Census Tract | APN | Case Filed with [DSC Staff] |
| | | Date |

THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT

CASE NO. _____

APPLICATION TYPE Vesting Tentative Tract Map No. 72370
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 8150 Sunset Boulevard Zip Code 90046
 Legal Description: Lot 1 Block _____ Tract 31173
 Lot Dimensions Irregular Lot Area (sq. ft.) 111,339 Total Project Size (sq. ft.) 333,903

2. PROJECT DESCRIPTION

Describe what is to be done: Demolish existing commercial buildings and construct a mixed-use commercial/residential development with approximately 111,000 sf of commercial uses (approximately 25,000 sf organic grocery store, 51,000 sf of retail uses, 22,000 sf of restaurant uses, 8,000 sf of fitness uses, and 5,000 sf of bank uses) and 249 dwelling units with approximately 222,564 sf of floor area.

Present Use: Shopping center. Proposed Use: Mixed-use residential/commercial development.

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

| | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Change of Use | <input type="checkbox"/> Alterations | <input checked="" type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Tier 1 LA Green Code |

Additions to the building: Rear Front Height Side Yard

No. of residential units: Existing 0 To be demolished 0 Adding 249 Total 249

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 17.06
Vesting Tentative Tract Map No. 72370 for the subdivision of prosperity to create ground and airspace lots, and for condominium purposes.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site

CPC-2013-2551-CUB-ZV-DB-SPR; ENV-2013-2552-EIR

4. OWNER/APPLICANT INFORMATION

Applicant's name Tyler Siegel Company AG SCH 8150 Sunset Boulevard Owner, LP
Address: P.O. Box 10506 Telephone: (310) 285-7081 Fax: ()
Beverly Hills, CA Zip: 90213 E-mail: tsiegel@townscapepartners.com

Property owner's name (if different from applicant)
Address: Telephone: () Fax: ()
Zip: E-mail:

Contact person for project information Jeff Haber/Edgar Khalatian/ Michael Nytzen Company Paul Hastings LLP
Address: 515 S. Flower Street, 25th Floor Telephone: (213) 683-6000 Fax: (213) 627-0705
Los Angeles, CA Zip: 90071 E-mail: jeffreyhaber@paulhastings.com edgarkhalatian@paulhastings.com michaelnytzen@paulhastings.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
b. The information presented is true and correct to the best of my knowledge.
c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Handwritten Signature] Print: TYLER SIEGEL

ALL-PURPOSE ACKNOWLEDGMENT

State of California

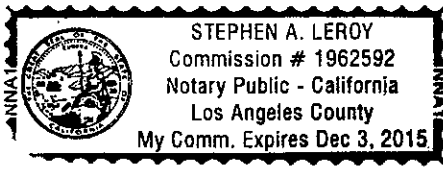
County of Los Angeles

On 7-16-2013 before me, STEPHEN LeROY (Insert Name of Notary Public and Title)

personally appeared TYLER SIEGEL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. [Handwritten Signature] (Seal)



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on an attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Table with 3 columns: Base Fee, Reviewed and Accepted by [Project Planner], Date; Receipt No., Deemed Complete by [Project Planner], Date.

ATTACHMENT A

PROJECT NARRATIVE – VESTING TENTATIVE TRACT MAP NO. 72370

8150 Sunset Boulevard, Los Angeles

I. PROJECT PROPOSAL

A. Applicant and Property

AG SCH 8150 Sunset Boulevard Owner L.P. (the “**Applicant**”) is the owner of the property located at 8150 Sunset Boulevard, Los Angeles (APN 5554-007-014 and 5554-007-015), which is comprised of one legal lot (the “**Property**”). The approximately 2.56-acre (111,339 square foot) Property is zoned C4-1D and is developed with approximately 80,000 square feet of commercial uses and 222 parking spaces.

B. Project Overview

The Project consists of the development of 249 rental apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the apartments, approximately 111,000 square feet of community serving retail uses, and 849 parking spaces (the “**Project**”).

One of the Project’s primary objectives is to provide a significant number of affordable housing units in a part of the City of Los Angeles (the “**City**”) that lacks quality affordable housing in close proximity to major transportation nodes and major employment centers. In addition, the Project would replace an outdated commercial use with a mixed-use project comprised of residential uses and community serving retail uses that would be consistent with the needs of this area of the City.

C. Request

The Applicant requests the City’s approval of the following in connection with the development of the Project:

1. Pursuant to Section 17.15 of the Los Angeles Municipal Code (the “**LAMC**”), Vesting Tentative Tract Map (the “**VTTM**”) No. 72370 to subdivide the Property into 11 lots, including one master lot and 10 airspace lots, and for condominium purposes (for future flexibility in the event of a change from rental units).

In addition, the Applicant has submitted separate applications for the following entitlement requests related to the Project, under Case No. CPC-2013-2551-CUB-ZV-DB-SPR:

- Site Plan Review for a development that creates 50 or more dwelling units pursuant to Section 16.05 of the LAMC;

- Parking Option 1 and the following Affordable Housing Incentives, pursuant to Section 12.22-A,25 of the LAMC, in consideration of restricting 11 percent of the total number of dwelling units for Very-Low Income Households (28 units):
 - An off menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in the on-menu incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A,25(f)(4)(ii));
 - An off-menu incentive to allow an increase in the number of compact parking spaces that may be provided for retail and residential uses in-lieu of the requirements set forth in LAMC §12.21-A,5(c).
 - An off-menu incentive to permit a 0' to 16' 4" foot south side yard, in lieu of the 16 foot side yard setback otherwise required by Section 12.16-C,2 of the LAMC.
- Conditional Use to permit the on-site sales, dispensing, and consumption of a full line of alcoholic beverages in four establishments, and the off-site sales of a full line of alcoholic beverages in connection with a full-service grocery store pursuant to Section 12.24-W,1 of the LAMC,;
- Variances for the following, pursuant to Section 12.27 of the LAMC:
 - To allow outdoor dining above the first floor in the C4 zone, as not otherwise permitted by Sections 12.16-A,2(p) and 12.14-A.1(b)(3) of the LAMC; and
 - To allow a fitness studio in the C4 zone, as not otherwise permitted by Section 12.16-A,2 of the LAMC.
- Approvals and permits from the City of Los Angeles Department of Building and Safety and other municipal agencies for Project construction activities, including, but not limited to demolition, haul route, excavation, shoring, grading, foundation, and building and interior improvements.

D. Existing Conditions

The Property is located at 8150 Sunset Boulevard, at the southwest corner of Sunset Boulevard and Crescent Heights Boulevard in the City. The Property is bounded by Havenhurst Drive to the west, Crescent Heights Boulevard to the east, Sunset Boulevard to the north, and multi-family residential dwelling units to the south, which are located in the City of West Hollywood.

The Property's General Plan designation is Neighborhood Office Commercial. The Property is zoned C4-1D. The "D" Limitation restricts the Property's floor area ratio to 1:1. The Property is not subject to a maximum height limit.

The Property is currently developed with an approximately 80,000 square foot retail strip mall, which includes 11,646 square feet of fast food restaurants and a 20,172 square foot bank. The retail strip mall was built in 1988 and the building housing the bank was built in 1960 and subsequently expanded in 1963 and 1973. In addition, there are currently approximately 222 parking spaces. There is also a billboard located at the Property, that until recently was digital.

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property.

As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

E. Project Description

The Project proposes to demolish the existing uses and redevelop the Property with a 16-story mixed use project that would include 249 residential apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the residents, approximately 111,000 square feet of community serving retail uses, and 849 parking spaces. The building would be comprised of various elements ranging in height from two stories up to 16 stories (approximately 42' above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to approximately 108' for the nine story portion and approximately 191' for the 16 story portion of the building; the overall building height is approximately 216' as measured from the lowest point of the sloping site along Havenhurst Drive to the top of the 16 story portion of the building).

The Property is 111,339 square feet, which is the basis for the Project's floor area ratio ("FAR") calculation. The requested FAR would be 3:1, which is equivalent to 334,017 square feet of floor area. The Project FAR would be 2.99, based upon 333,903 square feet of proposed floor area, and would therefore be within the 3:1 FAR limit.

Table 1, below, provides an overview of the Project's various components.

Table 1: Project Summary

| Project Component | Residences | LAMC Floor Area |
|--------------------------|--|------------------------|
| Residential Units | 73 studio units 130 1 BR units 38 2 BR units 8 3 BR units | 222,564 SF |
| Retail Use | N/A | 51,150 SF |
| Restaurant | N/A | 22,189 SF |
| Organic Grocery Store | N/A | 24,811 SF |
| Fitness Studio | N/A | 8,095 SF |
| Walk-in Bank | N/A | 5,094 SF |
| Total | 249 units | 333,903 SF |

1. **Residential Component**

The Project would include 73 studio units, 130 one-bedroom units, 38 two-bedroom units, and 8 three-bedroom units. The total residential floor area, including all common areas, would be approximately 222,564 square feet. Table 2, below, provides a breakdown of the residential unit count and square footage.

Table 2: Residential Unit Breakdown¹

| | Unit Count | Average SF per Unit | Total SF |
|---------------------|-------------------|----------------------------|-------------------|
| Studio Units | 73 | 494 SF | 35,257 SF |
| One Bedroom Units | 130 | 758 SF | 98,332 SF |
| Two Bedroom Units | 38 | 1,168 SF | 44,622 SF |
| Three Bedroom Units | 8 | 1,639 SF | 13,113 S F |
| Total | 249 | 768 SF | 191,324 SF |

¹ Numbers shown are net rentable square feet only and exclude corridors and common areas; the total "floor area" as defined by the LAMC for the residential component is 222,564 square feet.

The residential portion of the Project would include approximately 6,900 square feet of indoor amenities, which would include an approximately 1,500 square foot lobby, an approximately 1,152 square foot recreation room, an approximately 1,815 square foot fitness center, approximately 738 square feet of men's and women's changing facilities, an approximately 536 square foot business center, an approximately 1,140 square foot library, and an outdoor swimming pool, spa and roof deck located at the southeast corner of the Property.

The residential portion of the Project features significant setbacks from all property lines, as follows: Sunset Boulevard – approximately 125 feet to 160 feet; Crescent Heights Boulevard – approximately 31 to 37 feet; Havenhurst Drive – approximately 48 feet; and approximately 60 feet from the south property line. In addition, the 16-story portion of the Project has been oriented in a north-south direction to maximize views from and towards the Hollywood Hills.

2. Retail Component

The Project proposes the development of approximately 111,339 square feet of retail and commercial uses, including an approximately 24,811 square foot organic grocery store, approximately 22,189 square feet of restaurant uses, an approximately 8,095 square foot fitness studio, approximately 51,150 square feet of traditional community serving retail uses, and an approximately 5,094 square foot walk-in bank.

The Project's retail component has been designed to enhance the pedestrian experience along Sunset Boulevard by locating vibrant retail uses along Sunset Boulevard, creating large open spaces to encourage pedestrian activity, and engaging pedestrians along Sunset Boulevard by creating transparent retail storefronts and view corridors that connect the Project's open spaces and retail uses to Sunset Boulevard and Crescent Heights. The main retail component consists of a two-story street-level complex facing Sunset Boulevard and Crescent Heights Boulevard and surrounding a large central plaza that would be open to the public. The landscaped plaza would include areas set aside for outdoor dining and other public gathering areas. Roof terraces on the portion of the commercial complex fronting on Sunset Boulevard would also be available for outdoor dining and occasional special events. An approximately 24,811 square foot organic grocery store is proposed to be located on Level A102, immediately below the plaza level (Level A104). Pedestrian access between the parking and commercial uses would be provided by escalators, elevators and stairs. A rooftop restaurant and lounge would be located on the 16th floor of the project, and would include indoor and outdoor seating areas.

3. Recreation, Landscaping and Open Space

The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly project. The Project would include an approximately 34,000 square foot publicly accessible central plaza that would form the ground-level core for both the commercial and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging

pedestrian activity throughout the Property. In addition, the existing traffic island at the intersection of Sunset and Crescent Heights Boulevards would be reconfigured to adjoin the Property, providing approximately 9,100 square feet of additional street-level open space that would be functionally integrated with the Project through landscaping, outdoor dining, and other common elements and amenities, although it would remain public property.

The Project would also include approximately 5,000 square feet of private balcony space and terraces and over 18,600 square feet of common space on rooftop areas for use by the Project residents.

The Project would include approximately 6,900 square feet of indoor amenities for the residents, including an approximately 1,152 square foot recreation room, an approximately 1,815 square foot fitness room, approximately 738 square feet of men's and women's changing facilities, an approximately 536 square foot business center, an approximately 1,140 square foot library, and an approximately 1,500 square foot lobby. In addition, the Project includes an outdoor swimming pool, spa and roof deck.

Landscaping would be provided along the perimeter of the Property, as well as within the central plaza, rooftop decks and along the various pedestrian walkways integrated throughout the Property.

4. Parking and Access

The Project proposes to provide parking within three subterranean and semi-subterranean levels and six levels of above-grade structured parking. The Project would provide 849 parking spaces.

Because the Project involves a Housing Development project that is eligible for a Density Bonus, the parking requirements for the residential uses are set forth in LAMC §12.22-A,25(d). Parking requirements for the commercial uses are set forth in LAMC §12.21-A,4.

LAMC §12.22-A,25(d)(1) provides that all residential units in the Housing Development Project (not just the restricted units), inclusive of handicapped and guest parking, shall be provided with one parking space for one and two bedroom units and two parking spaces for two and three bedroom units. Based on this requirement, the Project's residential Code parking requirement is 295 parking spaces, as identified in Table 3, below.

Table 3 – Residential Parking

| Unit Type | Number of Units | Required Number of Parking Spaces |
|-----------------------|------------------|-----------------------------------|
| 0 and 1 Bedrooms | 203 units | 203 parking spaces |
| 2 and 3 Bedrooms | 46 units | 92 parking spaces |
| Total Required | 249 Units | 295 parking spaces |
| Total Provided | | 295 parking spaces |

The Code parking requirement for the commercial uses is 492 parking spaces, as identified in Table 4, below:

Table 4 – Commercial Parking

| Use | Square Footage | Required Parking per LAMC |
|--|----------------------------|---------------------------|
| Restaurant | 22,189 square feet | 222 |
| Grocery Store | 24,811 square feet | 99 |
| Retail | 51,150 square feet | 205 |
| Health Club | 8,095 square feet | 81 |
| Walk-in Bank | 5,094 square feet | 10 |
| Bicycle Parking Reduction (LAMC §12.21-A,4) | | -123 |
| Total Required | 111,339 square feet | 494 |
| Total Provided | | 554 |

The Project includes a significant number of both short-term and long-term bicycle parking spaces to encourage and facilitate bicycle use by Project employees, visitors and residents, and thereby reducing the need to use an automobile to travel to and from the Project. Over 900 short-and long-term bicycle parking spaces will be provided within the enclosed parking garage and outside at the plaza level.

Access to the commercial parking levels would be provided by ramps off of both Sunset Boulevard and Crescent Heights Boulevard, while retail valet parking service would be provided via a valet drop-off area off Crescent Heights Boulevard and the primary valet drop-off/pick-up

area located on Level A102. Parking would be by valet during peak hours and self-parking, with attendant assistance, during off-peak hours. Resident parking levels would be accessed via a dedicated residential access driveway off of Havenhurst Drive. Residential parking would be provided by valet during all hours from the valet area located on Level A104.

5. Affordable Housing

The Applicant is committed to providing on-site affordable housing. Therefore, the Project would provide 11 percent of the total 249 units, or 28 units, as on-site affordable units set aside for Very Low Income Households (the “**Restricted Units**”). The 28 Restricted Units would include 9 studio units, 15 one-bedroom units, and 4 two-bedroom units. The Restricted Units would be comparable to the market rate units, including total square footage, bedroom size, and number of bathrooms. In addition, the Restricted Units would be interspersed among the market-rate units within the Project.

A Housing Development Project that provides a minimum of 11 percent of units reserved for Very Low Income Households is entitled to a Density Bonus of 35 percent (California Government Code §65915 *et seq.* (i.e., SB 1818) and LAMC §12.22-A,25(c)(1)). As identified in Table 5, below, the Project is eligible for a 35 percent Density Bonus because 11 percent (28 units) of the total 249 units at the Project would be set aside for Very Low Income Households.

Table 5: Permitted Density Bonus Calculation²

| Percentage Very Low Income Units | Percentage Density Bonus |
|---|---------------------------------|
| 5 | 20 |
| 6 | 22.5 |
| 7 | 25 |
| 8 | 27.5 |
| 9 | 30 |
| 10 | 32.5 |
| 11 | 35 |

² LAMC §12.22-A,25(c)(1)

Table 6: Project Density Bonus Calculation

| | |
|---|----------|
| Total Number of Units Provided | 249 |
| Percentage of Very Low Income Units Required to Qualify for 35% Density Bonus | 11% |
| Number of Very Low Income Units Provided | 28 (11%) |

a. Affordable Housing Incentives

Pursuant to California Government Code Section 65915(d)(2)(B) and LAMC Section 12.22.A.25(e)(1), a housing development project that qualifies for a density bonus shall be granted two development Incentives for providing at least 10% of the Project’s base density for Very Low Income Households. Additional Affordable Housing Incentives may be granted at the discretion of the City. The proposed Project is providing 11% (28 units) Very Low Income units and is requesting three Incentives, as follows: (1) an off menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in the on-menu Incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A,25(f)(4)(ii); (2) an off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial and residential uses in-lieu of the requirements set forth in LAMC §12.21-A,5(c); and (3) an off-menu Incentive to permit a 0’ to 16’ 4” south side yard for residential parking above the second above-ground level, in lieu of the 16-foot side yard otherwise required by Section 12.16-C,2 of the LAMC. Floor area ratio is explicitly defined in Government Code Section 65915(o)(1) as a development standard that may be waived or modified in connection with a project that qualifies for a density bonus. Further, Government Code Section 65915(p)(3) specifically provides that parking incentives and concessions may be requested beyond those provided in that section for a project that qualifies for a density bonus.

LAMC §12.22-A,25(f)(4)(ii) provides that an Applicant can request, in lieu of the otherwise applicable floor area ratio, a floor area ratio not to exceed 3:1, provided that the parcel is in a commercial zone in Height District 1 (including 1VL, 1L and 1XL), and fronts on a Major Highway as identified in the City’s General Plan, and

- a. the Housing Development Project includes the number of Restricted Affordable Units sufficient to qualify for a 35 percent Density Bonus, and
- b. 50 percent or more of the commercially zoned parcel is located in or within 1,500 feet of a Transit Stop/Major Employment Center.

The Property is zoned C4, which is a commercial zone and is in Height District 1. The Property fronts Sunset Boulevard and Crescent Heights Boulevard, both of which are a Major Highway as identified by the City's General Plan.

Eleven percent of the Housing Development Project would be set aside for Very Low Income Households, which qualifies for a 35 percent Density Bonus.

Fifty percent of the commercially zoned parcel is located within approximately 1,560 feet of a Transit Stop at the intersection of Fairfax Avenue and Sunset Boulevard (Metro Rapid Route 780). This Transit Stop is located approximately 60 feet further than the 1,500 foot requirement for an on-menu Incentive.

However, LAMC §12.22,A-25(g)(3) permits an applicant to request an off-menu Incentive. Therefore, the Applicant is requesting an off-menu Incentive for the City to grant the same Incentive of the 3:1 floor area ratio as the on-menu Incentive identified in §12.22-A,25(f)(4)(ii) of the LAMC because all other requirements are met by the Project and fifty percent of the commercially zoned portion of the Property is located only approximately 60 feet further than the 1,500 foot requirement from the nearest Transit Stop, which satisfies the City's intent to locate affordable housing projects near Transit Stops.

The City's intent of requiring at least fifty percent of the commercially zoned parcel be located within 1,500-feet of a Transit Stop is to ensure that the property is accessible without a passenger vehicle. The Property is located in a portion of the City that is served by a significant amount of public transportation. In addition to the Metro Rapid Line 780 stop, which is located approximately 1,560 feet from the Property line, Metro also operates the following public transportation stops near the Property:

- The Metro Local and Limited Line 2/302 (24-hour service) stop is located at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which is adjacent to the Property. Line 2/302, which has an annual ridership of more than 6 million passengers,³ also has stops at the intersection of Fairfax Avenue and Sunset Boulevard, providing a convenient transfer point to and from Metro Lines 217 and 780.
- The Metro Local and Limited Line 218 stop is located at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which is adjacent to the Property.
- The Metro Local and Limited Line 217 (24-hour service) stop is located at the intersection of Fairfax Avenue and Sunset Boulevard, at the same location as the Metro Rapid Line 780 stop.

³ 2012 annual estimated ridership, <http://isotp.metro.net/MetroRidership/IndexSys.aspx>

Together, these lines had a combined annual ridership of more than 12 million passengers.⁴ Metro Lines 2/302, 217, and 780 all offer peak hour headways of 15 minutes or less, consistent with the definition of a Major Bus Route in the LAMC and the City's adopted Affordable Housing Incentives Guidelines. The LAMC further provides that areas proximate to Major Bus Routes are appropriate locations for mixed-use developments. The intersection of Sunset Boulevard and Fairfax Avenue serves as a transit node that provides interconnectivity to transit throughout the area and the City.

In addition, the Applicant is requesting approval of an off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial and residential uses in-lieu of the requirements set forth in LAMC §12.21-A,5(c), and an off-menu Incentive to permit a 0' to 16' 4" foot south side yard, in lieu of the 16 foot side yard setback otherwise required by Section 12.16-C,2 of the LAMC..

F. Streets and Circulation

Sunset Boulevard adjoining the Property to the north is designated a Major Highway Class II on the City's General Plan.

Crescent Heights Boulevard adjoining the Property to the east is also designated a Major Highway Class II on the City's General Plan.

Havenhurst Drive adjoining the Property to the west is designated a local street on the City's General Plan.

G. Previous Cases, Affidavits, Permits, Etc.

Previous and relevant zoning-related actions affecting the Property include:

- Ordinance No. 164,714 imposing a "D" Development Limitation on the Property, limiting the total floor area of all buildings on the Property to no more than one times the buildable area of the lot;
- Case No. ZA 2007-3626(CUB) approving a conditional use permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having operating hours of 7 a.m. to midnight daily;
- Case No. ZA 2001-5784(CUB)(CU) approving a conditional use permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having operating hours of 7 a.m. to midnight daily;

⁴ Ibid.

- Case No. ZA 93-0211(ZV) approving a variance to permit the construction, use, and maintenance of a dry cleaning business, as not permitted in the C4 Zone;
- Case No. ZA 92-1141(CUZ)(CCR)(ZV)(PAD) approving: 1) a conditional use permit to allow: a) the continued use and maintenance of a drive-through fast food restaurant; b) the continued use and maintenance of an existing commercial corner development with four restaurants operating between 11 p.m. and 7 a.m.; and 2) a variance to permit 222 parking spaces in lieu of the 376 spaces required by the LAMC;
- Case No. ZA 88-0939(E) approving a conditional use exemption to permit the sale of alcoholic beverages for on-site consumption within a 78-seat restaurant; and
- Case No. ZA 83-398(CUB) approving a conditional use permit authorizing the sale and dispensing of alcoholic beverages for on-site consumption within a proposed 120 seat restaurant.

H. Requested Approvals

1. Vesting Tentative Tract Map

The Applicant is requesting approval of VTTM No. 72370 pursuant to LAMC §17.15 in order to subdivide the Property to create one master lot and 10 airspace lots, and for condominium purposes for the residential units (for future flexibility in the event of a change from rental units). The VTTM would include one master lot, one lot for the residential component, one lot for the commercial parking garage, one lot for the supermarket, one lot for the residential parking garage, four lots for the commercial uses on Levels 1 through 3, one lot for the plaza, and one lot for the restaurant on Level 16.

II. DRAFT FINDINGS

In order to approve the request as outlined above in Section I.B and discussed in detail in Section I.G, the Advisory Agency must make the following findings to approve Vesting Tentative Tract Map No. 72370:

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

The proposed map would be consistent with the purposes, intent and provisions of the General Plan, including the Hollywood Community Plan.

The Property is located within the adopted Hollywood Community Plan area and is currently classified within the "Neighborhood Office Commercial" land use designation, corresponding to the C4 zone. The Property is within the C4 zone and is not within a specific plan area.

The Project has been designed to comply with the City's vision of Hollywood. Specifically, the Hollywood Community Plan:

...is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the Community to meet existing and anticipated needs and conditions; balance growth and stability; reflect economic potentials and limits, land development and other trends; and protect investment to the extent reasonable and feasible.

The proposed map would be consistent with several important objectives and policies contained within the Hollywood Community Plan, as follows:

- *To further the development of Hollywood as a major center of population, employment, retail services, and entertainment;*
- *To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice;*
- *To promote economic well-being and public convenience through allocating and distributing commercial lands for retail and service facilities in quantities and patterns based on accepted planning principles and standards;*
- *Parking areas should be located between commercial and residential uses on the commercially-zoned properties where appropriate to provide a buffer, and shall be*

separated from residential uses by means of at least a solid masonry wall and landscaped setback;

- *The Plan encourages the retention of neighborhood convenience clusters offering retail and service establishments oriented to pedestrians;*
- *New apartments should be soundproofed and should be provided with adequate usable open space at a minimum ratio of 100 square feet per dwelling unit excluding parking areas, driveways and the required front yard setback;*
- *Additional low and moderate-income housing is needed in all parts of this Community.*

The project would include 249 rental units ranging from studios to three bedrooms, of which 28 would be set aside for Very Low Income Households. The project retains and enhances the neighborhood convenience cluster offering retail and service establishments oriented to pedestrians. The Project includes numerous amenities and uses, including bicycle parking, recreational facilities, an organic grocery store, and convenient access to transit, all of which make it easier for residents to use alternative modes of transportation and minimize automobile trips.

The Property is located in a portion of the City that is served by a significant amount of public transportation. The Metro Rapid Line 780 stop is located at the intersection of Sunset Boulevard and Fairfax Boulevard, approximately 1,560 feet from the Property. In addition, the Metro Local and Limited Line 2 and 302 have stops located adjacent to the Property and at the intersection of Sunset Boulevard and Fairfax Boulevard. The Metro Local and Limited Line 218 stop is located at the intersection of Laurel Canyon Boulevard and Sunset Boulevard, approximately 80 feet from the Property. Therefore, the Project would incentivize jobs and housing growth on Sunset Boulevard, a portion of the City that is served by public transportation.

Parking for the project would be provided within a subterranean parking garage and above grade parking structure. The apartments would be soundproofed in accordance with applicable standards, and open space for the residential units would be provided at a ratio in excess of 100 square feet per dwelling unit. Additional public open space shared between residents and visitors to the commercial uses would also be included within the project and in the adjoining reconfigured traffic island at the intersection of Crescent Heights and Sunset Boulevard, providing more than 60,000 square feet of outdoor space.

The proposed map is also consistent with several objectives and policies set forth in the Housing Element, including:

- *Objective 1.1:* Plan the capacity and develop incentives for the production of an adequate supply of rental and ownership housing for households of all income levels and needs.

- *Policy 1.1.2:* Promote affordable rental housing for all income groups that need assistance.
- *Policy 1.1.3:* Facilitate new construction of a variety of housing types that address current and projected needs of the city's households.
- *Policy 1.4.2:* Promote the development of new affordable housing units citywide and within each Community Plan area.

The Project includes a number of rental housing types for households of varying income levels and housing needs. The Project includes 249 units ranging in size from studios to three bedroom units. In addition, the Project proposes to include 28 units specifically designated for Very Low Income Households.

Therefore, the Project would be consistent with the General Plan.

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

As discussed above, the design and improvement of the proposed subdivision are consistent with the general plan; there is no specific plan applicable to the Property.

The Property is located at 8150 Sunset Boulevard, at the southwest corner of Sunset Boulevard and Crescent Heights Boulevard. The Property's General Plan designation is Neighborhood Office Commercial. The Property is zoned C4-1D. The "D" Limitation restricts the Property's floor area ratio to 1:1. The Property is not subject to a maximum height limit.

Sunset Boulevard adjoining the Property to the north is designated a Major Highway Class II on the City's General Plan. Crescent Heights Boulevard adjoining the Property to the east is also designated a Major Highway Class II on the City's General Plan. Havenhurst Drive adjoining the Property to the west is designated a local street on the City's General Plan.

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property.

The Project would consist of the demolition of an outdated 80,000 square foot strip mall and the construction of a vertical, mixed-use residential and retail project that would include 249 residential units, including 28 units designated for Very Low Income Households, and approximately 111,339 square feet of neighborhood serving retail uses, including an

approximately 24,811 square foot organic grocery store, an approximately 8,095 square foot fitness studio, and multiple restaurants, and other retail uses. The Project would balance the growth of retail and residential uses and provide a jobs-housing balance, enabling residents to live, work, play, and shop in Hollywood. The Project would also include a significant affordable housing component, which would create great opportunities for people who work in Hollywood to find affordable housing near their place of employment.

The 249 residential dwelling units would occupy approximately 222,564 square feet of floor area and the retail, restaurant, and lounge uses would occupy approximately 111,339 square feet of floor area. The number of dwelling units is within the dwelling unit density permitted in the C4 zone, which would allow a maximum of 278 dwelling units.

The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly project. The Project would include an approximately 34,000 square foot publicly accessible central plaza that would form the ground-level core for both the retail and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging pedestrian activity throughout the Property.

Over 64,000 square feet of publicly-accessible open space would be provide on the Project site, along with an additional approximately 9,100 square feet of publicly-accessible open space in the reconfigured traffic island at the intersection of Sunset Boulevard and Crescent Heights Boulevard. . The public open space would be landscaped with trees and planter beds, and would include a sculpture garden and seating areas. At least 50 trees would be planted throughout the Project Site, including in tree wells in the sidewalks along Sunset Boulevard, Crescent Heights Boulevard, and Havenhurst Drive.

The residential uses would also be provided with significant private and common open space areas. The Project includes approximately 20,200 square feet of private terraces and balconies, approximately 18,600 square feet of common open space, including a large landscaped deck at Level 4 and the roof deck and swimming pool at Level 9, and approximately 3,500 square feet of recreation and fitness facilities. These areas exceed the minimum required open space area of 26,450 square feet by approximately 15,850 square feet, or approximately 60 percent.

Parking for the on-site uses would be provided within a multilevel parking structure with 849 parking spaces. The lower parking levels would be subterranean, while the upper levels would begin at ground level and would form the podium upon which portions of the Project would be located. The parking areas would be physically integrated within the Project and would be surrounded by proposed uses. Vehicular access to the parking areas would be provided at Sunset Boulevard, Crescent Heights and Havenhurst Drive.

Therefore, the design and improvement of the proposed subdivision are consistent with the general plan.

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

The site is physically suitable for the proposed type of development. The Property is located within a dense urban area comprised of a mix of commercial and residential uses. The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property. As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

The Project would replace obsolete commercial structures and a large surface parking area with a mixed-use development containing uses that are comparable to those found within the surrounding areas. The Project would consist of the demolition of an outdated 80,000 square foot strip mall and the construction of a vertical, mixed-use residential and retail project that would include 249 residential units, including 28 units designated for Very Low Income Households, and approximately 111,339 square feet of neighborhood serving retail uses, including an approximately 24,811 square foot organic grocery store, an approximately 8,095 square foot fitness studio, and multiple restaurants, and other retail uses. The Project would balance the growth of retail and residential uses and provide a jobs-housing balance, enabling residents to live, work, play, and shop in Hollywood. The Project would also include a significant affordable housing component, which would create great opportunities for people who work in Hollywood to find affordable housing near their place of employment.

The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly project. The Project would include an approximately 34,000 square foot publicly accessible central plaza that would form the ground-level core for both the retail and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging pedestrian activity throughout the Property.

The large Property has a sufficient area and appropriate configuration to accommodate the proposed development. Access to the Property is provided from two designated Major Highways, Sunset and Crescent Heights Boulevards, and from Havenhurst Drive. As an urban area, water, sanitation, and other public services are currently available to the site. The Project would provide all necessary on- and off-site improvements (e.g., fire hydrants, streets, street lighting, traffic-control devices, etc.) in accordance with applicable City requirements.

Therefore, the site is physically suitable for the proposed type of development.

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

The site is physically suitable for the proposed density of development. The Project would be compatible with the existing neighborhood and would provide an appropriate development within an area that is comprised of commercial and multi-family dwellings.

The 2.56-acre Property is the single largest underutilized parcel on Sunset Boulevard anywhere near the vicinity of the Property. The Project proposes the development of 249 dwelling units. The C4 zoning would allow a total of 278 dwelling units. With the approval of the requested Affordable Housing Incentives, the maximum allowable FAR for the property would be 3.0:1, which would allow 334,014 square feet of floor area. The Project proposes a total floor area of 333,903 square feet, or a 2.99:1 FAR. The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly project. The Project would include an approximately 34,000 square foot publicly accessible central plaza that would form the ground-level core for both the retail and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging pedestrian activity throughout the Property. In addition, the Project proposes to reconfigure the existing traffic island at the intersection of Sunset and Crescent Heights Boulevard into a more pedestrian-friendly environment that would provide an additional approximately 9,100 square feet of publicly accessible open space.

Therefore, the site is physically suitable for the proposed density of development.

5. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injury fish or wildlife or their habitat;

The Project site, as well as the surrounding properties, are located within a densely developed urban area, and are improved with structures and paved surfaces, and do not provide a natural habitat for either fish or wildlife. Therefore, the design of the subdivision and the proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems;

The subdivision would result in the creation of airspace parcels within the Project to facilitate financing and future management and operation of the Project. The design and type of improvements are typical for an urban area and for a property located at the intersection of two designated Major Highways. The Project would be served by existing utilities, including water, electricity, gas, and sewer, all of which can accommodate the needs of the Project. Therefore, the design of the subdivision and type of improvements is not likely to cause serious public health problems.

7. 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; and

No such easements are known to exist. Needed public access for roads and utilities would be acquired by the City prior to recordation of the proposed tract.

8. The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The design of the proposed subdivision would provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The Applicant is committed to making the Project sustainable and would meet the requirements of the City's Green Building Code. The Project's design utilizes sustainable planning and building strategies and incorporates the use of environmentally friendly materials. Residential units have been designed to use passive sustainable strategies, such as exposures that maximize access to natural light and natural ventilation. Accordingly, the design of the proposed subdivision would provide, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

Therefore, the design of the proposed subdivision would provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
SUBDIVIDER'S STATEMENT

For Office Use Only

(1) Case No. _____

Date of Filing _____

(2) Tract No. 72370 Vesting Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)

8150 Sunset Boulevard (N, S, W) E, of Crescent Heights Boulevard
(Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. 593 Page (CWS) A Grid No. 5

(6) Proposed number of lots 11

(7) Tract area: 2.55 net acres within tract border; 3.67 gross acres.
2.53 net square feet after required dedication.

(8) Tract proposed for:

| | (9) Units/ Sq. Ft. | Parking | + | Guest Parking* |
|-------------------------------------|-----------------------|------------|---|-------------------|
| Single-Family-(SF) | _____ | _____ | | _____ |
| Apartments-(APT) | <u>249</u> | <u>295</u> | + | <u>N/A</u> |
| Condominiums-(C) | _____ | _____ | + | _____ |
| Condominium Conversion-(CC) | _____ | _____ | + | _____ |
| Commercial-(CM) | <u>111,339</u> | <u>554</u> | | _____ |
| Industrial-(IND) | _____ | _____ | | _____ |
| Stock Cooperative-(SC) | _____ | _____ | + | _____ |
| Commercial Condo Conversion-(CMCC) | _____ | _____ | | _____ |
| Industrial Condo Conversion-(INDCC) | _____ | _____ | | _____ |
| Commercial Condominiums-(CMC) | _____ | _____ | | _____ |
| Industrial Condominiums-(INDC) | _____ | _____ | | _____ |
| Reversion to Acreage -(RV) | _____ | _____ | | _____ |
| Other (specify) _____(O) | _____ | _____ | | _____ |

(10) Number/type of units to be demolished N/A

(11) Community Plan area Hollywood Council District # 4

(12) Community planning designation Neighborhood Commercial, _____ to 108 DU's/GA

***Multiple dwelling projects only**

- (13) The existing zone is C4-1D. The proposed zone is No change
approved under City Planning Case No. _____ on _____ by the () City
Planning Commission and/or () City Council (CF No _____).
- a. Has the tract map been filed to effectuate a zone change?
Yes () No (X).
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone
incident to a subdivision being requested?
Yes () No (X).
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision
being concurrently filed?
Yes () No (X).
- d. Has the property been considered at a public hearing for a Conditional Use (),
Variance (), Other (specify) Application being processed concurrently.
Under Case Nos. : CPC-2013-2551-CUB-ZV-DB-SPR; ENV-2013-2552-EIR
- (14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern
California Black Walnut) on this property? Yes () No (X)
How many? _____
- If yes, how many are 4 inches or more in diameter? _____
How many absolutely must be removed? _____
- Are there other trees 12 inches or more in diameter? Yes (X) No ()
- If yes, how many? 20+/- _____. How many must be removed? All _____. Indicate type and trunk
diameter of each tree, and whether the tree is to be retained or removed, on a tree map
superimposed on the tentative map (Attach a list, if necessary). Palms, ornamental.
- (Notice of incomplete application will be issued if the tree information is not included).
- (15) Is proposed tract in a slope stability study (hillside) area?
Yes () No (X)
In a fault rupture study area? Yes () No (X)
- (16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes () No (X)
- (17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes ()
No (X)
Filing requirement: submit the hillside and flood hazard area data sheet.
- (18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project
site? Yes () No (X). Show all easements on tentative tract map.
- (19) Is more than one final map unit proposed? Yes () No (X). If yes, attach a sketch showing
each unit or phase.

(20) Tenant information for demolitions and conversions (attach CP-6345). N/A

(21) Is the project in a horsekeeping (K) district? Yes () No (X)
Is the project within a plan-designated horsekeeping area? Yes () No (X)
Is the project in an RA or more restrictive zone? Yes () No (X)

(22) If the tract is for condominium or cooperative conversion purposes, list:

a. Anticipated range of sales prices TBD

b. Anticipated sales terms to tenants TBD

Note: Attach separate sheet, if necessary.

c. Number of existing parking spaces _____. A certified parking plan is required for all conversions.

(23) Is a haul route approval being requested at this time? Yes (X) No ()

(24) Has a Land Development Counseling Session taken place? Yes () No (X)
If so, what is LDCC No. _____?

(25) Describe your proposal briefly here or on an attached sheet:

Demolish existing commercial buildings and construct a mixed-use commercial/residential development with approximately 110,445 square feet of commercial uses, including a 25,000 square foot grocery store, and approximately 220,693 square feet of residential uses, including 249 dwelling units. Vesting Tentative Tract Map No. 72370 for the subdivision of property to create ground and airspace lots, and for condominium purposes.

I certify that the statements on this form are true to the best of my knowledge.

Signed [Signature]

Date 7/16/13

Date _____

RECORD OWNER(S)
(From Latest Adopted Tax Roll)

SUBDIVIDER

Name AG SCH 8150 Sunset Boulevard Owner, LP
Address P.O. Box 10506
City Beverly Hills, CA 90213
Phone (310) 285-7081
Fax No _____

Name Same as owner
Address _____
City _____
Phone _____
Fax No _____

Name _____
Address _____
City _____
Phone _____
Fax No _____

ENGINEER OR LICENSED SURVEYOR

Name Psomas
Address 555 S. Flower Street, Suite 4300
City Los Angeles, CA 90071
Phone (213) 223-1400
Fax No (213) 223-1444

Name _____
Address _____
City _____
Phone _____
Fax No _____

INFORMATION SHEET
FOR
PRIVATE DEVELOPMENT
IN
HILLSIDE AND FLOOD HAZARD
AREAS
ORDINANCE 154,405

Reference: VTTM No. 72370 Date: 12/11/2013

8150 W. Sunset Boulevard

1. Is any part of the development subject to flood hazard?

Yes () No (X)

If yes, identify the hazard _____
2. Is development in special hazard area? Yes () No (X)

If yes, what zone? _____

If yes, see note on Sheet 2.
3. Is development in hillside area? Yes () No (X)

If yes, see note on Sheet 2.
4. Is development in floodway? Yes () No (X)

If yes, see note on Sheet 2.
5. The potential for damage to the development from rupture, breakage or failure of a dam, reservoir, aqueduct or other such facility due to earthquake or other cause has been considered. State or identify facility. N/A
6. Is development in a mud-prone area? Yes () No (X)

If yes, what measures will be used to control mud flows during and after development.

Mudflow analysis (is/is not) included in Consultant's Geology and Soil's Engineering Reports.
7. Will this development have any adverse effect on existing developments?

Yes () No (X)

If so, what effect? _____
8. This development ~~is~~ (is not) affected by a base flood.
9. The water surface for a base flood is:

() below top of curb

- () below property line elevation
- () _____ feet above top of curb (property line) located at

10. Private engineer's statement:

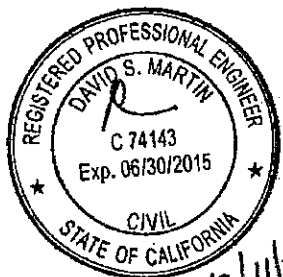
a) This development will be reasonably safe and will not seriously endanger life, health or existing property;

or

b) The following (attached) measures are proposed to mitigate risk to life, health or existing property: _____

11. Certification:

I have prepared a flood hazard study for this development and certify that, to the best of my knowledge, this project conforms to the specific provisions and intent of Ordinance 154,405.



12/11/2013.

DAVID MARTIN. 
(Type Name & Sign - Private Engineer)

C 74143
C. E. License Number

PSOMAS.
Firm

(Registered Civil Engineer Seal Here)

NOTE: Private engineer may be required to submit data to the Bureau of Engineering supporting his certification. He may also be required to approve a time extension to defer action on the tentative map, so he can prepare the required data for submittal to the City Engineer.

Robert L. Hart, AIA, AICP
David P. Howerton, ASLA, AICP
Craig Roberts
A. James Tinson, AIA

One Union Street
San Francisco, California 94111
Tel: 415 439 2200 Fax: 415 439 2201
www.harthowerton.com

September 24, 2013

Bureau of Street Services
Urban Forestry Division
Attn: Permit Application Section
1149 S. Broadway #400
Los Angeles, CA 90015

Re: Existing Trees on Property at 8142-8148 (8150) Sunset Boulevard

To Whom It May Concern:

Our firm, Hart Howerton, are engaged by our client as the site planners, architects and landscape architects for the subject property. I am the licensed Landscape Architect for the firm and am working on the project.

I am submitting this letter stating that there are no existing trees on site which fall under the Native Tree Protection requirement as defined by Section 17.02 of the Los Angeles Municipal Code. The only existing trees shown on the survey, dated 2/21/2013 and prepared by the licensed land surveyor Douglas Howard, are non-native tree species.

Sincerely,



Anne Howerton, Principal, ASLA
License # 1856 California

Attachment: Plot Plan (A001) dated August 2, 2013



HART | HOWERTON

Robert L. Hart, AIA, AICP
David P. Howerton, ASLA, AICP
Craig Roberts
A. James Tinson, AIA

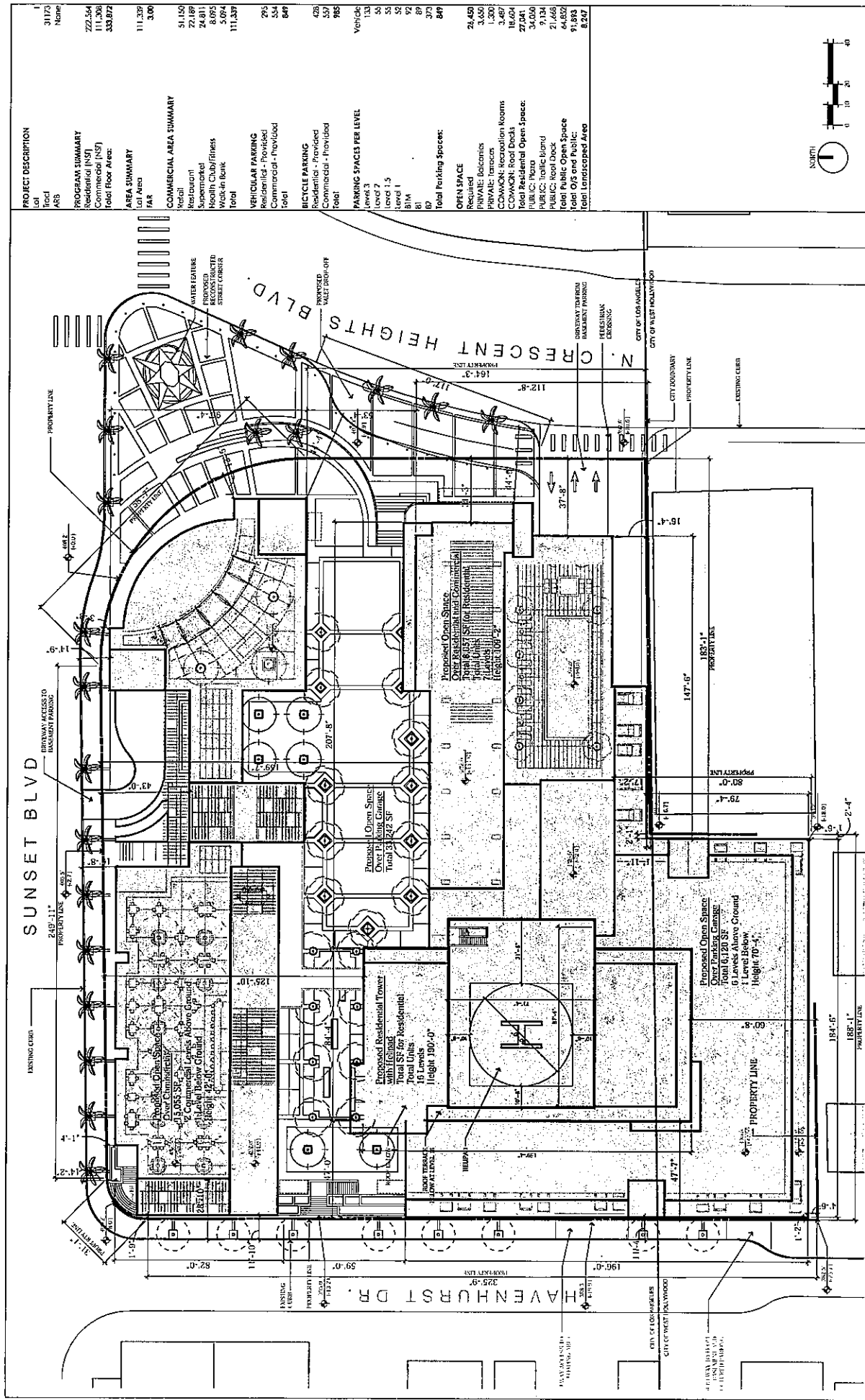
One Union Street
San Francisco, California 94111
Tel: 415 439 2200 Fax: 415 439 2201
www.harthowerton.com

HART HOWERTON, LTD.

NEW YORK • SAN FRANCISCO

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| PROJECT DESCRIPTION | Lot | Area | Volume |
|---------------------------------|---------|------|--------|
| Lot | 3173 | | |
| ARF | | | |
| PROGRAM SUMMARY | | | |
| Residential (NS) | 222,554 | | |
| Commercial (NS) | 111,326 | | |
| Total floor Area: | 333,880 | | |
| AREA SUMMARY | | | |
| Lot Area | 111,326 | | |
| FAR | 3,000 | | |
| COMMERCIAL AREA SUMMARY | | | |
| Hotel | 51,150 | | |
| Restaurant | 22,189 | | |
| Submarketed | 24,811 | | |
| Specialty Club/Fitness | 6,095 | | |
| Workplace | 111,326 | | |
| Total | 215,561 | | |
| VEHICULAR PARKING | | | |
| Residential - Provided | 295 | | |
| Commercial - Provided | 554 | | |
| Total | 849 | | |
| BICYCLE PARKING | | | |
| Residential - Provided | 436 | | |
| Commercial - Provided | 557 | | |
| Total | 993 | | |
| PARKING SPACES PER LEVEL | | | |
| Level 3 | 133 | | |
| Level 7 | 55 | | |
| Level 15 | 55 | | |
| Level 1 | 52 | | |
| Level 2 | 52 | | |
| Level 4 | 52 | | |
| Level 5 | 52 | | |
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| Level 314 | 52 | | |
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| Level 316 | 52 | | |
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**PRELIMINARY SOLAR REPORT
FOR
VESTING TENTATIVE TRACT (VTTM) NO. 72370**

Project Address: 8150 Sunset Boulevard
Los Angeles, California 90029

Subdivider/Owner: AG-SCH 8150 Sunset Boulevard Owner, L.P.
8899 Beverly Blvd, Suite 710
West Hollywood, CA 90048

Project Summary: A vesting tentative tract map for airspace subdivision condominium purposes; with the development of two new three to 16-story buildings on an approximately 2.56-acre site. The two new buildings would include up to 249 units, including 28 affordable units, over three levels of commercial retail, restaurant, bank, and health club uses.

Prepared by: PCR Services Corporation
One Venture, Suite 150
Irvine, CA 92618

Date: December 16, 2013

This Solar Report follows the guidelines established by the Los Angeles Department of City Planning.



1. PROJECT DESCRIPTION

AG-SCH 8150 Sunset Boulevard Owner, L.P., (the "Applicant") proposes to redevelop the 2.56-acre property located at 8150 Sunset Boulevard (the "Project Site") with a mixed-use residential and retail project (the "Project"). The property is located within the Hollywood community of the City of Los Angeles (the "City"), and currently contains two commercial structures and other improvements, all of which would be demolished and removed from the Project Site. The Project would consist of two buildings over a single podium structure with various elements ranging in height from two stories to 16 stories in height as measured from the intersection of Sunset and Crescent Heights Boulevards (approximately 42 feet above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards (the "North Building"), increasing to approximately 108 feet for the nine-story portion and approximately 191 feet for the 16-story portion of the building (the "South Building"); the overall building height is approximately 216 feet as measured from the low point of the Project Site along Havenhurst Drive to the top of the South Building).¹ The North Building, which will be built along Sunset Boulevard, would include two levels with a rooftop terrace containing exclusively commercial uses. The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level.

The Project would include 111,339 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one rooftop level, 249 apartment units, including 28 affordable housing units, within the twelve upper levels representing 222,564 gross square feet of residential space. The Project would also provide a new, 9,134 square-foot public space ("Corner Plaza") at the northeast corner of the site (this area is, and will continue to be, owned by the City, although the Applicant will be required to improve and maintain the area), a 34,050-square-foot central public plaza at the site interior ("Central Plaza"), public rooftop deck/garden areas ("Sunset Terrace") along Sunset Boulevard, a private pool and pool deck area for residents ("Pool Terrace"), as well as other resident-only amenities totaling approximately 6,900 square feet that would include a residential lobby, resident recreation room, fitness center, business center, changing rooms, and library, as well as a wrap-around landscaped terrace on the fourth floor of the South Building ("Garden Terrace"). Parking for all proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean levels) parking structure ("Parking Structure") housed within the podium structure that includes 849 total parking spaces (295 for residential uses and 554 for commercial retail and restaurant uses). Short- and long-term bicycle parking totaling 985 spaces would also be provided on-site, including 428 spaces for residential uses and 557 spaces for commercial uses. The total development would include up to 333,903 square feet of commercial and residential space with a maximum floor-area ratio (FAR) of 3:1.

¹ Due to the sloping nature of the Project Site, the 16-story portion of the South Building would appear to be 17 stories including two mezzanine levels) in height at the southwest area of the Project Site along Havenhurst Drive.



2. GENERAL CLIMATOLOGICAL DATA

The Project site is located in a Mediterranean climate area. The Pacific Ocean is the primary moderating influence and coastal mountain ranges lying to the north and east of the Los Angeles coastal basin act as a buffer against the extreme summer heating and winter cooling occurring in the interior regions of California. Thus the climate is generally mild and pleasant throughout the year. An unusual aspect of the climate of the Los Angeles Metropolitan area is noticeable difference in temperature, humidity, cloudiness, fog, rain, and sunshine over a relatively short distance, with increased cloudiness and fog, as well as more moderate temperatures near the Pacific Ocean, and more extreme temperatures and increased sunshine in the inland areas away from the Pacific Ocean. The Project Site is located approximately 10 miles inland and not subject to the more extreme coastal fog.

The California Energy Commission has broken the state into 16 distinct climate zones based distinct summer and winter mean temperatures for addressing energy efficiency issues. The project site is located in Zone 9. The temperature in Zone 9 averages 63.5 degrees Fahrenheit. The relative humidity ranges from between 54 percent and 69 percent, with an average relative humidity of 61.58 percent. The prevailing winds are generally from the west throughout the year and speeds are generally around 5 mile per hour (mph), with gusts above 30 mph from the northeast during Santa Ana conditions. The amount of solar radiation potentially available depends on the time of year, time of day, and latitude. Within Zone 9, the direct average solar radiation ranges from 4,143 Watt Hours per square meter (Wh/m²) in November to 7,280 Wh/m² in July.² This may be compared to the solar radiation in Zone 14, a desert area where the direct average solar radiation ranges from 4,390 Watt Hours per square meter (Wh/m²) in January to 10,251 Wh/m² in June.

Thus, there is a notable amount of solar radiation impinging upon the geographical region of Southern California, which may be harnessed as an energy source or utilized in passive "air conditioning." The Project area contains very good natural conditions for solar energy applications.

3. SITE CHARACTERISTICS AND ORIENTATION

The Project Site is located at 8150 West Sunset Boulevard within a north-south/east-west oriented block bounded by Sunset Boulevard on the north, Crescent Heights Boulevard on the east, Havenhurst Drive on the west, and multi-family residential uses within the City of West Hollywood to the south.

The Project Site slopes from northeast to southwest and includes the existing Chase bank building fronting Sunset Boulevard in the northwest quadrant of the Project Site, existing two-story commercial building that bisects the site in an east-west orientation in the central portion of the property, and

² From U.S. Department of Energy website. http://apps1.eere.energy.gov/buildings/energyplus/cfm/weather_data3.cfm/?region=4_north_and_central_america_wmo_region_4/country=2_california_climate_zones/cname=California%20Climate%20Zones



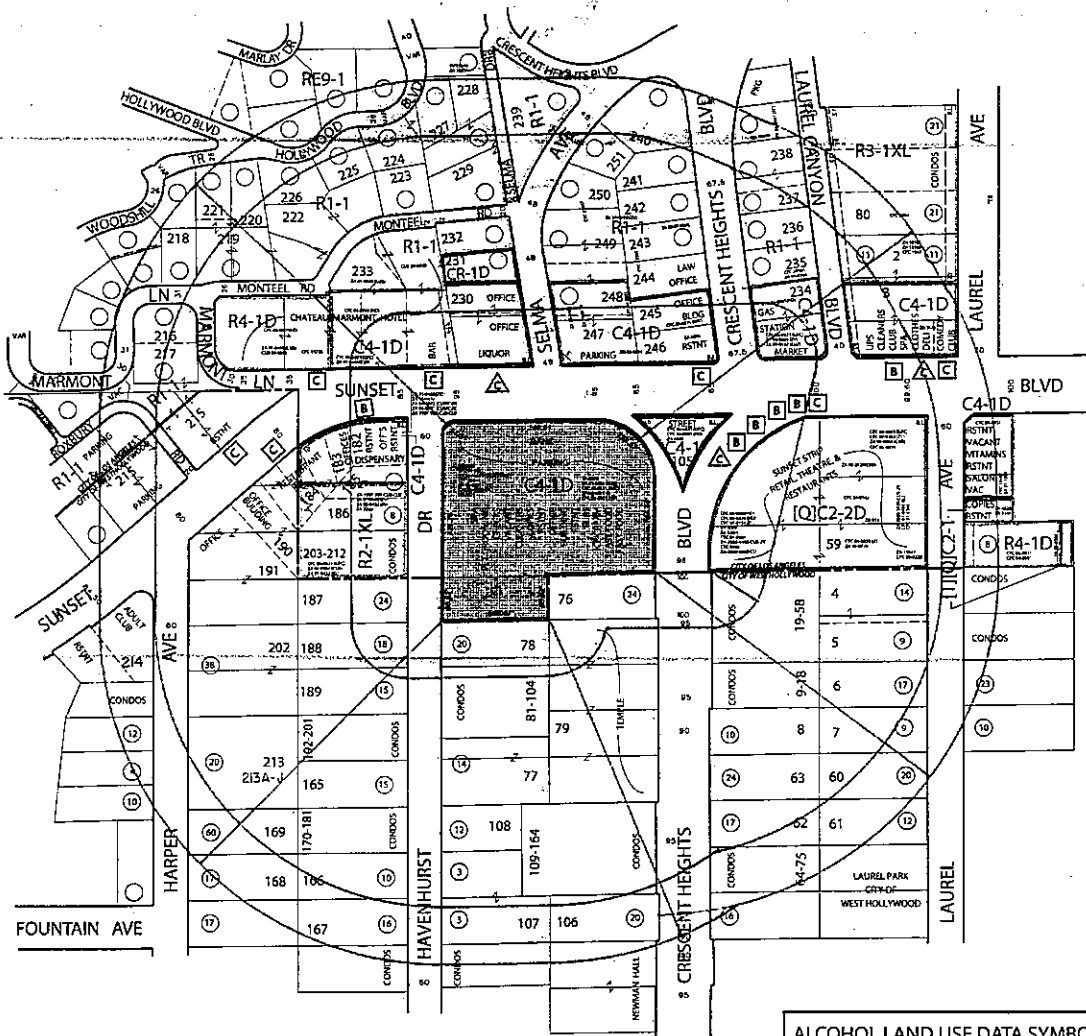
existing surface parking lots (one in the northern portion of the property between Chase bank building and two-story commercial building and one in the southwest portion of the Project Site). Existing development adjacent to the Project site would not notably affect the solar accessibility of the Project's new development. Land uses to the east of the Project site consist of low- to mid-rise retail, restaurant, and entertainment uses and low-to mid-rise multi-family residential uses. Uses to the south include low- to mid-rise multi-family uses, while uses to the west include low- to mid-rise single- and multi-family residential uses and low- to mid-rise retail and restaurant uses. Surrounding land uses would be lower in height than the taller elements of the new proposed Project buildings and therefore these structures would have the potential to shade only a small portion of the Project site during limited morning and afternoon intervals; and would not shade the highest roof levels of the proposed Project. Uses on the north are low- to mid-rise, and limited in breadth; and notable solar accessibility would not be expected from the north. The Project's higher building roof-tops would be solar accessible, and suitable for possible addition of future solar energy devices.

4. ADJACENT BUILDINGS AND SHADING CONDITIONS

The Project vicinity is highly urbanized and generally built out with a mix of low-rise and mid-rise buildings. There are no known solar devices in adjacent buildings, and such devices would only be expected to be provided intermittently on the roof-tops of the few taller buildings in the vicinity.

The northernmost portion of the block immediately west of the Project Site lies outside of the Project Site boundaries in an area not owned by the Applicant, and is occupied by a single-family residence, a multi-family residential use, two low-rise commercial buildings (restaurant and medical marijuana dispensary), and associated surface parking. That site would be shaded by new Project Buildings from both the east and the southeast, limiting its solar accessibility. However, these buildings do not have solar devices and are not typical of buildings that commonly install such devices.

Otherwise, shading on adjacent sites to the west, and east would essentially occur for partial days, intermittently, and outside of mid-day hours when the solar radiation is the greatest. Project shading on northerly sites would be of longer duration over the mid-day period, particularly during the winter, but again would be intermittent and of limited duration. There would be no shading effect on solar conditions for uses south of the Project site.



ALCOHOL LAND USE DATA SYMBOLS

- C ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- B ON-SITE CONSUMPTION OF BEER AND/OR WINE
- △ OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- △ OFF-SITE CONSUMPTION OF BEER AND / OR WINE

VESTING TENTATIVE TRACT NUMBER 72370
CONDITIONAL USE PERMIT - CUB
VARIANCE / SITE PLAN REVIEW & DENSITY BONUS

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

THOMAS BROTHERS
 Page: 593 Grid: A-5

LEGAL
 LOT: 1

TRACT: TR 31173
 M B 860-26-27

CONTACT: PAUL, HASTINGS, JANOFSKY & WALKER

A.P.N.
 5554-007-(014,015)

CD: 4

CT: 1942.00

PA: 107 - HOLLYWOOD

USES: FIELD

SITE ADDRESS
 8150 SUNSET BLVD

CASE NO:

SCALE: 1"=100'

D.M.: 147B173, 147B177

PHONE: 213-683-5713

DATE: 06-10-13
Update: 08-19-14

NET AC: 2.54

DRAWN BY: ELIZABETH LIEBERMAN





City of Los Angeles Department of City Planning

12/17/2013

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1443 N CRESCENT HEIGHTS BLVD
 1441 N CRESCENT HEIGHTS BLVD
 1439 N CRESCENT HEIGHTS BLVD
 1437 N CRESCENT HEIGHTS BLVD
 1435 N CRESCENT HEIGHTS BLVD
 8156 W SUNSET BLVD
 8154 W SUNSET BLVD
 8158 W SUNSET BLVD
 8160 W SUNSET BLVD
 8162 W SUNSET BLVD
 8164 W SUNSET BLVD
 8166 W SUNSET BLVD
 8170 W SUNSET BLVD
 8168 W SUNSET BLVD
 8172 W SUNSET BLVD
 8178 W SUNSET BLVD
 8174 W SUNSET BLVD
 8176 W SUNSET BLVD
 8182 W SUNSET BLVD
 8180 W SUNSET BLVD
 1480 N HAVENHURST DR
 1486 N HAVENHURST DR
 1474 N HAVENHURST DR
 1470 N HAVENHURST DR
 1466 N HAVENHURST DR
 1441 1/2 N CRESCENT HEIGHTS BLVD
 1439 1/2 N CRESCENT HEIGHTS BLVD
 1437 1/2 N CRESCENT HEIGHTS BLVD
 1435 1/2 N CRESCENT HEIGHTS BLVD
 8150 W SUNSET BLVD
 8148 W SUNSET BLVD
 8152 W SUNSET BLVD

ZIP CODES

90046

RECENT ACTIVITY

ENV-2007-3627

CASE NUMBERS

CPC-2013-2551-CUB-ZV-DB-SPR
 CPC-1986-831-GPC
 CPC-1986-209-PC
 CPC-1984-1-HD

Address/Legal Information

PIN Number 147B173 327
 Lot/Parcel Area (Calculated) 96,328.6 (sq ft)
 Thomas Brothers Grid PAGE 593 - GRID A5
 Assessor Parcel No. (APN) 5554007014
 Tract TR 31173
 Map Reference M B 860-26/27
 Block None
 Lot LT 1
 Arb (Lot Cut Reference) None
 Map Sheet 147B173
 147B177

Jurisdictional Information

Community Plan Area Hollywood
 Area Planning Commission Central
 Neighborhood Council Hollywood Hills West
 Council District CD 4 - Tom LaBonge
 Census Tract # 1942.00
 LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
 Zoning C4-1D
 Zoning Information (ZI) ZI-1722
 General Plan Land Use Neighborhood Office Commercial
 General Plan Footnote(s) Yes
 Hillside Area (Zoning Code) No
 Baseline Hillside Ordinance No
 Baseline Mansionization Ordinance No
 Specific Plan Area None
 Special Land Use / Zoning None
 Design Review Board No
 Historic Preservation Review No
 Historic Preservation Overlay Zone None
 Other Historic Designations None
 Other Historic Survey Information None
 Mills Act Contract None
 POD - Pedestrian Oriented Districts None
 CDO - Community Design Overlay None
 NSO - Neighborhood Stabilization Overlay No
 Streetscape No
 Sign District No
 Adaptive Reuse Incentive Area None
 CRA - Community Redevelopment Agency None
 Central City Parking No
 Downtown Parking No
 Building Line None
 500 Ft School Zone No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

| | | |
|-------------------------|------------------------------|---------------------------------------|
| CPC-10366 | 500 Ft Park Zone | No |
| ORD-95452 | Assessor Information | |
| ORD-164714 | Assessor Parcel No. (APN) | 5554007014 |
| ORD-161116-SA1 | APN Area (Co. Public Works)* | 2.218 (ac) |
| ORD-129944 | Use Code | 1500 - Shopping Center (Neighborhood) |
| ORD-118364 | Assessed Land Val. | \$10,404,000 |
| ZA-6928 | Assessed Improvement Val. | \$2,601,000 |
| ZA-2007-3626-CUB | Last Owner Change | 01/12/12 |
| ZA-2001-5784-CU-CUB | Last Sale Amount | \$14,000,140 |
| ZA-1993-211-ZV | Tax Rate Area | 67 |
| ZA-1992-1141-CUZ-ZV-PAD | Deed Ref No. (City Clerk) | SUBD |
| ZA-1988-939-E | | 990244 |
| ZA-1983-398-CUB | | 56461 |
| YD-7975 | | 529508 |
| ENV-2013-2552-EIR | | 340309 |
| ENV-2007-3627-CE | | 2062067-68 |
| ENV-2001-5785-CE | | 1970986-7 |
| OB-15548 | | 1803528,30 |
| AFF-3066 | | 1534055-57 |
| AFF-2837 | | 1414789 |
| AF-89-146951 | | 1253487 |
| | | 1135611 |
| | Building 1 | |
| | Year Built | 1960 |
| | Building Class | CX |
| | Number of Units | 0 |
| | Number of Bedrooms | 0 |
| | Number of Bathrooms | 0 |
| | Building Square Footage | 28,561.0 (sq ft) |
| | Building 2 | |
| | Year Built | 1988 |
| | Building Class | BX |
| | Number of Units | 0 |
| | Number of Bedrooms | 0 |
| | Number of Bathrooms | 0 |
| | Building Square Footage | 24,350.0 (sq ft) |
| | Building 3 | |
| | Year Built | 1988 |
| | Building Class | BX |
| | Number of Units | 0 |
| | Number of Bedrooms | 0 |
| | Number of Bathrooms | 0 |
| | Building Square Footage | 10,182.0 (sq ft) |
| | Building 4 | |
| | Year Built | 1988 |
| | Building Class | BX |
| | Number of Units | 0 |
| | Number of Bedrooms | 0 |
| | Number of Bathrooms | 0 |
| | Building 5 | |
| | Year Built | 1988 |
| | Building Class | BX |
| | Number of Units | 0 |
| | Number of Bedrooms | 0 |
| | Number of Bathrooms | 0 |

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Building Square Footage 4,533.0 (sq ft)

Additional Information

Airport Hazard None
Coastal Zone None
Farmland Area Not Mapped
Very High Fire Hazard Severity Zone No
Fire District No. 1 Yes
Flood Zone None
Watercourse No
Hazardous Waste / Border Zone Properties No
Methane Hazard Site None
High Wind Velocity Areas No
Special Grading Area (BOE Basic Grid Map A-13372) No
Oil Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 0.246692340586188
Nearest Fault (Name) Hollywood Fault
Region Transverse Ranges and Los Angeles Basin
Fault Type B
Slip Rate (mm/year) 1
Slip Geometry Left Lateral - Reverse - Oblique
Slip Type Poorly Constrained
Down Dip Width (km) 14
Rupture Top 0
Rupture Bottom 13
Dip Angle (degrees) 70
Maximum Magnitude 6.4
Alquist-Priolo Fault Zone No
Landslide No
Liquefaction No
Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District None
Renewal Community No
Revitalization Zone None
State Enterprise Zone None
State Enterprise Zone Adjacency No
Targeted Neighborhood Initiative None

Public Safety

Police Information

Bureau West
Division / Station Hollywood
Reporting District 632

Fire Information

Division 3
Batallion 5
District / Fire Station 41
Red Flag Restricted Parking No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

| | |
|--------------------------|---|
| Case Number: | CPC-2013-2551-CUB-ZV-DB-SPR |
| Required Action(s): | CUB-CONDITIONAL USE BEVERAGE (ALCOHOL) DB-DENSITY BONUS SPR-SITE PLAN REVIEW ZV-ZONE VARIANCE |
| Project Descriptions(s): | CONDITIONAL USE PER SEC. 12.24.W1 FOR THE ON-SITE SALE AND THE OFF-SITE SALE OF ALCOHOL, ZONE VARIANCE PER SEC. 12.27 FOR A FITNESS STUDIO USE IN THE C4 ZONE, DENSITY BONUS PER SEC. 12.22A25 FOR 3 INCENTIVES FROM OFF-MENU, AND SITE PLAN REVIEW PER SEC. 16.05 FOR A PROJECT HAVING 50 OR MORE RESIDENTIAL UNITS. |
| Case Number: | CPC-1986-831-GPC |
| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
| Project Descriptions(s): | HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES |
| Case Number: | CPC-1986-209-PC |
| Required Action(s): | PC-PLAN CONSISTENCY APPEAL |
| Project Descriptions(s): | PLAN CONSISTENCY DETERMINATION APPEAL |
| Case Number: | CPC-1984-1-HD |
| Required Action(s): | HD-HEIGHT DISTRICT |
| Project Descriptions(s): | CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM. |
| Case Number: | ZA-2007-3626-CUB |
| Required Action(s): | CUB-CONDITIONAL USE BEVERAGE (ALCOHOL) |
| Project Descriptions(s): | CONDITIONAL USE PERMIT PER 12.24 W1 TO EXTEND HOURS OF OPERATION FROM 7AM-12AM DAILY TO 7AM-1AM DAILY, AND TO ALLOW THE CONTINUED SALES AND ON-SITE CONSUMPTION OF BEER AND WINE FOR AN EXISTING 2,056 SQUARE FOOT RESTAURANT WITH 66 SEATS, IN A MINI SHOPPING CENTER IN THE C4-1D ZONE. |
| Case Number: | ZA-2001-5784-CU-CUB |
| Required Action(s): | CU-CONDITIONAL USE CUB-CONDITIONAL USE BEVERAGE (ALCOHOL) |
| Project Descriptions(s): | TO SERVE BEER AND WINE IN AN EXISTING RESTAURANT |
| Case Number: | ZA-1993-211-ZV |
| Required Action(s): | ZV-ZONE VARIANCE |
| Project Descriptions(s): | TO PERMIT THE ESTABLISHMENT OF A RETAIL DRY CLEANING BUSINESS IN AN EXISTING SHOPPING CENTER, AS NOT PERMITTED IN THE C4 ZONE. |
| Case Number: | ZA-1992-1141-CUZ-ZV-PAD |
| Required Action(s): | PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU CUZ-ALL OTHER CONDITIONAL USE CASES ZV-ZONE VARIANCE |
| Project Descriptions(s): | Data Not Available |
| Case Number: | ZA-1988-939-E |
| Required Action(s): | E-PRIVATE STREET MODIFICATIONS (5TH REQUEST) |
| Project Descriptions(s): | EXCEPTION FROM CONDITIONAL USE TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN A 75-SEAT RESTAURANT IN THE C2-1 ZONE. |
| Case Number: | ZA-1983-398-CUB |
| Required Action(s): | CUB-CONDITIONAL USE BEVERAGE (ALCOHOL) |
| Project Descriptions(s): | Data Not Available |
| Case Number: | ENV-2013-2552-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | CONDITIONAL USE PER SEC. 12.24.W1 FOR THE ON-SITE SALE AND THE OFF-SITE SALE OF ALCOHOL, ZONE VARIANCE PER SEC. 12.27 FOR A FITNESS STUDIO USE IN THE C4 ZONE, DENSITY BONUS PER SEC. 12.22A25 FOR 3 INCENTIVES FROM OFF-MENU, AND SITE PLAN REVIEW PER SEC. 16.05 FOR A PROJECT HAVING 50 OR MORE RESIDENTIAL UNITS. |
| Case Number: | ENV-2007-3627-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | CONDITIONAL USE PERMIT PER 12.24 W1 TO EXTEND HOURS OF OPERATION FROM 7AM-12AM DAILY TO 7AM-1AM DAILY, AND TO ALLOW THE CONTINUED SALES AND ON-SITE CONSUMPTION OF BEER AND WINE FOR AN EXISTING 2,056 SQUARE FOOT RESTAURANT WITH 66 SEATS, IN A MINI SHOPPING CENTER IN THE C4-1D ZONE. |
| Case Number: | ENV-2001-5785-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | TO SERVE BEER AND WINE IN AN EXISTING RESTAURANT |

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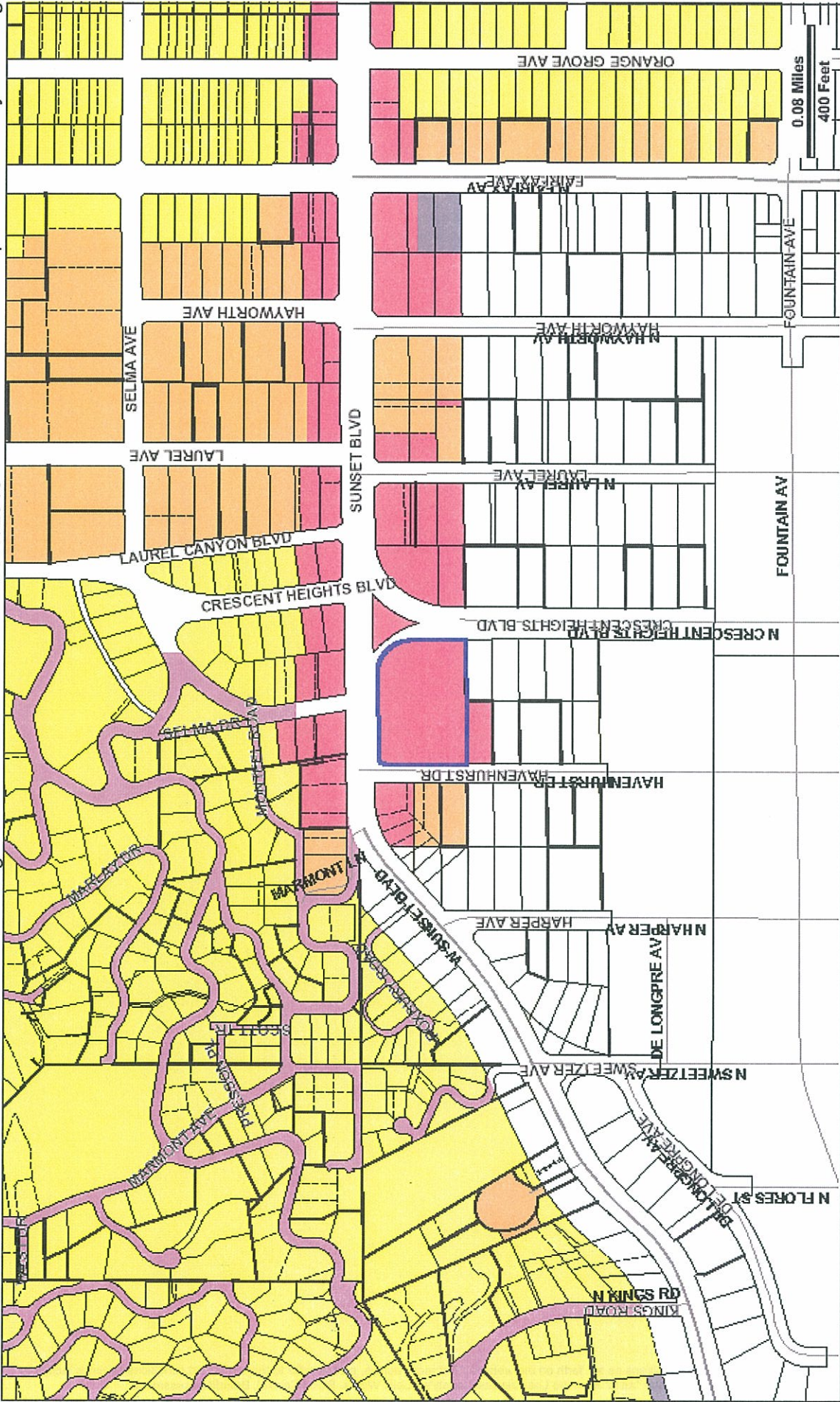
DATA NOT AVAILABLE

CPC-10366
ORD-95452
ORD-164714
ORD-161116-SA1
ORD-129944
ORD-118364
ZA-6928
YD-7975
OB-15548
AFF-3066
AFF-2837
AF-89-146951

12/17/2013

Generalized Zoning

ZIMAS PUBLIC



Zoning: C4-1D
General Plan: Neighborhood Office Commercial

Tract: TR 31173
Block: None
Lot: LT 1
Arb: None

Address: 8150 W SUNSET BLVD
APN: 5554007014
PIN #: 147B173 327

LEGEND






GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
-  CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
-  P, PB
-  PF
-  HILLSIDE

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL

-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing

PARKING

-  Parking Buffer

PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside
-  Airport Airside
-  Airport Northside

OPEN SPACE / PUBLIC FACILITIES

-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

INDUSTRIAL

-  Limited Industrial
-  Light Industrial

CIRCULATION

STREET


























-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway




MISC. LINES





















-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

POINTS OF INTEREST






| | | |
|--|--|--|
|  Alternative Youth Hostel (Proposed) |  Horticultural Center |  Public Elementary School |
|  Animal Shelter |  Hospital |  Public Elementary School (Proposed) |
|  Area Library |  Hospital (Proposed) |  Public Golf Course |
|  Area Library (Proposed) | HW House of Worship |  Public Golf Course (Proposed) |
|  Bridge |  Important Ecological Area |  Public Housing |
|  Campground |  Important Ecological Area (Proposed) |  Public Housing (Proposed Expansion) |
|  Campground (Proposed) |  Interpretive Center (Proposed) |  Public Junior High School |
|  Cemetery |  Junior College |  Public Junior High School (Proposed) |
| HW Church |  MTA / Metrolink Station |  Public Middle School |
|  City Hall |  MTA Station |  Public Senior High School |
|  Community Center |  MTA Stop |  Public Senior High School (Proposed) |
|  Community Library | MWD MWD Headquarters |  Pumping Station |
|  Community Library (Proposed Expansion) |  Maintenance Yard |  Pumping Station (Proposed) |
|  Community Library (Proposed) |  Municipal Office Building |  Refuse Collection Center |
|  Community Park |  Municipal Parking lot |  Regional Library |
|  Community Park (Proposed Expansion) |  Neighborhood Park |  Regional Library (Proposed Expansion) |
|  Community Park (Proposed) |  Neighborhood Park (Proposed Expansion) |  Regional Library (Proposed) |
|  Community Transit Center |  Neighborhood Park (Proposed) |  Regional Park |
|  Convalescent Hospital |  Oil Collection Center |  Regional Park (Proposed) |
|  Correctional Facility |  Parking Enforcement | RPD Residential Plan Development |
|  Cultural / Historic Site (Proposed) |  Police Headquarters |  Scenic View Site |
|  Cultural / Historical Site |  Police Station |  Scenic View Site (Proposed) |
|  Cultural Arts Center |  Police Station (Proposed Expansion) |  School District Headquarters |
| DMV DMV Office |  Police Station (Proposed) |  School Unspecified Loc/Type (Proposed) |
| DWP DWP |  Police Training site |  Skill Center |
|  DWP Pumping Station | PO Post Office |  Social Services |
|  Equestrian Center |  Power Distribution Station |  Special Feature |
|  Fire Department Headquarters |  Power Distribution Station (Proposed) |  Special Recreation (a) |
|  Fire Station |  Power Receiving Station |  Special School Facility |
|  Fire Station (Proposed Expansion) |  Power Receiving Station (Proposed) |  Special School Facility (Proposed) |
|  Fire Station (Proposed) | C Private College |  Steam Plant |
|  Fire Supply & Maintenance | E Private Elementary School |  Surface Mining |
|  Fire Training Site |  Private Golf Course |  Trail & Assembly Area |
|  Fireboat Station |  Private Golf Course (Proposed) |  Trail & Assembly Area (Proposed) |
|  Health Center / Medical Facility | JH Private Junior High School | UTL Utility Yard |
|  Helistop | PS Private Pre-School |  Water Tank Reservoir |
|  Historic Monument |  Private Recreation & Cultural Facility |  Wildlife Migration Corridor |
|  Historical / Cultural Monument | SH Private Senior High School |  Wildlife Preserve Gate |
|  Horsekeeping Area | SF Private Special School | |
|  Horsekeeping Area (Proposed) |  Public Elementary (Proposed Expansion) | |

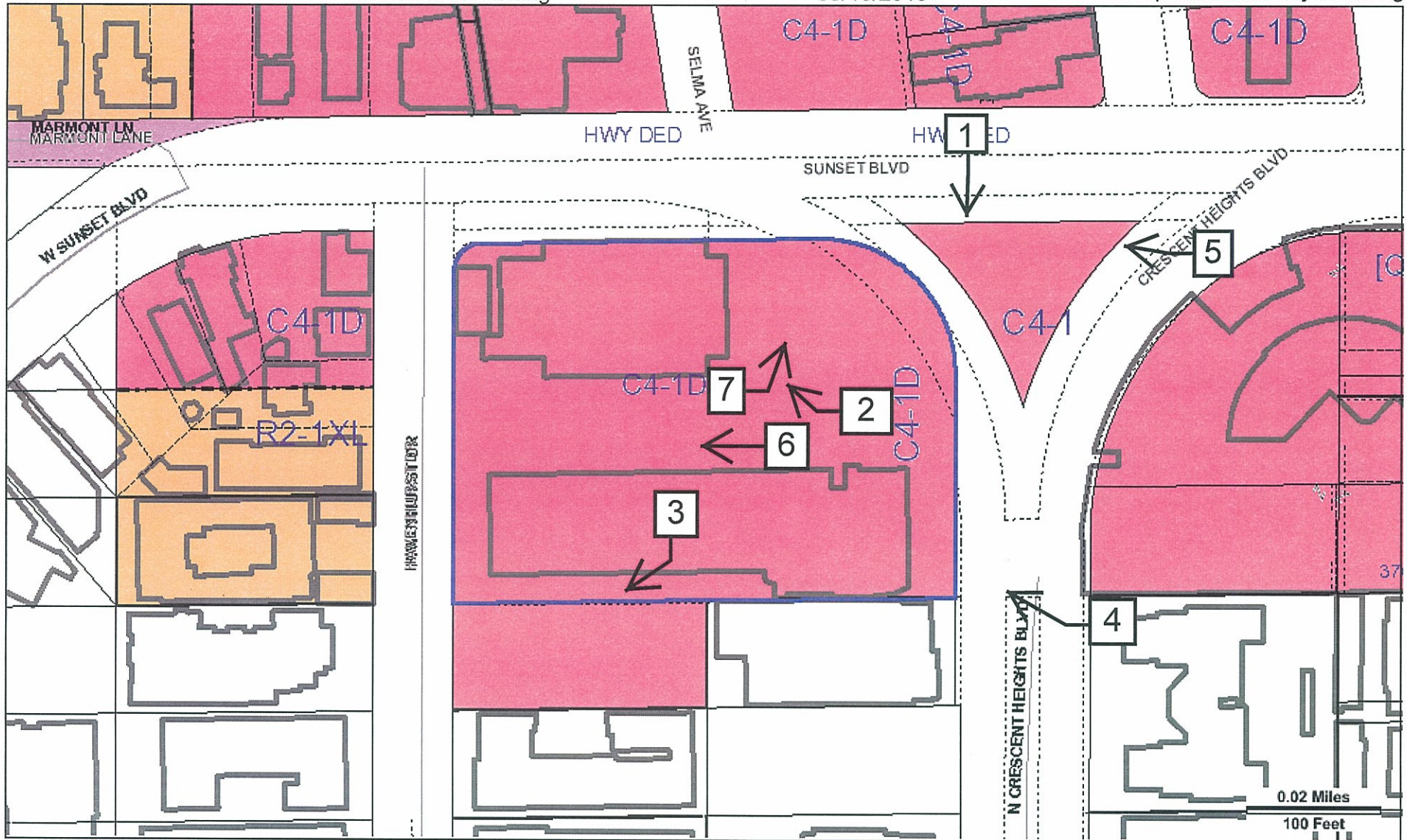
SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

- | | |
|--|--|
|  Aquatic Facilities |  Opportunity School |
|  Beaches |  Other Facilities |
|  Charter School |  Park / Recreation Centers |
|  Child Care Centers |  Parks |
|  Elementary School |  Performing / Visual Arts Centers |
|  Golf Course |  Recreation Centers |
|  High School |  Span School |
|  Historic Sites |  Special Education School |
|  Horticulture/Gardens |  Senior Citizen Centers |
|  Middle School |  Skate Parks |

OTHER SYMBOLS

- | | | |
|--|---|--|
|  Lot Line |  Airport Hazard Zone |  Flood Zone |
|  Tract Line |  Census Tract |  Hazardous Waste |
|  Lot Cut |  Coastal Zone |  High Wind Zone |
|  Easement |  Council District |  Hillside Grading |
|  Zone Boundary |  LADBS District Office |  Historic Preservation Overlay Zone |
|  Building Line |  Downtown Parking |  Specific Plan Area |
|  Lot Split |  Fault Zone |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1 |  Oil Wells |
|  Tract Map | | |
|  Parcel Map | | |
|  Lot Ties | | |
|  Building Outlines | | |

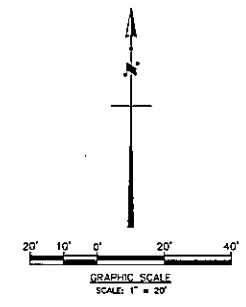
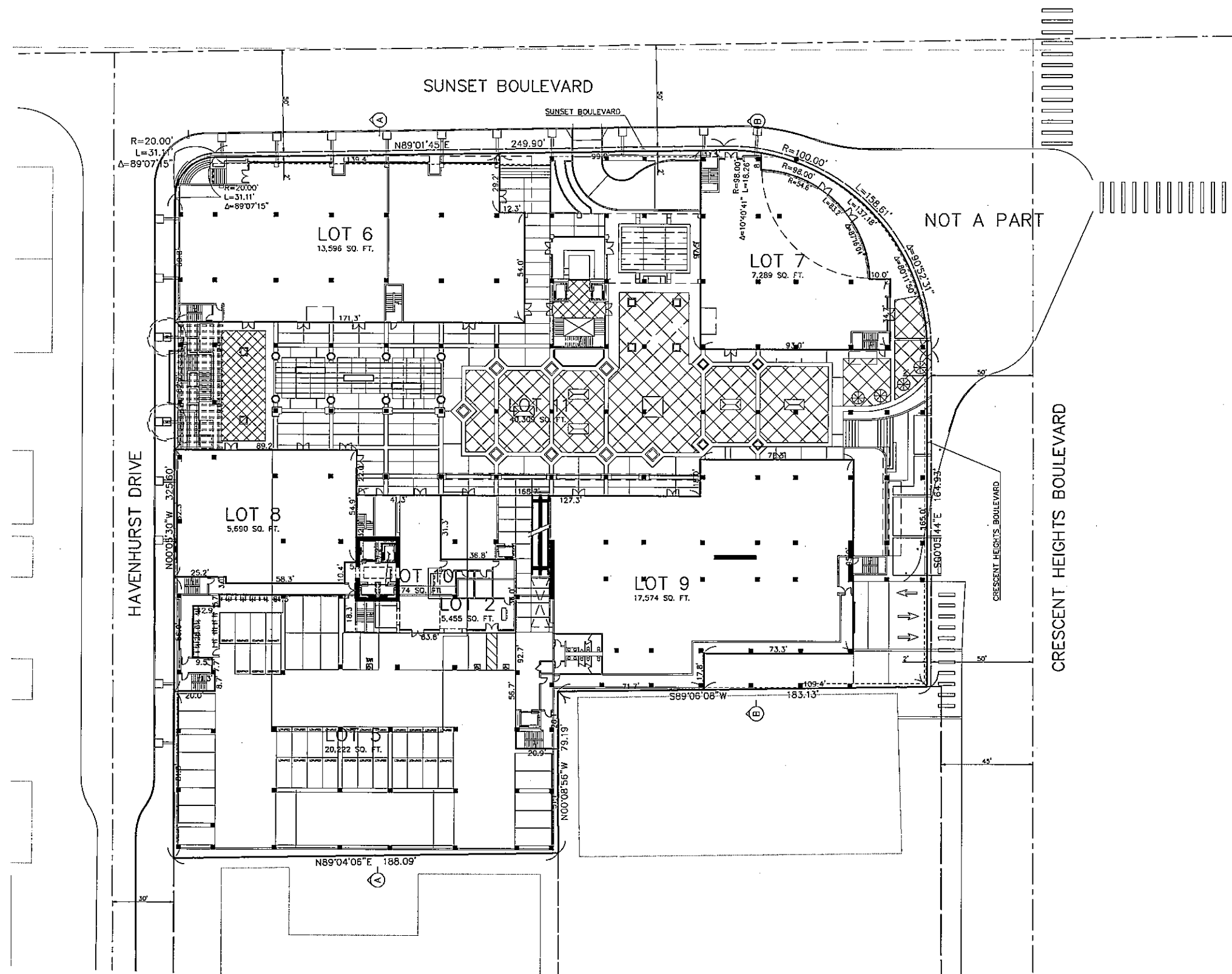


Address: 8150 W SUNSET BLVD
 APN: 5554007014
 PIN #: 147B173 327

Tract: TR 31173
 Block: None
 Lot: LT 1
 Arb: None

Zoning: C4-1D
 General Plan: Neighborhood Office Commercial





PROPOSED CONDITIONS



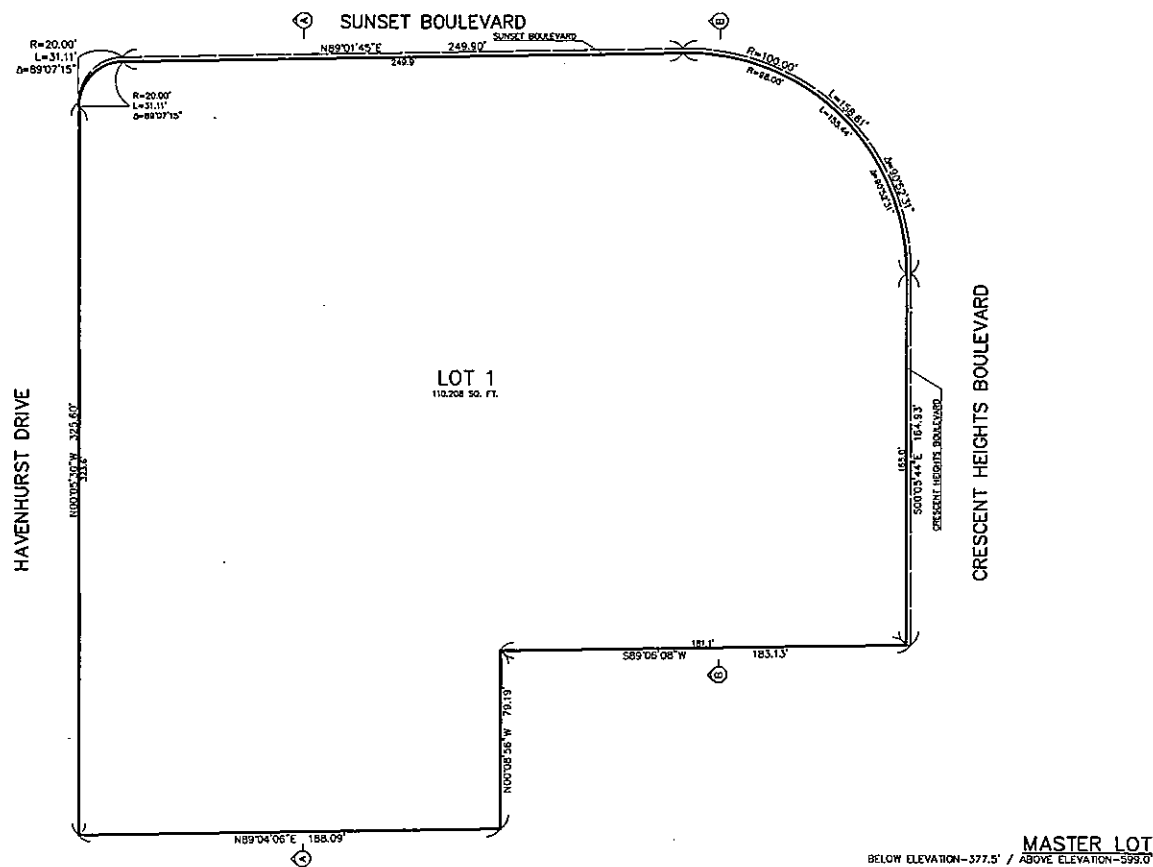
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| DATE | DESCRIPTION | BY | APP'D |
| | G.R.G. | ▲ | |
| | G.R.G. | ▲ | |
| | J.D.C. | ▲ | |

CITY OF LOS ANGELES BENCHMARK NO. 13-16551
 L.A. CITY PBM STAMPED "1987 13-16551"
 IN NE CORNER CB, N/O SUNSET BLVD., 27 FT.
 W/O HAVENHURST DR W. P/L PRODUCED
 BENCHMARK 403.648 FEET
 2000 ADJ. (NAVD83)
 PROJECT DATE: Dec. 01, 2013 - 16:49:31
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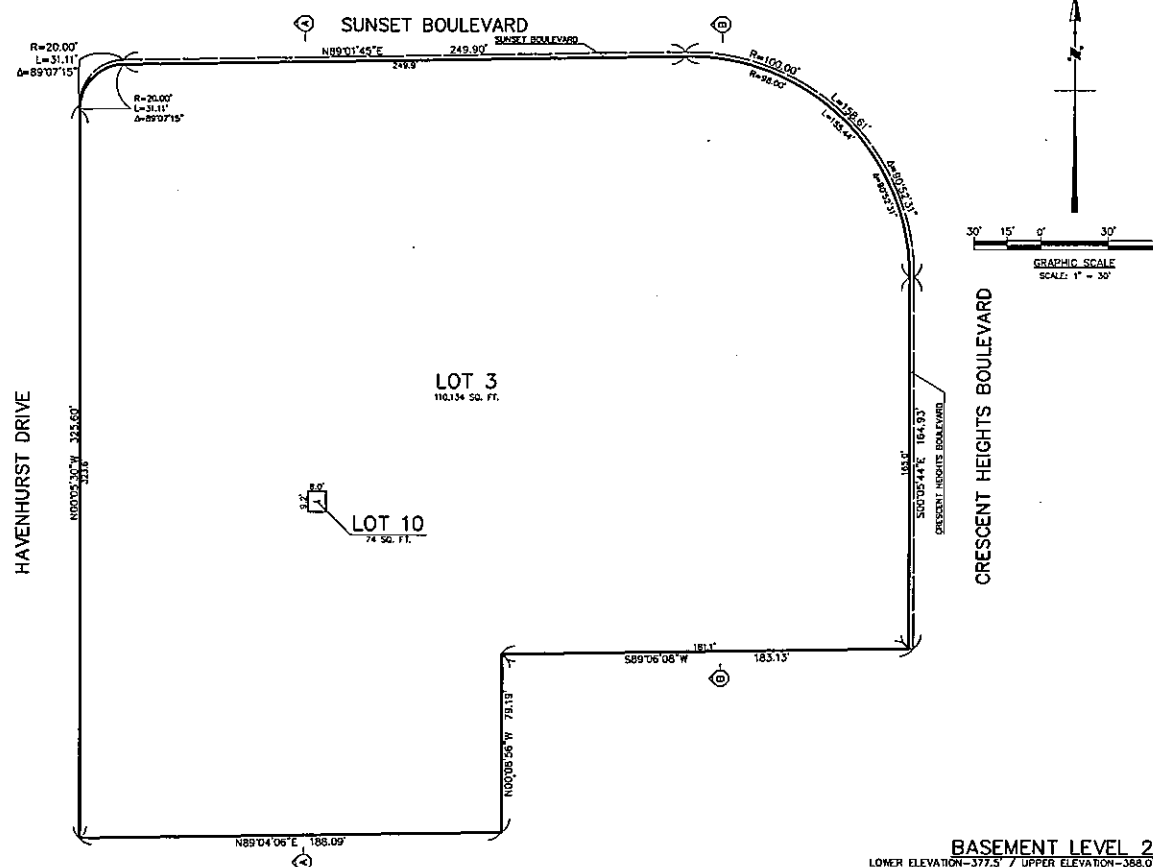
PSOMAS
 555 South Flower Street, Suite 4300
 Los Angeles, CA 90071
 (213) 223-1400 (213) 223-1444 fax
 www.psomas.com

VESTING TENTATIVE TRACT MAP FOR SUBDIVISION AND CONDOMINIUM PURPOSES:
VESTING TENTATIVE TRACT NO. 72370
 8150 SUNSET BOULEVARD
 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

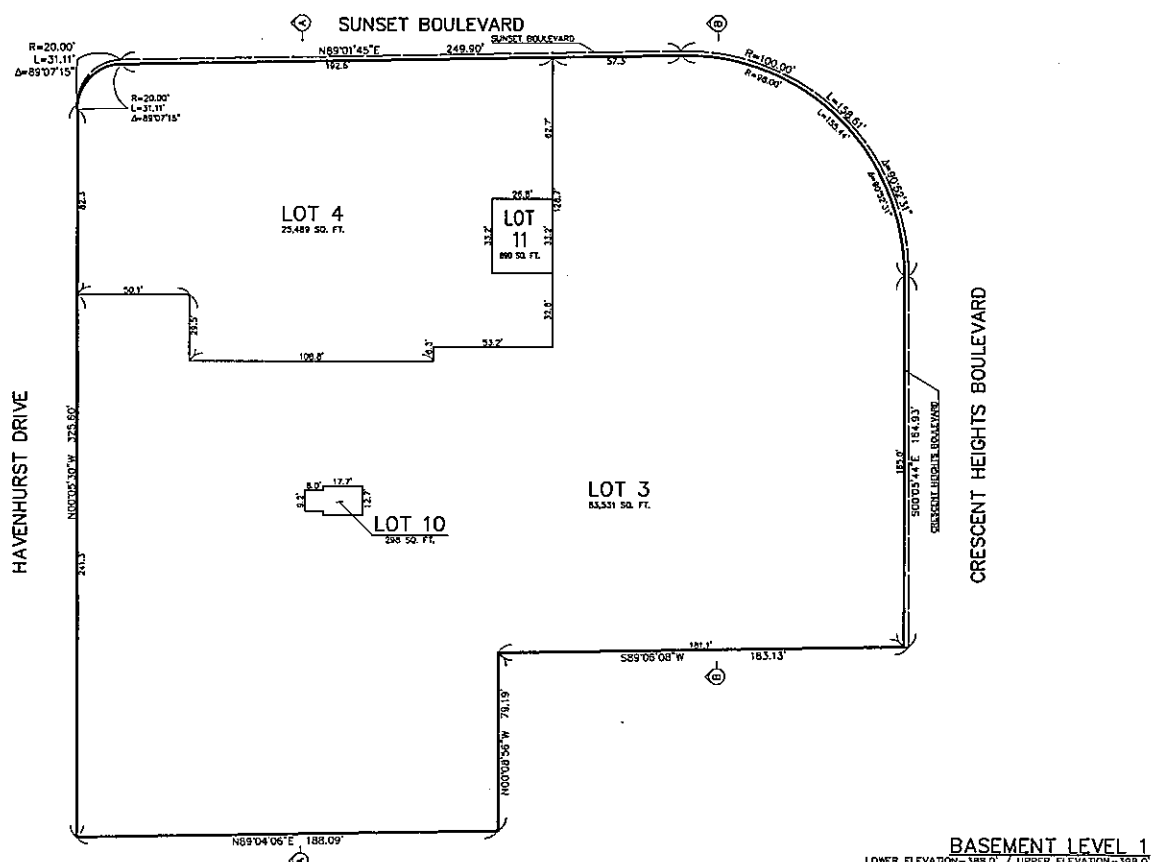
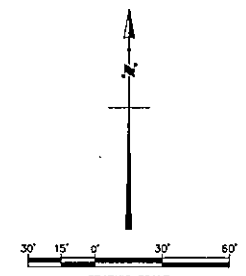
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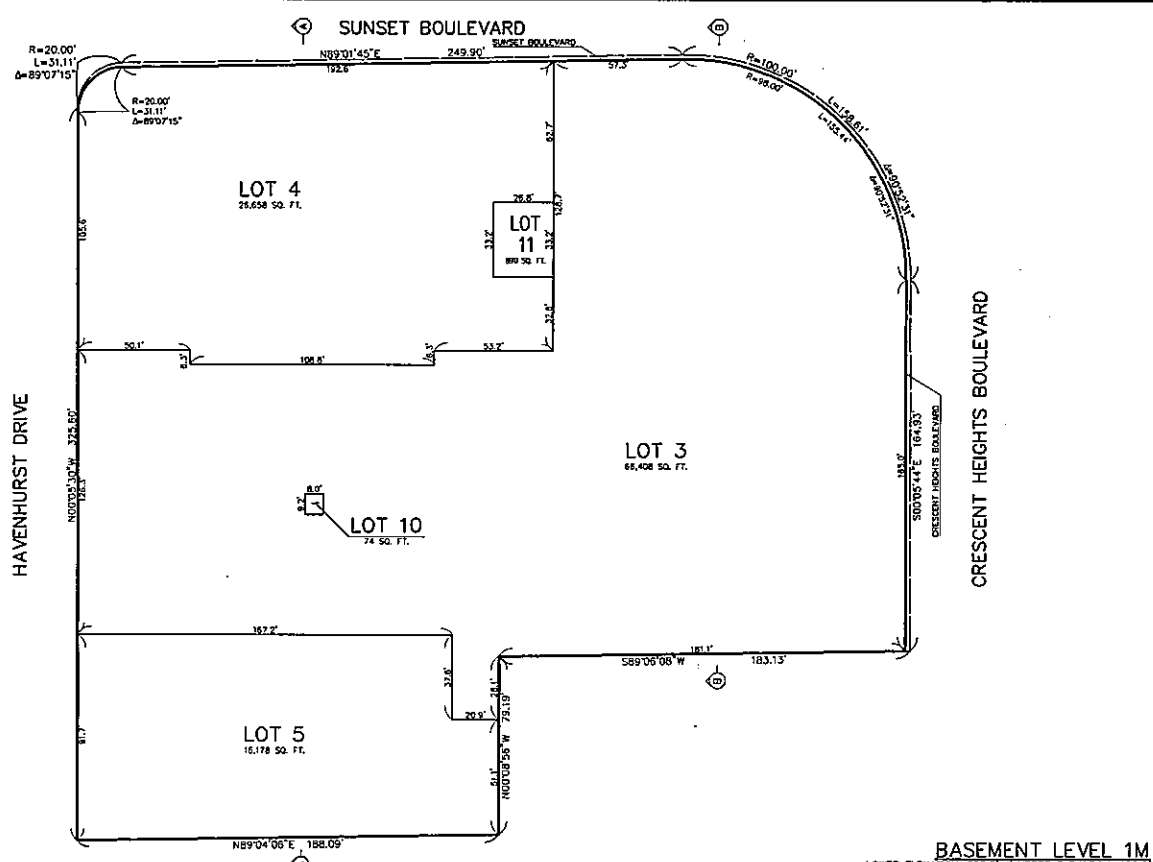
MASTER LOT
 BELOW ELEVATION -377.5' / ABOVE ELEVATION -599.0'



BASEMENT LEVEL 2
 LOWER ELEVATION -377.5' / UPPER ELEVATION -388.0'



BASEMENT LEVEL 1
 LOWER ELEVATION -388.0' / UPPER ELEVATION -388.0'



BASEMENT LEVEL 1M
 LOWER ELEVATION -388.0' / UPPER ELEVATION -408.0'



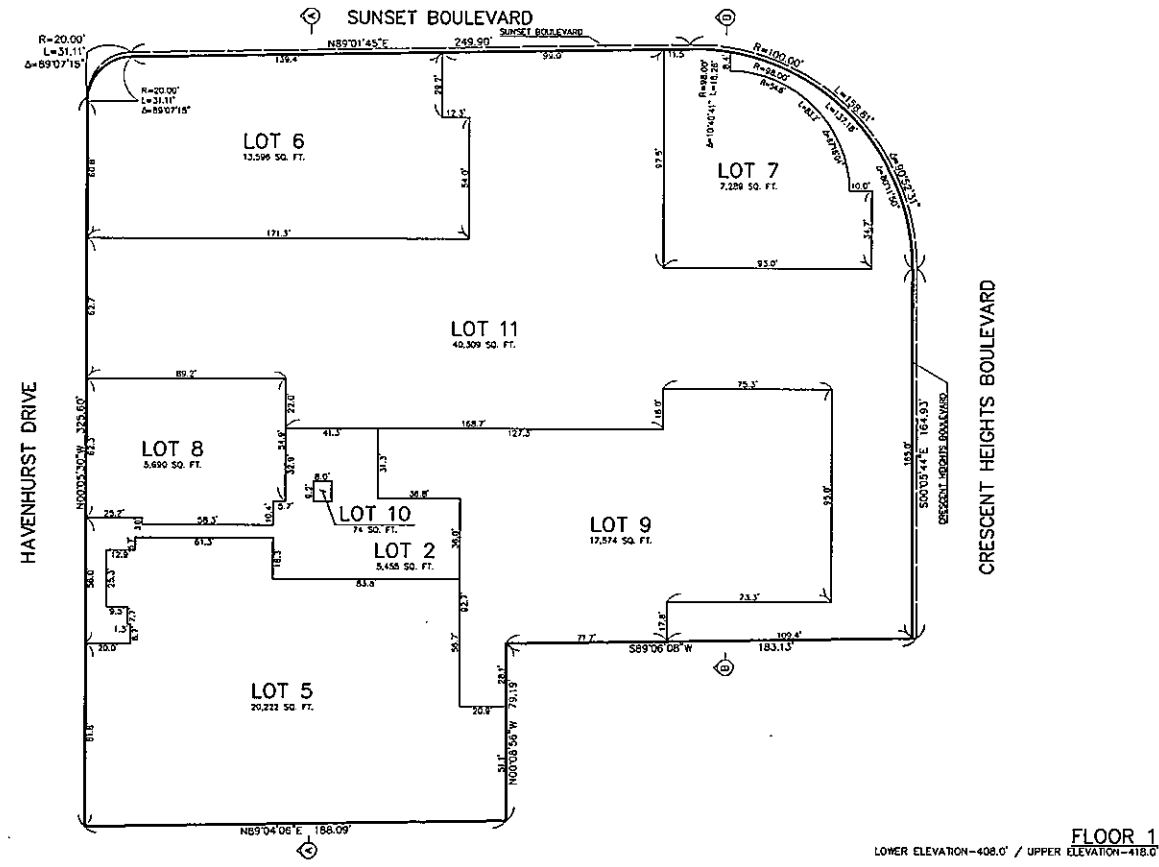
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BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. 13-16551
 L.A. CITY PSW STAMPED "1987 13-16551"
 IN THE CORNER CO. N/O SUNSET BLVD., 27 FT.
 W/O HAVENHURST DR. W. P/L PRODUCED
 RELATION 403.648 FEET
 DATE 07, 2013 - 07:45:28
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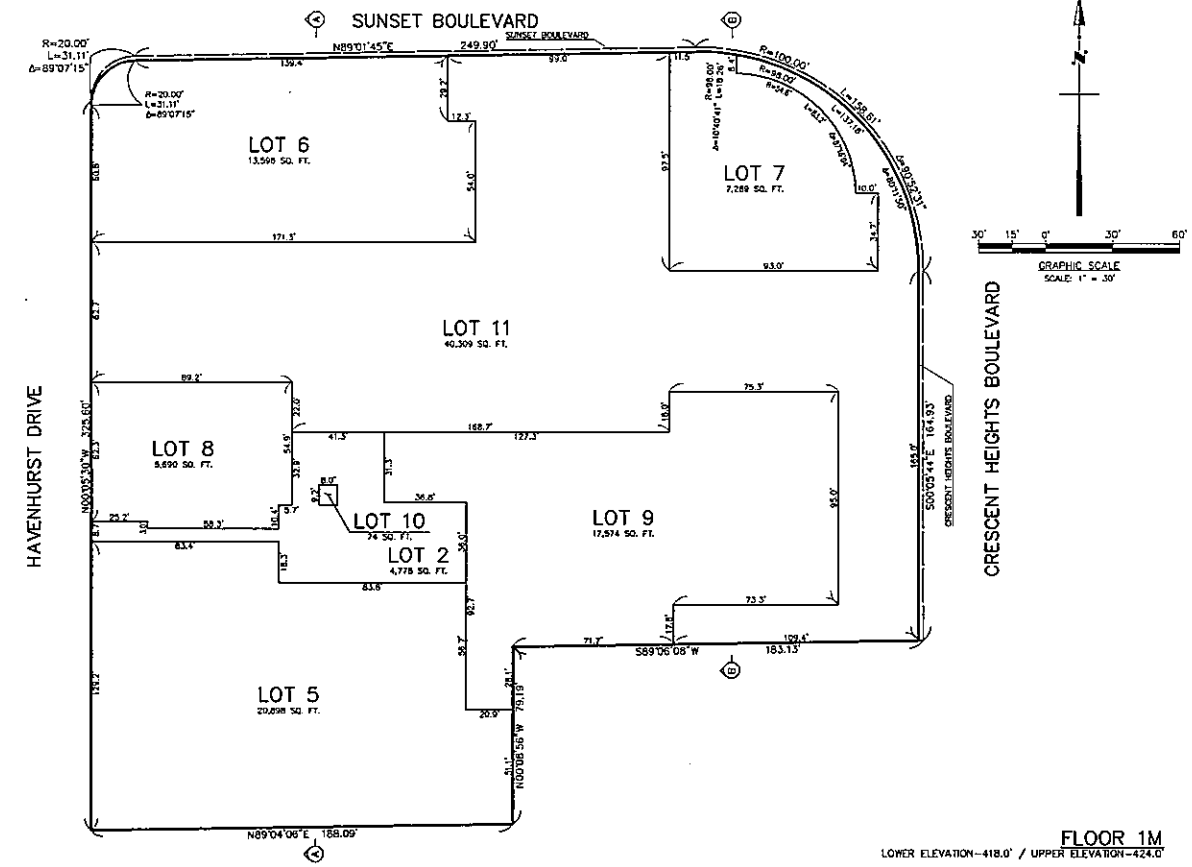
PSOMAS
 555 South Flower Street, Suite 4300
 Los Angeles, CA 90071
 (213) 223-1400 (213) 223-1444 fax
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VESTING TENTATIVE TRACT MAP FOR SUBDIVISION AND CONDOMINIUM PURPOSES:
VESTING TENTATIVE TRACT NO. 72370
 8150 SUNSET BOULEVARD
 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

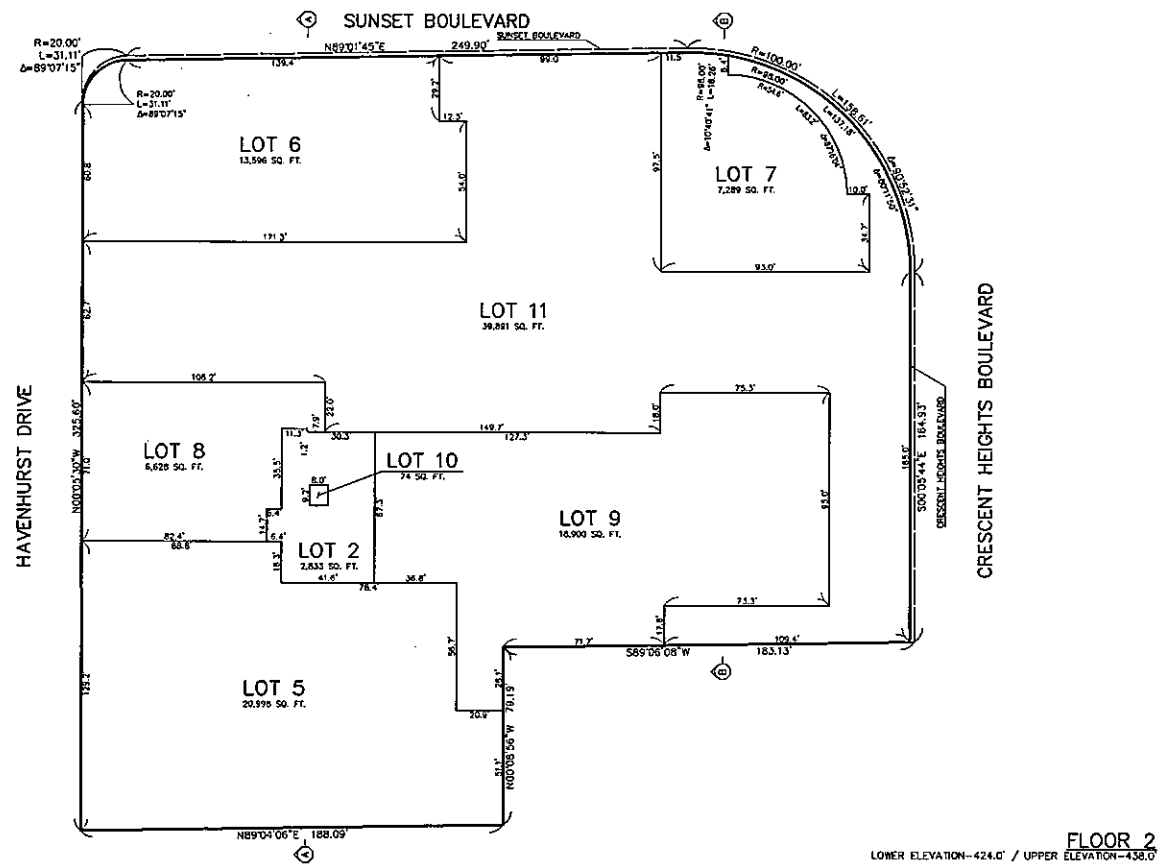
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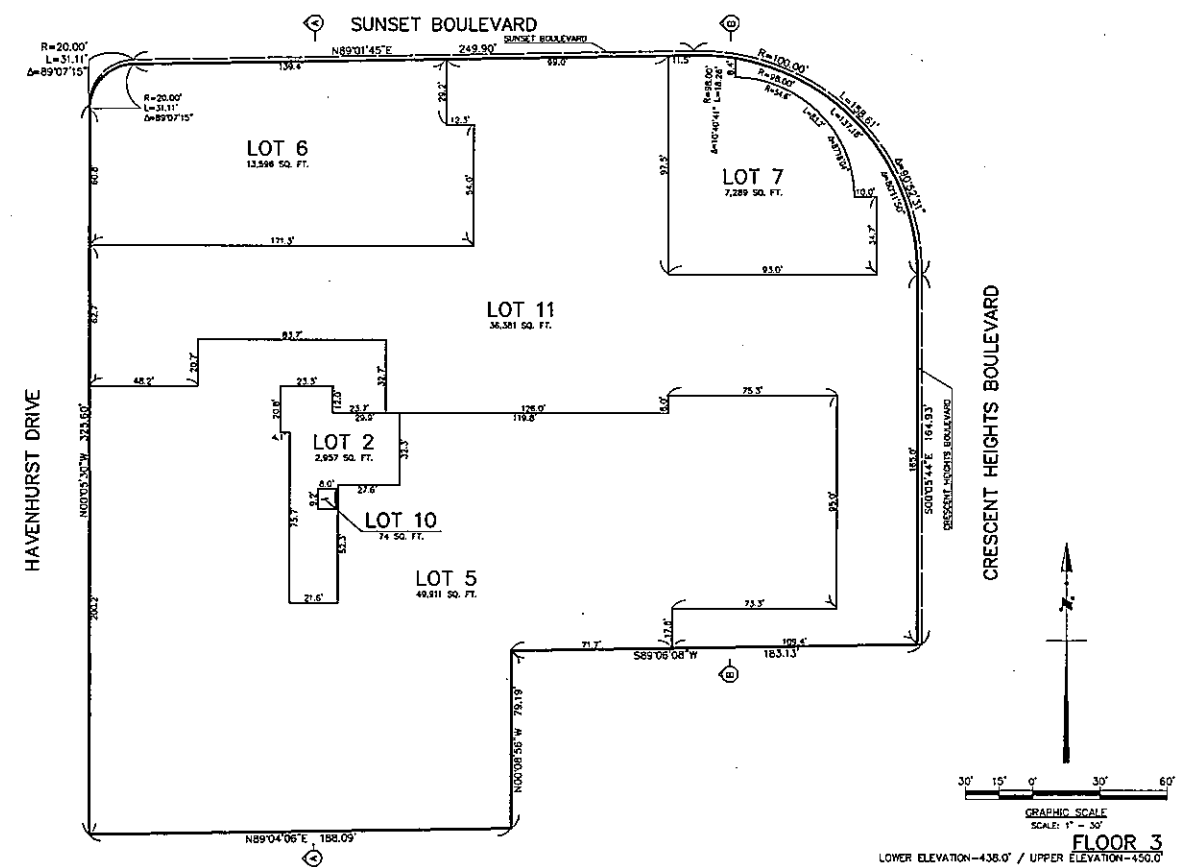
FLOOR 1
LOWER ELEVATION - 408.0' / UPPER ELEVATION - 418.0'



FLOOR 1M
LOWER ELEVATION - 418.0' / UPPER ELEVATION - 424.0'



FLOOR 2
LOWER ELEVATION - 424.0' / UPPER ELEVATION - 438.0'



FLOOR 3
LOWER ELEVATION - 438.0' / UPPER ELEVATION - 450.0'



| | | | |
|----------|--------|------|--|
| APPROVED | G.R.G. | DATE | |
| APPROVED | G.R.G. | DATE | |
| APPROVED | J.D.C. | DATE | |

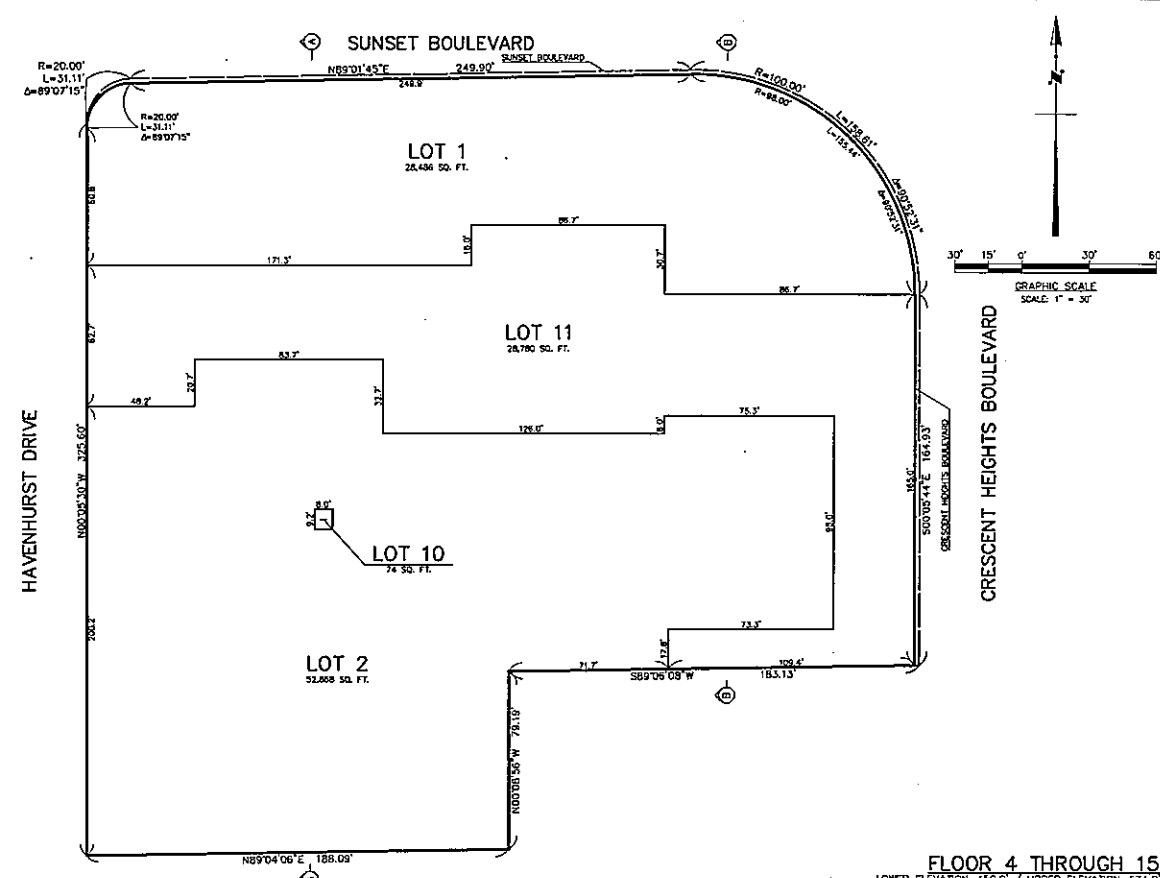
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L.A. CITY PEM STAMPED "1987 13-16551"
IN NE CORNER CB, N/O SUNSET BLVD., 27 FT.
W/O HAVENHURST DR W. P/L PRODUCED
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DATE OF MEAS. Sep 17, 2013 - 10:14 AM
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Updated by: gsm

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Los Angeles, CA 90071
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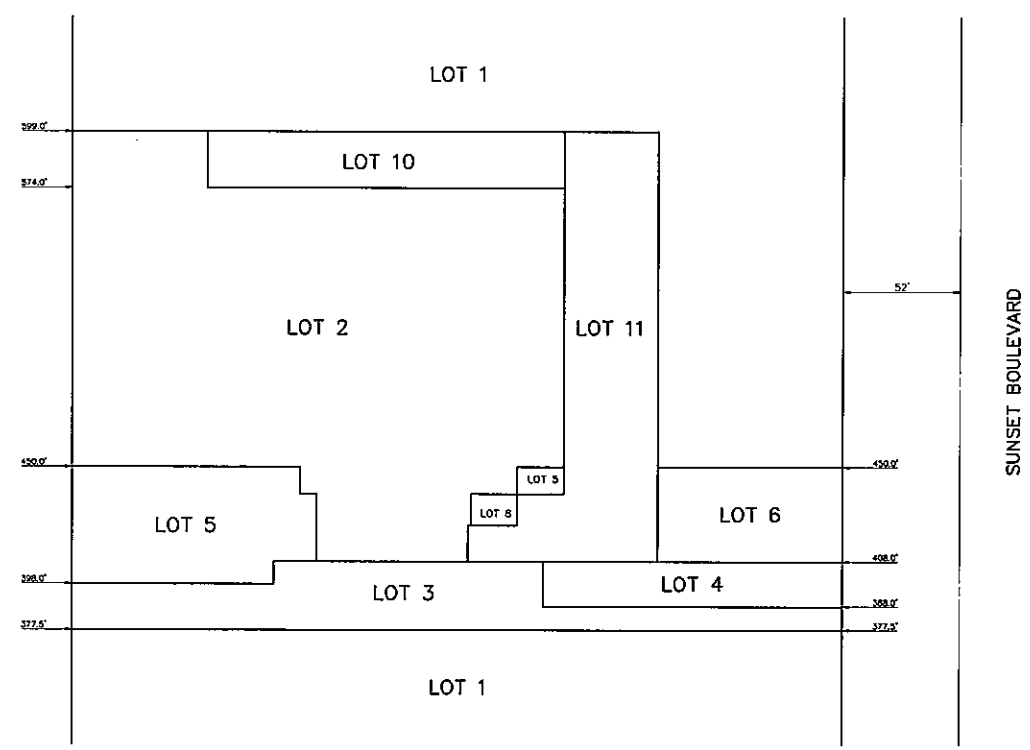
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8150 SUNSET BOULEVARD
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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| SCALE | 1" = 30' | | |
| PROJECT NUMBER | 110W060301 | | 7 |

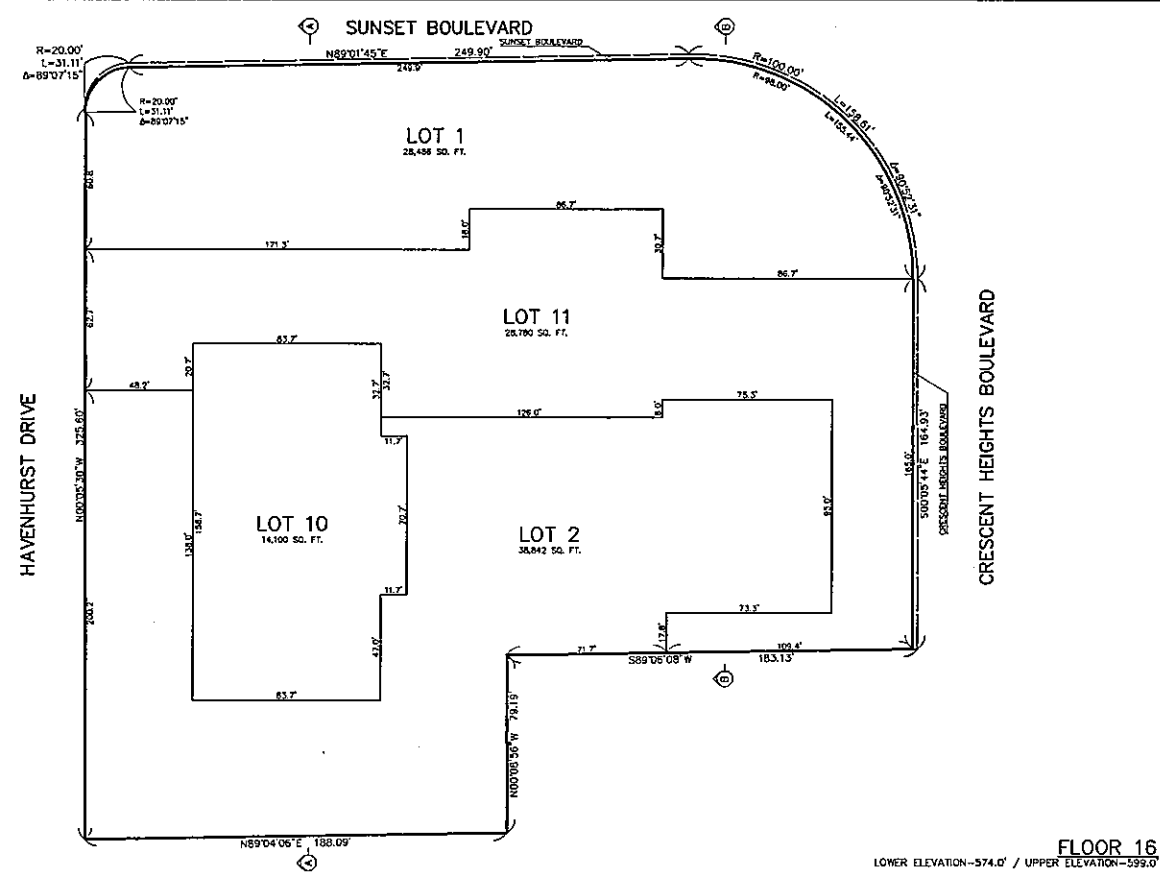
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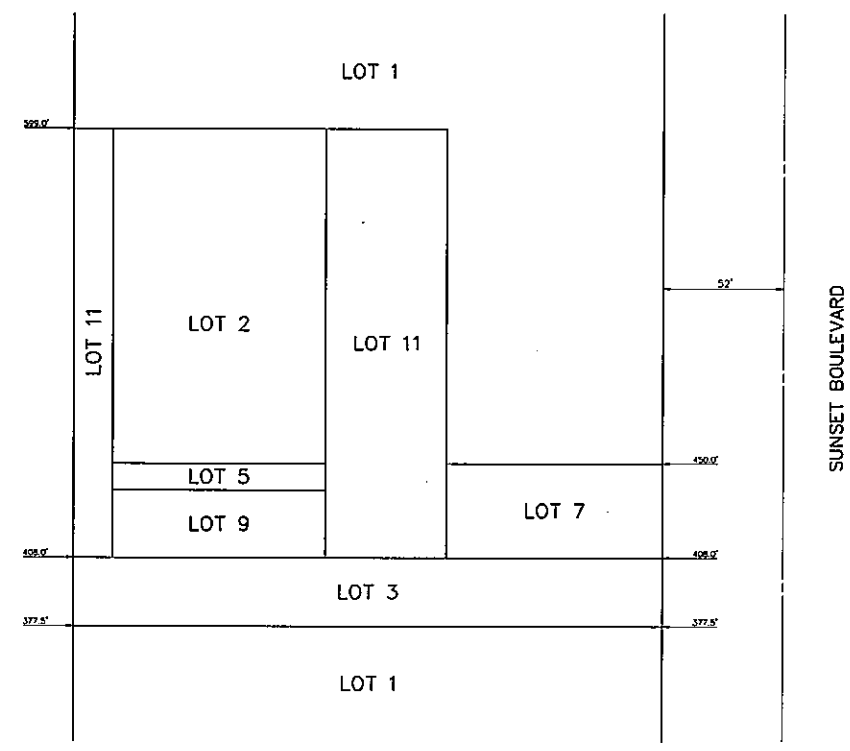
FLOOR 4 THROUGH 15
LOWER ELEVATION - 450.0' / UPPER ELEVATION - 574.0'



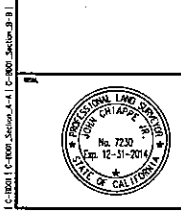
SECTION A - A



FLOOR 16
LOWER ELEVATION - 574.0' / UPPER ELEVATION - 599.0'



SECTION B - B



| NO. | DATE | DESCRIPTION | BY | APP. |
|-----|------|-------------|----|------|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |

CITY OF LOS ANGELES BENCHMARK NO. 13-16551
L.A. CITY PBM STAMPED "1987 13-16551"
IN NE CORNER CB, N/D SUNSET BLVD., 27 FT.
W/D HAVENHURST DR W. P/L PRODUCED
BY PLANON 403.648 FEET
DATE: 2000 ADJ. (NAVDB8)
DATE: Sep 21, 2011 - 10:28:19 AM
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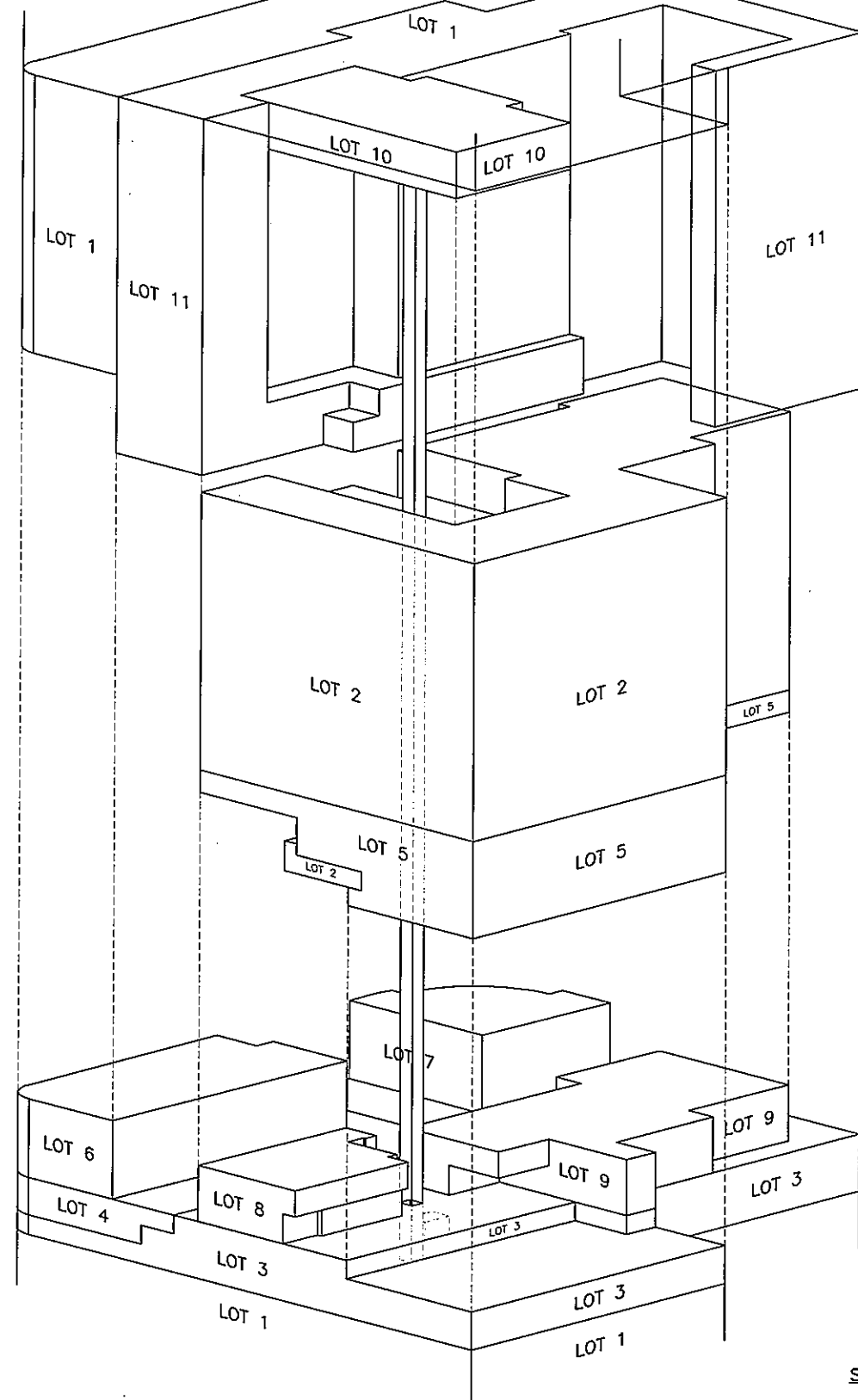
PSOMAS
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Los Angeles, CA 90071
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www.psom.com

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VESTING TENTATIVE TRACT NO. 72370
8150 SUNSET BOULEVARD
IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

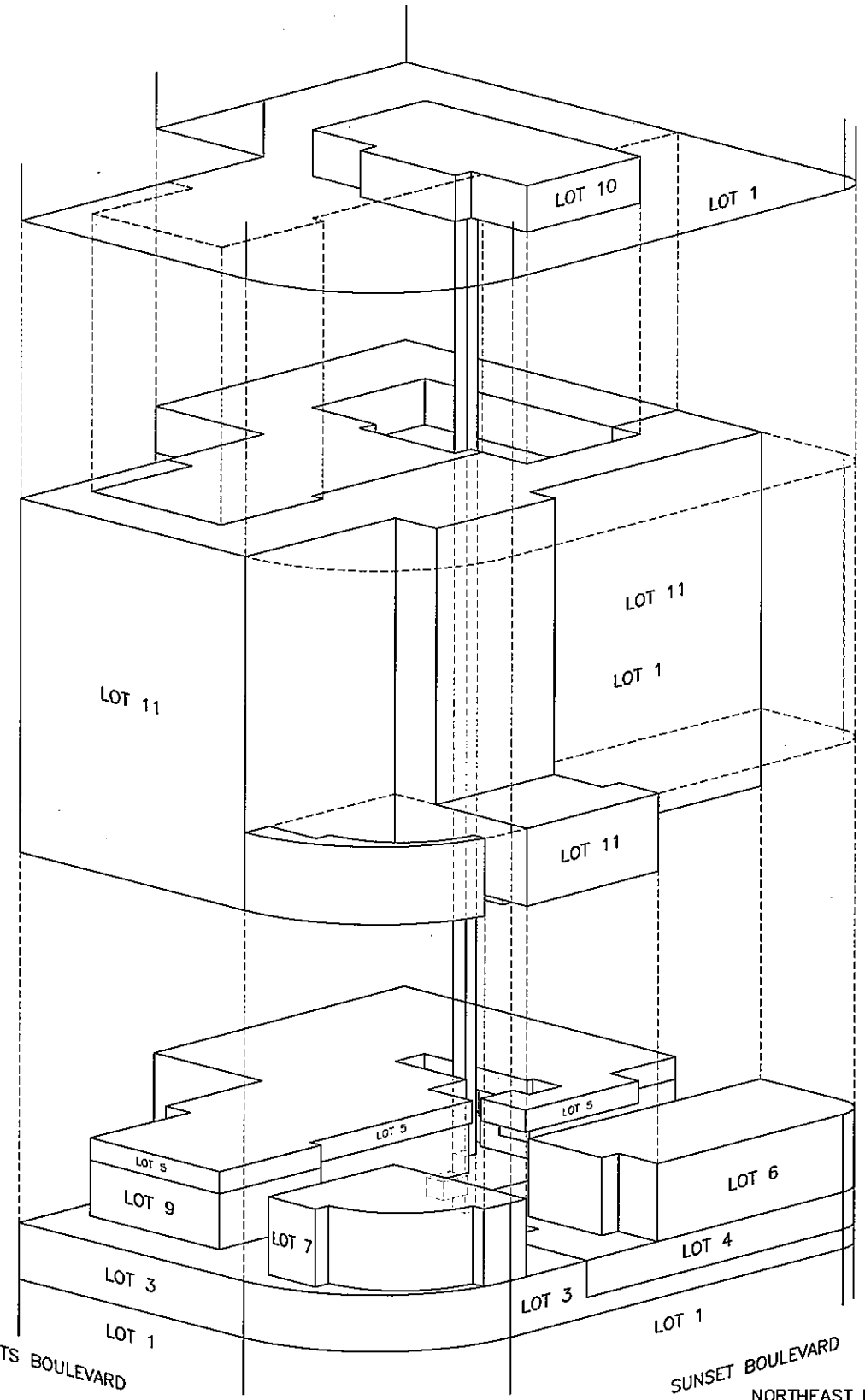
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|-------------------|-----|
| SEPTEMBER 4, 2013 | 6 |
| 1" = 30" | 7 |
| 110W060301 | |

SUNSET BOULEVARD

CRESCENT HEIGHTS BOULEVARD



SOUTHWEST ISOMETRIC



CRESCENT HEIGHTS BOULEVARD

SUNSET BOULEVARD
NORTHEAST ISOMETRIC



| | | | |
|----------|------|----|-------------|
| REVISION | DATE | BY | DESCRIPTION |
| G.R.G. | | | |
| G.R.G. | | | |
| J.O.C. | | | |

CITY OF LOS ANGELES BENCHMARK NO. 13-15551
 L.A. CITY PEM STAMPED "1987 13-16551"
 IN NE CORNER CB, N/O SUNSET BLVD., 27 FT.
 W/O HAVENHURST DR W. P/L PRODUCED
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 Los Angeles, CA 90071
 (213) 223-1400 (213) 223-1444 fax
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VESTING TENTATIVE TRACT MAP FOR SUBDIVISION AND CONDOMINIUM PURPOSES:
VESTING TENTATIVE TRACT NO. 72370
 8150 SUNSET BOULEVARD
 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

| | | | |
|---------|-------------------|-------|---|
| DATE | SEPTEMBER 4, 2013 | SHEET | 7 |
| SCALE | 1" = 30' | | |
| PROJECT | 110M060301 | | 7 |

REF: 110M060100